



THE HILLS

GAME RESERVE LIFESTYLE ESTATE

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 (11m 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:			
Street: 2m to garage _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Street: 5m to house _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Side: 3m _____	<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"/>	_____
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"/>	_____
EMP to be checked and adhered to _____	<input type="checkbox"/>	<input type="checkbox"/>	_____

	YES	NO	Notes
Tree felling - tree types: Alien invaders _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other than alien _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Landscape features to be submitted for approval: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Pergolas _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Screen walls _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Features: Water features _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Focal points _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Natural rocks (no artificial rock) _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fencing: Fencing _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
External walls _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Paving - exterior as per guidelines _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Paving - internal _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Berms - for shelter and privacy _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Lawn - keep to minimum:			
Buffalo _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Kweek _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Kikuyu _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Gulf green _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Planting:			
Indigenous plants as far as possible _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Exotics near entrance of houses, veranda _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
pots and pergolas _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
No palms _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Plant suitability _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Landscape layout (required for stage 2):			
Is plan clear and to correct scale _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Are items clearly identified and described:			
Paving _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Stepping stones _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Plant material _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Features _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fencing _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Design sustainability:			
Indigenous _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Exotic _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Privacy between houses _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Have views been taken into account _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Balance and scale of landscape and _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
buildings _____			

4. Building Form

Maximum 2 storeys in height above NGL (8.1) _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Maximum height restriction - 11m _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Garage - 2 storeys _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Levels _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
No columns, piers or similar to support house _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Respond to contours – step with slope _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Rectangular or square forms _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Privacy of adjoining properties' views _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Columns as per design guidelines _____	<input type="checkbox"/>	<input type="checkbox"/>	_____

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 _____ _____
30° - 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 _____ _____
(engineering certificate required)

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 horizontal awnings allowed _____ _____

7. Driveway

Paving type and design:

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

8. Storm Water

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

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

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

11. Passive Design

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

Solar / Gas underfloor heating. _____

No electrical under floor heating. _____

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. _____

Septic tank shown on site plan. _____

Design certificate for septic tank. _____