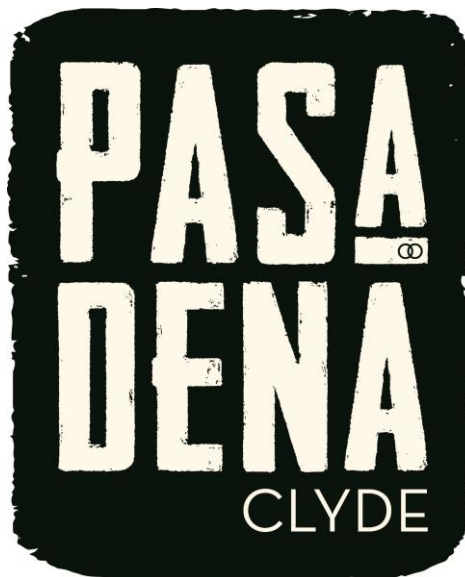


DESIGN GUIDELINES CHECK LIST

FOR



CHECK LIST

PLEASE COMPLETE THIS CHECK LIST AND SUBMIT TO THE DAP WITH YOUR PLANS FOR APPROVAL TO:

PASADENA DESIGN ASSESSMENT PANEL
P.O. Box 356
Mont Albert, Vic. 3127

LOT NO:	
NAME:	
POSTAL ADDRESS:	
TELEPHONE (BH):	
DESIGNER/ARCHITECT:	
BUILDER:	

<u>For DAP Use Only</u>	
Date Submission Received:	
Re-Submission Required:	
Areas of Non-Compliance:	
Date Approval Granted:	

This Checklist will assist in determining whether your house design complies with the PASADENA Design Guidelines.

If your plans comply, you can expect your plans to be approved by the DAP within ten working days.

IS THE FOLLOWING INFORMATION INCLUDED IN YOUR APPLICATION?

	YES	NO
House floor plans at a scale of 1:100 (two copies)		
Elevations from four sides at a scale of 1:100 (two copies)		
Roof plan (two copies)		
Site plan at scale of 1:200 showing (two copies) <ul style="list-style-type: none"> - Setbacks from all boundaries - Building Envelope - Existing contours - Proposed finished floor levels and site levels - External features including driveways, paths, fencing and outbuildings - Landscaping 		
Schedule of external materials and colours		
Energy First Rate Report		

DOES YOUR HOUSE DESIGN COMPLY WITH THE GUIDELINES?

	YES	NO
CONSTRUCTION OF YOUR HOME:		
On what date did you settle your lot? -----		
Will you commence construction within 18 months of settlement?		
SITING & ORIENTATION:		
Do you propose to build only one dwelling on the allotment?		
Does your house face the main street?		
Is your home and associated buildings, including the garage, contained within the Building Envelope?		
Are there any encroachments into the specified setbacks?		
Are they allowable encroachments?		
What profile types apply to your allotment (Refer Building Envelope Plan) - Profile Types		
Is your home and associated buildings designed within the profile?		
Has your home been sited with living areas facing north to take advantage of solar orientation?		

	YES	NO
Is the height related setback from the side boundaries achieved?		
Does your design meet the site coverage requirement of less than 60% of the lot?		
BUILT FORM:		
ROOF Material_____ Colour_____		
WALLS Material_____ Colour_____		
TRIM Material_____ Colour_____		
Is your allotment size equal to or greater than 500sqm? If so, does your home exceed the minimum size required of 150sqm (approx. 16 squares) excluding garage? Is your garage set back at least 5.0 metres from the street frontage?		
Is your allotment size less than 500sqm? If so, does your home exceed the minimum size required of 120 square metres (approx. 13 squares) excluding garage? Is your garage set back at least 5.5 metres from the street frontage?		
Is your allotment a "terrace" allotment? If so, does your home exceed the minimum size required of 100 square metres (approx. 10.5 squares) excluding garage? Is your garage set back at least 5.5 metres from the street frontage?		
Does your home achieve an energy rating to the minimum standard required by the current Building Regulations? If so, what star rating does your home achieve?stars		
Are you planning on installing a Split System Air Conditioner? Does your planned system have a heating and cooling star rating that meets or exceeds 5 stars?		
Are you proposing a second garage? If so, is only one double garage door visible from the main frontage of the house?		
Is your house two-storey? If so, is the upper level stepped back?		
Does your house overlook/overshadow your neighbour's private open space areas?		
Does your house allow you to look into your neighbour's habitable rooms?		
Do you accord with the No Front Fence restriction?		

	YES	NO
EXTERNAL CONSIDERATIONS:		
Does your design allow for only one driveway?		
Do you accord with the No Front Fence restriction?		
Is there fencing between the front lot boundary and the building line?		
Does your side and rear fencing comply with the fencing guideline?		
Does your design include additional plumbing to provide for recycled water to the toilet, irrigation and other external uses?		
Have you placed external fixtures such as clothes-line, solar water heaters etc in positions that are not visible from the street?		
Have you made provision for locating your antenna within the roof of the house?		
If you are proposing an air-conditioner, is it located below the eaves line at the rear of the house?		
If you are proposing an evaporative air cooler, can it be seen from the front of the street? What colour is it? _____		
Does the house have internal plumbing?		
Will the landscaping of your front garden be complete within three months of you occupying your house?		
Is there fencing between the front lot boundary and the building line?		

HOW ENERGY EFFICIENT IS YOUR HOME?

Energy efficiency and sustainability is encouraged. This section is not required to be completed in order to obtain DAP approval however this information will assist in assessing the ongoing sustainability of the PASADENA community.	YES	NO
Have you visited Villawood's <i>Positive Change</i> website? www.villawoodpositivechange.com.au		
Have you completed the 'My Wishlist' section? If so, what is your carbon reduction? (CO ₂ -e/1 st yr) what is your water usage reduction? (H ₂ O /1 st yr)		
Will you be installing any of the following:		
• Double glazed windows?		
• Solar Hot Water service?		
• Additional insulation?		
• Eaves?		
• External shutters or blinds shading east or west?		
• Energy efficient light globes?		
Will you endeavor to install energy efficient appliances?		
Do you plan to connect to 'green energy'?		
Will you install solar panels to provide electricity?		
Is gas heating your preferred method of heating your house?		
Are you proposing to install air conditioning? If so, what type is proposed? (please tick)		
Evaporative Reverse Cycle		
What type of heating are you installing? (please tick)		
Ducted Gas Slab Hydronic		
Electric Other.....		