

Application Checklist

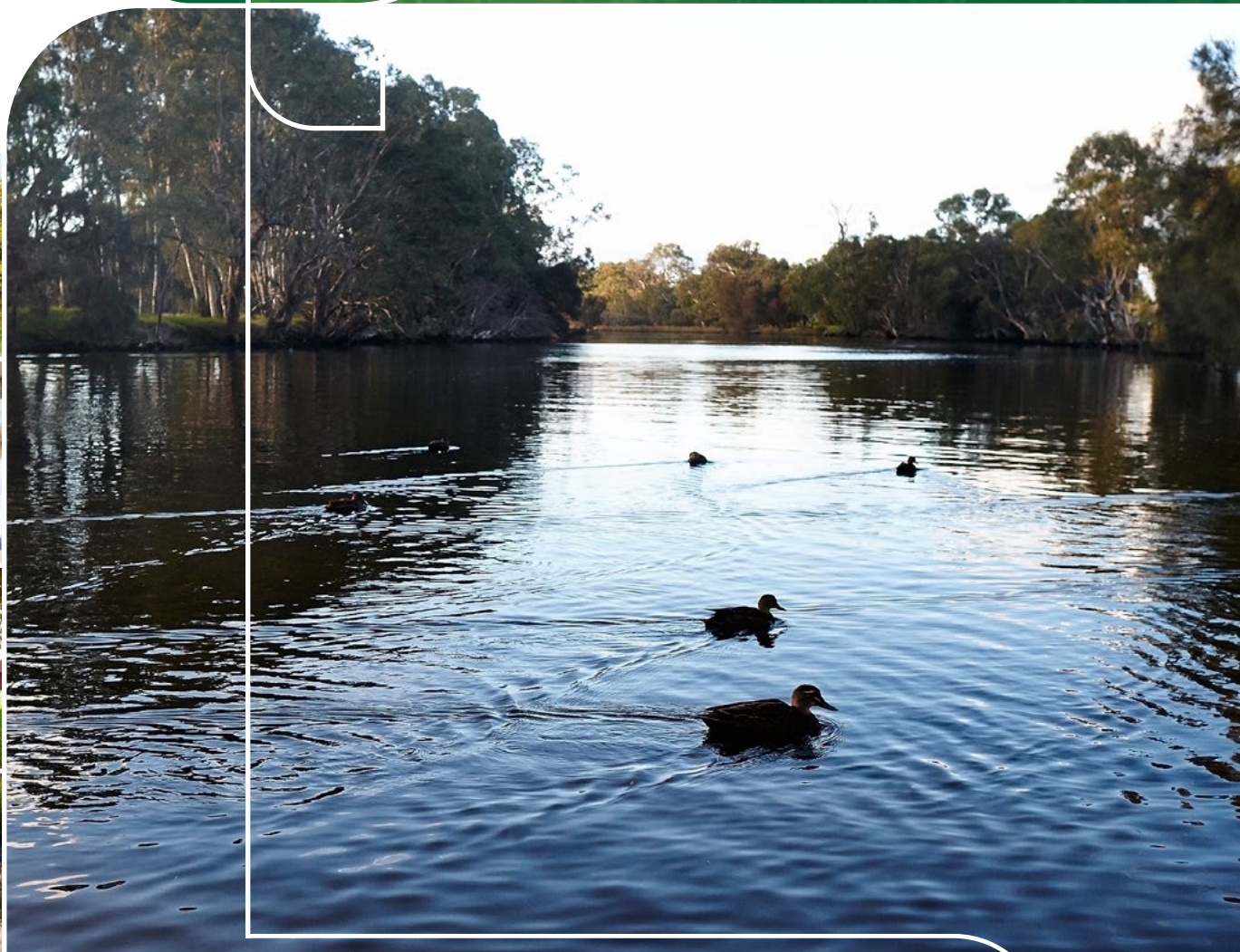


Owner:		Builder:	
Applicant Phone:		Applicant Email:	
Lot No.:		Street Name:	
Relevant DAP:		Date submitted:	

Provided:	Y/N
Site Plan @ 1:200	
Floor Plan @ 1:100	
Elevations @ 1:100	
Materials and Colour Schedule	

