

Guidelines

Checklist for Building Approval

Note: This checklist serves as a guide as to the information that the Aesthetics Committee requires and will assist the applicant and the Aesthetics Committee in the speedy approval of plans. This information is to be submitted with stage 1 & 2 applications.

1. The Site

	YES	NO	Notes
Contours _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Final levels after construction _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Maximum building height (12m incl. roof) _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
First floor <70% ground floor _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Large roofs to be fragmented _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Building lines:			
<i>Waterfall Equestrian Estate:</i>			
Fence line: 3.5m _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Street: 23.5 m South entry build to line _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
43.5 m North entry build to line _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Side: Aggregate of 25m, minimum of 10m _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Midblock: 10m single storey _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
15m double storey _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Waterfall Country Estate:</i>			
Street: 3m to garage _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
5m to house _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Side: Aggregate of 6m, minimum of 2m _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Midblock: 3m single storey _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
4m double storey _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Waterfall Country Village:</i>			
Street: 2m to garage _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
3m to house _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Side: Aggregate of 4m, minimum of 1.5m _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Midblock: 2m single storey _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
3m double storey _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Screen wall max 30% of boundary length _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Building inside building lines _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Site plan: Building lines _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Servitudes _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Extent of buildings _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Floor levels incl. a datum height _____	<input type="checkbox"/>	<input type="checkbox"/>	_____

2. Land Use and Coverage

Attic loft - wall plate max 9m above ground level (8.1) _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Waterfall Equestrian Estate:</i>			
Maximum coverage of 8% of erf size _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Waterfall Country Estate/Waterfall Country Village:</i>			
Maximum coverage of 50% of erf size _____	<input type="checkbox"/>	<input type="checkbox"/>	_____

3. Landscape Plan

Site clearing to be minimized _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
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YES NO Notes

Window forms _____ _____
 Window positions _____ _____

5. Colour

Selection from approved colour palette (on CD) _____ _____
 Sample colour swatches required for approval with submission _____ _____

6. Construction and Materials

Roofs:

Roofing type and colour _____ _____
 17.5° - 45° Pitch (lean-to min 7°) _____ _____
 Flat roofs max 30% - stone chip/tile _____ _____
 Variation of roofs required _____ _____
 Closing roof ends , barge boards, fascias etc. _____ _____

External walls:

No prefabricated walling system _____ _____
 Must follow contours and be stepped evenly _____ _____
 Site walls and fences _____ _____
 Materials allowed - plaster, stone, timber, brick _____ _____
 Min 30% of length of site boundary to be solid _____ _____
 Wall to compliment house _____ _____

Fenestration doors and shutters:

Windows and doors:
 Wood - treated _____ _____
 Wood - painted _____ _____
 Aluminium - powder coated/anodised _____ _____
 Window proportions - vertical expression _____ _____
 No winblocks allowed _____ _____
 Horizontal slatted garage door type - timber _____ _____
 (aluminium or steel if approved)
 Large window openings to be recessed _____ _____
 No external burglar bars allowed _____ _____
 Boarded or louvred timber shutters preferred _____ _____
 aluminium allowed (approved colour) _____ _____

Chimneys to compliment the main structure _____ _____

Pergolas:

Timber _____ _____
 No corrugated or sheet metal on pergola's _____ _____

Soil and waste pipes to be concealed in ducts _____ _____
 - not visible - ducts to not project beyond wall line

Gutters and down pipes to be unobtrusive _____ _____

Visible skylights not allowed on flat concrete roofs _____ _____

Visible solar panels require detail approval _____ _____

Balustrade - detail approval required _____ _____

Colour scheme _____ _____

Laundry, gas and refuse areas to be enclosed _____ _____

No visual TV aerials or dishes on roads _____ _____

No awnings allowed _____ _____

7. Driveway

Paving type and design:

<i>External</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Internal</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____

8. Storm Water

<i>Layout or disposal system to accompany plans</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
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9. Pools and Fences

<i>Pool fence design to be submitted (to comply with National Building Regulations).</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
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10. Sustainable Communities

<i>The site allows for good solar access.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>The character of surrounding streetscape has been addressed.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Sustainable landscaping and plant selection has been included.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Biodiversity impacts on the site have been addressed.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Noise issues around the home have been addressed.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Erosion and sediment control on the site has been addressed.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____

11. Passive Design

<i>The main living areas are orientated north to maximise winter sun and minimise summer sun.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Rooms are zoned or grouped and divided up as needed for economical heating and cooling.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>The house is in a suitable location to avoid over-shadowing problems from neighbouring buildings.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Eaves or other shading devices have been used to provide shading from summer sun and allow winter sun to enter.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Windows located on the east or west have been avoided or minimised and provided with adequate shading.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Windows and doors are located to get good natural cross ventilation and ventilate bathrooms and wet areas.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Windows are located and sized appropriately to provide natural daylight and winter sun penetration while avoiding summer overheating.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Maximum insulation has been provided in the roof, walls and floor.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>There is appropriately deigned thermal mass internally to moderate indoor air temperatures.</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	_____

YES NO Notes

Ceilings are high enough to accommodate ceiling fans. _____

12. Materials Use

Materials used have low environmental impact and/or embodied energy. _____

Recycled materials or materials with recycled content have been included. _____

Local Materials and suppliers have been included. _____

Building materials and appliances are durable and low maintenance. _____

Materials are designed efficiently to minimise waste and are designed for recycling, re-use and/or disassembly. _____

Materials have been included that moderate indoor temperatures -thermal mass- and improve indoor air quality. _____

Light and dark coloured materials have been included to reflect and absorb heat as appropriate. _____

13. Energy Use

Draughts and air leaks have been adequately sealed. _____

Heating and cooling systems are energy efficient and appropriately sized. _____

The amount of lighting has been minimised and is energy efficient. _____

Appliances (whitegoods, TVs, DVDs, computers etc) are energy efficient. _____

Solar hot water has been included. _____

The hot water system has been sized appropriately for the number of occupants. _____

Renewable energy sources (such as PV) have been included. _____

14. Water Use

Taps, hot water systems and other appliances are water efficient. _____

Hot water pipes are insulated and lengths of pipes kept to a minimum. _____

Outdoor surfaces and vegetation to retain water have been included. _____

Outdoor areas with water retaining finishes and vegetation are being appropriately considered to ensure no detrimental impacts from construction ie. compacted grass areas. _____

Greywater recycling systems have been considered. _____

Low water use toilets have been considered. _____