

Design Guideline Checklist

This document is to be completed and submitted to designapprovals.wa@mirvac.com along with your construction plans, external colours and materials schedule.

Lot No: _____ Client Name: _____

Design Elements

	YES	NO	COMMENTS
Main entry door clearly visible from the street	<input type="checkbox"/>	<input type="checkbox"/>	_____
One habitable room window overlooking the primary street	<input type="checkbox"/>	<input type="checkbox"/>	_____
Elevation includes the following feature element: <ul style="list-style-type: none">feature elements included _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Main windows – square, vertical proportion and consistent in shape and style	<input type="checkbox"/>	<input type="checkbox"/>	_____
(Corner lot if applicable) primary elevation materials/colours continued to the return fence location	<input type="checkbox"/>	<input type="checkbox"/>	_____
(Corner lot if applicable) window opening is provided to a habitable room with clear view of the street	<input type="checkbox"/>	<input type="checkbox"/>	_____
(Corner Lot if applicable) Where designs that utilise the secondary street as the primary frontage, both street front elevations meet design guidelines for primary elevations	<input type="checkbox"/>	<input type="checkbox"/>	_____

Garage, Driveways and Storage

Enclosed car space/s have been provided	<input type="checkbox"/>	<input type="checkbox"/>	_____
Carport is fitted with a remote controlled sectional door that is facing the street (if applicable), and must be setback 0.5m behind the main dwelling	<input type="checkbox"/>	<input type="checkbox"/>	_____
Garage must be set back behind main dwelling	<input type="checkbox"/>	<input type="checkbox"/>	_____
Garage/ carport is constructed under the main roof and constructed in materials and colours consistent with the dwellings primary elevation	<input type="checkbox"/>	<input type="checkbox"/>	_____
Driveway finish is not constructed of gravel, asphalt or grey concrete	<input type="checkbox"/>	<input type="checkbox"/>	_____
Driveway to be constructed prior to occupancy	<input type="checkbox"/>	<input type="checkbox"/>	_____
90mm diameter storm water pipe is provided under the driveway	<input type="checkbox"/>	<input type="checkbox"/>	_____
Bin storage area is concealed from public view	<input type="checkbox"/>	<input type="checkbox"/>	_____

Roofs

Pitched roof is minimum 24.5° or skillion roof is minimum 5°	<input type="checkbox"/>	<input type="checkbox"/>	_____
Overhanging eaves have been provided to all elevations	<input type="checkbox"/>	<input type="checkbox"/>	_____

Fencing

Fencing viewed from the street is no higher than 0.9m and is at least 50% visually permeable above 300mm high	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fencing materials and colours are consistent or complementary to primary street elevation's finishes	<input type="checkbox"/>	<input type="checkbox"/>	_____
No side fencing (on common boundaries) forward of dividing fences unless it is accompanied by front fencing, no higher than 0.9m and at least 50% visually permeable above 300mm high	<input type="checkbox"/>	<input type="checkbox"/>	_____
Return and dividing fences (side and rear) commence 0.5m minimum behind the building line and are Colorbond colour Pale Eucalypt	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fence on secondary street boundary of a corner lot must commence 0.5m behind the primary street setback and is constructed of colorbond colour Pale Eucalypt.	<input type="checkbox"/>	<input type="checkbox"/>	_____

Colours and Materials - (façade)

Two colours and two materials are used on the primary elevation (excludes roof, windows and any doors) <ul style="list-style-type: none">Colour 1. _____ Colour 2. _____Material 1. _____ Material 2. _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Bright and primary colours are not used as the dominant colour	<input type="checkbox"/>	<input type="checkbox"/>	_____

Miscellaneous

Outbuilding/s not visible from the street	<input type="checkbox"/>	<input type="checkbox"/>	_____
Drying areas, rainwater tanks, air conditioning units, solar hot water systems, satellite dishes, TV antennae etc are not visible from the street	<input type="checkbox"/>	<input type="checkbox"/>	_____
Meter boxes are not visible from the street and match the adjacent wall colour	<input type="checkbox"/>	<input type="checkbox"/>	_____