

## Housing Design Assessment Checklist

**Client:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

**Lot No.:** \_\_\_\_\_ **House Name:** \_\_\_\_\_

**Builder:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

ITEM	DESIGN PROVISIONS	BUILDERS ASSESSMENT	KCDT ASSESSMENT	
<b>1. Completed Application Form</b>	<ul style="list-style-type: none"> <li>- Preliminary Colour and material selection</li> <li>- landscape design</li> </ul>			
<b>2. Supporting Plans and Documentation</b>	<ul style="list-style-type: none"> <li>- Preliminary Site Plan</li> <li>- Elevations</li> <li>- Fencing and driveway details</li> <li>- Floor plan</li> </ul>			
<b>3. Orientation</b> Section 2.2	<ul style="list-style-type: none"> <li>- Capture breezes</li> <li>- Street outlook</li> <li>- Park outlook</li> <li>- North East Living Areas</li> </ul>			
<b>4. Building Envelopes</b> Section 2.3	<ul style="list-style-type: none"> <li>- Driveway width and location</li> <li>- Setback Compliance with Access and building Envelope plan (ABEP)</li> <li>- Garage setback</li> </ul>			
<b>5. Site Coverage</b> Section 2.4	<ul style="list-style-type: none"> <li>- Less than 50% site coverage</li> </ul>			
<b>6. Garage / Carport</b> Section 2.5	<ul style="list-style-type: none"> <li>- Garage setback – 500mm behind building line</li> <li>- Garage forward of main building line to a maximum of 3 meters with Integrated Design Elements</li> </ul>			

**Date Received:** \_\_\_\_\_

**Date Assessed:** \_\_\_\_\_

<p><b>7. Character</b> Primary Frontage of Entry Section 3.1</p> <p>Secondary Frontage</p> <p>Park Frontage</p> <p>Side Boundaries</p> <p>Roof Form</p>	<ul style="list-style-type: none"> <li>- Varied building setbacks</li> <li>- Facade treatment (e.g. verandas, porches, broken roofline, shutters, louvres)</li> <li>- Visible entry</li> <li>- Recessed garage/reduced dominance</li> <li>- Garage opening less than 5.4 metres</li>   <li>- Setback compliance with ABEP</li> <li>- Façade treatments</li> <li>- Garage / carport recessed/ reduced dominance</li>   <li>- Variation of building setback</li> <li>- Facade treatments</li>   <li>- 2 storey features facades incorporate</li> <li>- Building setbacks varied at upper and lower levels</li>   <li>- Complementary to dwelling</li> <li>- Contemporary style</li> <li>- Articulated form</li> <li>- Roof pitch compliant</li> <li>- Minimum 600mm overhang</li> <li>- Under ever extension less than 4 meters</li> </ul>			
<p><b>8. Design for Climate</b> Section 3.2</p>	<ul style="list-style-type: none"> <li>- Compliance achieved with energy ratings</li> <li>- Cooling breezes maximised for cross ventilation</li> <li>- Minimum 600mm roof overhang</li> <li>- Predominantly North East facing living area</li> <li>- Covered outdoor / dining area</li> </ul>			
<p><b>9. Building Height</b> Section 3.3</p>	<ul style="list-style-type: none"> <li>- Maximum height of 2 storey's / 8.5 metre height</li> <li>- Maximum wall height less than 6.5 metres</li> </ul>			
<p><b>10.Private Open Space</b> Section 3.4</p>	<ul style="list-style-type: none"> <li>- Allotments greater than 450 m<sup>2</sup> have 20 % of site area dedicated to private open space comprising 15m<sup>2</sup> patio and yard totalling 50m<sup>2</sup> at 3 x3 dimension</li>   <li>- Allotments less than 450 m<sup>2</sup> have 15% of site area dedicated to private open space comprising 10m<sup>2</sup> patio and yard totalling 35m<sup>2</sup></li> </ul>			

<b>11. Privacy</b> Section 3.5	<ul style="list-style-type: none"> <li>- 2 storey building components within 9 meters of boundary           <ul style="list-style-type: none"> <li>o Screened; or</li> <li>o Window sill height of 1.5 meters</li> </ul> </li> </ul>			
<b>12 . Garaging and Parking of vehicles</b> Section 3.6	<ul style="list-style-type: none"> <li>- Sufficient on site spaces</li> <li>- Appropriate driveway material</li> <li>- To be constructed between garage and kerb line</li> <li>- Side landscape strip retained</li> </ul>			
<b>13. Fencing</b> Front Fencing  Corner Allotments  Side and Rear Fencing	<ul style="list-style-type: none"> <li>- Maximum height of 1.2 metres height</li> <li>- Appropriate materials / integration of landscape treatments</li> <li>- Front fencing extends 5 metres behind primary frontage building line</li> <li>- Maximum height of 1.8 meters for balance of secondary frontage</li> <li>- Combination of feature details/panels/landscape treatments</li> <li>- Minimum standard timber picket</li> </ul>			
<b>14. Building Materials and Colour</b> Section 3.8	<ul style="list-style-type: none"> <li>- 2 x External materials used</li> <li>- Roof material compliant</li> <li>- Panel tilt garage provided</li> <li>- Attractive appearance incorporating:           <ul style="list-style-type: none"> <li>o Timber features</li> <li>o Veranda's</li> </ul> </li> </ul>			
<b>15. Services</b> Section 3.9	<ul style="list-style-type: none"> <li>- Services screened or not visible from public frontages</li> <li>- Letterbox adjacent driveway</li> </ul>			
<b>16. Secondary Structures</b> Section 3.11	<ul style="list-style-type: none"> <li>- Secondary structures do not exceed acceptable size and dimension</li> <li>- Secondary structures would not result in overshadowing</li> <li>- Does not introduce a solid wall located closer than 0.6 meters to boundary</li> <li>- Secondary structure is not visible to street</li> </ul>			

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<b>17. Landscaping</b> Section 4	<ul style="list-style-type: none"><li>- Suitable plant species selected</li><li>- Provision made for landscaping of the front garden</li><li>- Fixed irrigation system provided</li></ul>			
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**OFFICE USE ONLY**

**Comments/ Conditions:**

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**Please circle:**    Approved    /    Approved with conditions    /    Refused

**Date Received:** \_\_\_\_\_

**Date Assessed:** \_\_\_\_\_