

WHITBY DESIGN GUIDELINES CHECKLIST

- Mandated Requirements need to be complied with in order for the Developer to endorse the plans

APPLICABLE CLAUSE		SUMMARY OF MANDATED REQUIREMENTS	BUYER/BUILDER CHECKLIST	
			ACHIEVED	COMMENTS
5.1	BUILDING APPEARANCE & STREETScape			
	ARTICULATION	The street elevation exhibits a suitable level of articulation.		
		The street elevation exhibits a composite of wall materials, finishes and/or colours.		
		One or more of the mandated design elements have been incorporated.		
		A minimum of one major opening to a habitable room faces the street.		
		At nil side boundary setbacks the front façade does not feature a projecting nib wall at the boundary unless it is a minimum of 190mm wide.		
		The location of the front door is clearly identifiable from the street.		
5.2	SECONDARY STREET ELEVATIONS			
		At least the first 4.5m of the secondary street elevation incorporates a window to a habitable room and a continuation of the primary street façade articulation and wall treatment.		

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5.3	ROOFS			
5.3.1	Roof Form	The street elevation(s) features clearly articulated hipped, gabled or skillion roofs.		
		The minimum eaves overhang is 400mm (Eaveless roof styles are not permitted).		
		The minimum gable roof overhang is 200mm.		
		The minimum pitch for a conventionally pitched roof (hipped or gabled) is 25°.		
		Any flat or parapet roof is used in conjunction with hipped, gabled or skillion roofs.		
5.3.2	Roof Materials	For metal roofs, Zinalume and the Colorbond colours; Cottage Green, Deep Ocean, Night Sky and Manor Red are not permitted.		
		For tiled roofs, black, glazed blue or green or highly variegated blends are not permitted.		
5.4	WALLS			
		The street elevation features a composite of materials or finishes, with a dominant material complemented by minor elements of alternative material, finish or colour.		
		Where a predominantly rendered facade is proposed, tonal variation or accent colours are incorporated.		
		A wholly facebrick facade is not permitted.		
		The extents of wall materials and finish are to be clearly illustrated on the drawings.		

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5.5	BUILDING HEIGHT			
		The maximum allowable dwelling height is 2 storeys as per R Codes unless modified by LDP.		
5.7	SITE LEVELS AND RETAINING WALLS			
		Existing site levels have not been raised by more than 200mm.		
5.9	REPEAT HOME DESIGNS (Builders)			
		Repeat elevational treatments do not occur within 5 lots of one another.		
5.10	MINIMUM DWELLING SIZE			
		For lots less than 400m ² in area the minimum living area site coverage is 120m ² .		
		For lots 400m ² and more the minimum living area site coverage is 135m ² .		
7	FENCES			
7.1	FRONT STREET FENCES			
		Any front street fencing shall be low or visually permeable.		
7.2	SECONDARY STREET FENCES			
		Any fencing to the corner truncation and first 5.5m of the secondary street boundary shall be low or visually permeable.		

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7.4	DIVIDING FENCES			
		Dividing fences shall be masonry or capped Colorbond metal fencing. Colorbond fencing shall not project forward of the front building line.		
		Any dividing fencing forward of the building frontage shall be low or visually permeable as for a front fence.		
7.5	FENCING PROVIDED BY THE DEVELOPER			
		Any fences or walls provided by the developer have not been modified without written permission.		
7.6	FENCING MATERIALS			
		Colorbond, capped metal, corrugated fibre cement, brushwood or timberlap fencing is not permitted on the front street, corner truncation and the first 5.5m of the secondary street fences.		
		Corrugated fibre cement, brushwood or timberlap is not permitted for the balance of secondary street fences.		
		All sheet metal fencing shall be finished in Colorbond 'Riversand" with Colorbond 'Grey Ridge' cappings, posts and rails.		
8	VEHICLE ACCESS AND GARAGES			
		For lots served by a laneway vehicle access shall be via the laneway.		
		The garage shall be complete with a sectional or roller door.		
		A crossover and driveway shall be completed prior to occupation.		

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9	SITE PLANNING AND SUSTAINABILITY			
9.2	OUTDOOR LIVING			
		Direct access to the outdoor living area is provided from an internal living area.		
9.4	SECURITY AND PRIVACY			
		At least one window to a habitable room overlooks the primary (and secondary where applicable) streets.		
10	OTHER CONSIDERATIONS			
10.1	SITE SERVICES			
		All piped and wired services including waste and vent pipes, refrigerant lines and cable ducts shall be built into walls and not be visible from streets or other public areas.		
10.2	LETTER BOXES			
		Letter boxes shall not be located on a laneway frontage except where the lot fronts onto Public Open Space.		
10.3	STORES AND OUTBUILDINGS			
		each dwelling on a lot of 375m ² or less shall have a store with a minimum area of 4m ² provided under the main or garage roof and accessible from either outside the dwelling or within the garage area.		
		Any outbuilding visible from a public area shall be constructed of wall and roof materials that match the dwelling.		

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10.4	RUBBISH BINS			
		Rubbish bins are screened from public view.		
10.5	AIR CONDITIONERS			
		Roof mounted units shall be of a similar colour to the roof and not be located on the primary street elevation or project above the roof ridge line.		
		Balcony, wall and ground located units shall be screened from streets and other public spaces.		
10.7	SOLAR COLLECTORS			
		Solar collectors and hot water units shall not be installed on the primary street elevation.		
10.8	CLOTHES LINES AND DRYING AREAS			
		Clothes lines shall be screened from the street and other public spaces.		
10.9	DRAINAGE			
		Where a stormwater connection pit has been provided the stormwater drainage is connected accordingly.		
		Where a stormwater connection pit has not been provided adequate on-site soakwell drainage has been provided		