REQUIREMENT:		Y/N
1.0	INTRODUCTION	
1.2	Minimum Habitable Areas	
1.2.1	Where lot area is no more than 480m ² , minimum living area required is 130m ²	
1.2.2	Where lot area is more than 480m ² , minimum living area required is 150m ²	
1.6	Detailed Area Plans	
1.6.1	The design complies with the relevant Detailed Area Plan. <i>[NOTE: This does not constitute an assessment under the Residential Design Codes. This will be undertaken with the City of Swan at the planning approval/building permit stage]</i>	
2.0	YOUR RESIDENCE	
2.1	Elevations	
2.1.1	Primary street facing elevation includes at least two (2) different colours and/or materials	
2.1.2	Primary street facing elevation includes eaves with a minimum depth of 450mm	
2.1.3	Primary street facing elevation includes at least two of the following structural features;	
	<input type="checkbox"/> gable <input type="checkbox"/> timber cladding <input type="checkbox"/> roof gablet <input type="checkbox"/> painted weatherboard profile cladding <input type="checkbox"/> bay window <input type="checkbox"/> projecting sill <input type="checkbox"/> portico (min. width 2m) <input type="checkbox"/> sill course <input type="checkbox"/> veranda (min. depth 2m) <input type="checkbox"/> masonry corbels <input type="checkbox"/> balcony (min. depth 1.5m)	
2.2	Corner Lots (if applicable)	
2.2.1	Secondary street elevation matches the primary street elevation in terms of colours, materials, openings and roof design for a minimum of 4m from the truncation of the corner	
2.2.2	Secondary street elevation has at least one habitable room major opening with an unobstructed view of the secondary street	
2.2.3	Secondary street side boundary fencing finishes at least 4m from the truncation of the corner	
2.3	Roofs	
2.3.1	Minimum roof pitch of 24 degrees for a hipped roof form	
2.3.2	Minimum roof pitch of 20 degrees for a modulated roof form	
2.3.3	Minimum roof pitch of 15 degrees for a skillion roof form	
2.3.4	Roof is constructed of clay tiles, concrete tiles or custom orb metal deck sheeting	
2.3.5	Roof is not constructed of any material that is black in colour	

REQUIREMENT:		Y/N
2.4	Garages	
2.4.1	A double garage is provided (carports not permitted)	
2.4.2	The garage is similar and complementary to the residence in terms of roof pitch, materials, design, colour and external appearance	
2.4.3	If the garage is forward of the residence, it does not protrude more than 1.5m forward of the front building line	
2.4.4	The garage has a front setback of at least 4.5m	
2.4.5	The garage should take up less than 50% of the frontage	
2.5	Colour and Materials	
2.5.1	The primary street facing elevation includes at least two (2) different colours and/or materials	
2.5.2	External finishes generally match the colour palette within the Design Guidelines	
2.5.3	External finishes are mainly light colours	
2.5.4	Dark colours are used as highlight features only	
3.0	OUTSIDE YOUR RESIDENCE	
3.1	Setbacks	
3.1.1	Setbacks in accordance with the requirements of the approved Detailed Area Plan	
3.2	Outdoor Living Areas	
3.2.1	Open space in accordance with the requirements of the approved Detailed Area Plan	
3.2.2	Outdoor living area should be located to the north (where possible)	
3.2.3	Outdoor living area should be accessible off a main living area	
3.3	Laneways (if applicable)	
3.3.1	Pedestrian entry gate provided off the laneway	
3.3.2	Primary elevation oriented towards adjoining street or park, not the laneway	
3.3.3	Rear laneway elevation matches primary street facing elevation in terms of materials, colours, and openings	
3.4	Driveways	
3.4.1	Driveway width is between 4.0m and 6.0m	
3.4.2	Driveway is setback minimum 0.6m from the side boundary	
3.4.3	Driveway is constructed of brick paving, liquid limestone or exposed aggregate	
3.5	Fencing and Letterboxes	
3.5.1	Side and rear boundary fencing is at least 1.8m high	
3.5.2	Any fencing forward of the front building line must no more than 1.2m high	
3.5.3	Letterbox must be located adjacent to the driveway.	
3.6	Levels and Retaining Walls	
3.6.1	Average finished ground level does not vary the original median finished ground level by more than 300mm	
3.6.2	Design does not propose to paint, alter, remove or interfere with the retaining walls (if applicable)	
3.7	Ancillary Structures	
3.7.1	Air conditioner(s) are of a similar colour to the roof, installed below the ridgeline and obscured from public view	
3.7.2	Solar hot water unit(s) and solar panel(s) integrated with the profile of the roof	
3.7.3	Sheds and other out buildings constructed behind the building line and screened from public view	
3.7.4	Clothes drying area is screened from public view	



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