

CHECKLIST FOR ARCHITECT AND AESTHETICS COMMITTEE

For pre-approval – submit only 1x colour set
Please use in conjunction with Six Fountains Rules of Conduct

1	SITE PLAN – MINIMUM SCALE 1:00		INDICATED	
1.1	The main dwelling, excluding garages, patios & verandas may not be less than 220 m ² , duets 190m ²			
1.2	Indicate stand number and street name			
1.3	Indicate north point correctly			
1.4	Indicate all site dimensions			
1.5	Indicate all buildings: Proposed and existing			
1.6	Indicate uses of buildings: Proposed and existing			
1.7	Indicate all dimensions from house to setback lines and house boundary lines			
1.8	Indicate all building lines			
	Single Storey	Double Storey		
	Street: 5m	Street: 5m		
	Side: 2m	Side: 3m		
	Back: 3m	Back: 4m		
	Building lines will not be relaxed. No subdivision will be allowed.			
1.9	Indicate all servitudes			
1.10	Indicate all boundary walls: Height and finishes			
1.11	Indicate adjacent stand numbers			
1.12	Indicate all screen walls (height and finishes)			
1.13	Indicate sewer connection			
1.14	Indicate municipal storm water discharge			
1.15	Indicate all entrances to property			
1.16	Create note on plan: “No imprint, half brick paving or tar surfacing allowed.”			
	1.16.1 Indicate vehicle entrance (type of finish)			
1.17	Indicate 1.2m walkway on sidewalk from the curb			

	1.17.1 Create note on plan: "Unobstructed by shrubs, trees, bushes, crushed rocked etc."		
1.18	Indicate position of washing line (Not to be visible from street or neighbouring properties on ground level)		
1.19	Indicate position of refuse areas		
1.20	Indicate pool position, dimensions, and fencing		
1.21	Indicate pool pump position		
1.22	Indicate pool backwash pipe outlet position. Create note on plan: "Not allowed to fall to sewer system."		
1.23	Depth of all water features may not exceed 300mm, if not, J2.10.1 will apply.		
1.24	Indicate position of existing trees on sidewalk (if applicable)		
1.25	Indicate contour lines		
1.26	Indicate instant lawn areas		
1.27	Indicate distance from garage to street boundary		
1.28	Indicate outline covered footprint		
1.29	All balconies to be screened from neighbouring properties for mutual privacy, subject to guidance from HOA		
2	WORKING DRAWINGS – FLOOR PLANS – MINIMUM SCALE 1:100	INDICATED	
2.1	Indicate use of all rooms (first and second floors) and dimensions		
2.2	Indicate overall dimensions		
2.3	Indicate wall thickness		
2.4	Indicate positions of all section lines		
2.5	Min room size 6m ² (Habitable)		
2.6	Indicate North point		
2.7	Indicate all areas and coverage:		
	2.7.1 Existing		
	2.7.2 Proposed		
	2.7.3 Site Area		
	2.7.4. Actual Coverage		

	2.7.5 Coverage permissible (Max 50%)		
2.8	Only 50% maximum solid street boundary walls are allowed		
2.9	Indicate sewer position to main connection and indicate all i.e.'s and invert levels and fall of flow		
2.10	Indicate 1m paving around house. (If no gutter and down pipes available.)		
2.11	Colour drawings		
2.12	Indicate scale of drawings (Minimum 1:100)		
3	WORKING DRAWINGS – ELEVATIONS – MINIMUM SCALE 1:100	INDICATE	
3.1	Maximum height may not exceed two storeys – Maximum height 10m from UFFL to roof apex		
3.2	Indicate all elevations (heights and finishes)		
3.3	Indicate North/South etc.		
3.4	Indicate contour lines		
3.5	Indicate all finishes		
3.6	Indicate all sections (heights and finishes)		
3.7	Indicate all screen walls (heights and finishes)		
3.8	Indicate all boundary walls (heights and finishes)		
	Not allowed:		
	3.8.1 Wire fences e.g. diamond mesh or wire netting, galvanized Clearvu or similar products		
	3.8.2 Devil's fork fences		
	3.8.3 Razor fences		
	3.8.4 Picket fences		
	3.8.5 Precast walls		
	3.8.6 Wooden fences		
	3.8.7 Full palisade fencing		
3.9	Indicate window and door finishes and types		
	Only wooden and aluminium frames are allowed		

3.10	Indicate roof finishes (colour and type)		
	Not allowed: Galvanized or shiny roof finishes		
	All patio, veranda, carport, and outbuilding roof finishes must match the main dwelling, alternatively concrete roofing		
3.11	Indicate all floor lines and ground lines		
3.12	Indicate finish to neighbour's boundary wall		
	Minimum allowed: Stock brick with flush joints and perils		
3.13	Indicate drainage ducts on elevations, fall and flow, vent pipes, etc.		
3.14	Create plumbing note on elevations: "No exposed plumbing on elevations."		
3.15	Indicate geyser position – If Solar, only split-type systems are allowed		
	Not allowed: External wall or roof mounted geysers		
3.16	Indicate garage door (type and finish)		
	Not allowed: Galvanized or transparent finish		
3.17	Indicate scale to drawings – (Minimum 1:100)		
3.18	Colour drawings		
3.19	Submit elevations drawing indicating paint colours or paint samples including roof, balustrades, and walls.		
4	WORKING DRAWINGS – SECTIONS – MINIMUM SCALE 1:100	INDICATE	
4.1	Indicate all sections		
4.2	Indicate height and finishes (floor to ceiling)		
4.3	Indicate foundation sizes		
4.4	Indicate ground levels – Natural Ground level may not increase by more than 500mm		
4.5	Indicate floor levels		
4.6	Indicate floor and surface bed sizes		
4.7	Indicate all scales to drawings (Minimum 1:100)		
4.8	Indicate all roof finishes and construction		
4.9	Colour drawings		

4.10	Indicate construction type and finishes		
4.11	Indicate engineers' specifications (if applicable)		
5	WORKING DRAWINGS – GENERAL – MINIMUM SCALE 1:100	INDICATE	
5.1	Granny flats – Must be linked structurally and visually to the main dwelling		
	5.1.1 Indicate total area house		
	5.1.2 Indicate area of granny flat		
	5.1.3 Indicate access to granny flat		
	5.1.4 Indicate entire plan of house		
	5.1.5 Granny flat max size 50m ²		
	5.1.6 Colour drawings		
	5.1.7 Indicate scale of drawings (Minimum 1:100)		
5.2	Other		
	5.2.1 Submit complete window and door schedule indicating all finishes and sizes or catalogue numbers		
	5.2.2 Indicate detail of all gates (height and finishes)		
	5.2.3 Indicate details of boundary walls (height finishes and foundation details)		
	5.2.4 Indicate handrails and balustrade details (if applicable) finishes and dimensions		
	5.2.5 Submit four sets of drawing (2 coloured, 2 black & white) after HOA approval has been obtained		
	Minimum size: A1 hardcopy		
	5.2.6 Submit colour charts indicating proposed paint colours for roof and walls		