



Architectural Design Review Checklist

1. Materials used must be of a high standard
2. Exterior walls surfaces and colours limited to white and beige only
3. Plot coverage – 40% ratio
4. Height restrictions – No more than 8m vertical from mean plot height
5. Maximum number of dwellings 2
6. Roofing to be constructed from roof tiles – principal shade terracotta
7. Double story buildings allowed flat top roofs – parapet walls to be used to hide where metal sheets are used.
8. All boundary walls to be constructed from brick and mortar
9. Interfaces with the public realm appropriate to the plot location
 - a. Street boundary
 - b. Street boundary and building front
 - c. Neighbouring properties
10. Servant quarters
 - a. All servants quarters must be attached to the main dwelling
 - b. Must also adhere to guidelines
 - c. Must contain kitchen, bath and/or shower and separate toilets
11. All streetscape elements to be the same as that used in Roma Park

Extra guidelines for Precinct's

Low rise precinct developments shall provide (net densities of 20 – 40 du/ha)

Medium density developments shall not exceed a net density of 6 du/ha in multi-storey suburban configuration.

Engineer's Design Review Checklist

Submissions to include:

- Site Plan
- Location Plan
- Floor Plan
- Elevation
- Plumbing Drawings
- Cross-section
- Foundation Drawings
- Boundary Wall details
- Electrical Drawing (optional)
- Window Schedule
- Roof Plan

Other requirements:

- Air brick over windows
- Floor finishes
- Lintels and details
- DPM underneath walls
- Ant Proofing

Design Parameters to be adhered to:

- Plot Coverage <40%
- Floor Area Ratio <50%
- Height Restriction <8m from mean plot level
- 2nd Dwelling <50% of main dwelling
- Roofing – roof tiles only
- Energy Efficient Design
- Interfaces (3m from wall, brick & mortar wall, privacy of neighbours, etc)
- SQ not separate from main dwelling