

GROUPED HOUSING CHECKLIST

LOT NO.

GROUPED HOUSING SITES MUST COMPLY WITH ALL OF THE BELOW.

EARLY ENGAGEMENT WITH LANDCORP'S DESIGN ASSESSOR IS ESSENTIAL.

1.0 SOLAR CONTROL		
1.1	Minimum eave overhang of 900mm to all walls.	
1.2	All windows not shaded by a 900mm eave overhang, such as along gable wall, or windows with a sill height less than 500mm above floor level are to be shaded by a vertical or horizontal device eg: awning, pergola, louvre or approved alternative suitable to cyclonic conditions.	
1.3	Roof ventilation is required to all roof spaces, or an approved full vapour sealed building system.	
1.4	Ceiling heights must be minimum 2700mm to all habitable areas. Note: In the event of raked ceilings the pitching part must start at 2400mm and the average must be 2700mm.	
1.5	The roof over the dwelling must have a pitch of at least 17.5 degrees. Note: Where a roof does not meet this criteria, the roof construction must include insulation standards of R4.5 or greater and additional ventilation to compensate for the reduced energy efficiency.	
1.6	Reflective sisalation must be installed under roof sheeting to all outdoor living/alfresco areas. This does not apply to eaves and shading devices over windows.	
1.7	Houses with greater than 50% external thermal mass construction to East or West facing walls (such as brick, block work or rammed earth) must be accompanied by a certified Energy Assessors certificate whereby the house achieves a minimum of 7 Stars (AccuRate or similar).	
1.8	Where air conditioning is being installed thermal mass to the interior such as a concrete floor, or an insulated floor, must be installed to prevent loss of cooling through these surfaces.	
2.0 AIR FLOW		
2.1	Fencing in the front setback area should encourage good airflow, street surveillance and be designed to have street appeal.	
2.2	In addition to 2.1, any fencing of corner lots must provide open fencing to no less than 50% of the dwelling frontage to the secondary street, or 50% of the secondary street boundary, whichever is the lesser. Note: Fencing must be shown on the plans, including materials and construction detail.	
2.3	Fencing returns (between house and side fence) must be at least 50% permeable.	
2.4	Habitable rooms must have at least one operable window/opening on each external wall. Note: If there are two or more external walls to the room, only 2 openings need to be provided.	
2.5	All windows must have minimum 50% openable area (avoid awning type windows) and windows to habitable rooms must have an opening of at least 1m ² .	
2.6	Breeze paths must be designed to utilise the west, south-west and north-west breezes for passive cooling and have a maximum length of 15m through a maximum of 3 windows, doors or other openings.	
2.7	Breeze paths must not crank more than 35 degrees in their passage through the house plan. Dimension clearly on application plans.	
2.8	Ceiling fans are mandatory in all habitable rooms. Ceiling fans should be installed with a minimum of 250mm clearance to the underside of ceiling and at a safe height above floor level.	
3.0 PLANNING		
3.1	All dwellings must have an outdoor living area relative to the size of dwelling. < 80sqm dwelling = 12sqm outdoor space 80-120sqm dwelling = 16sqm outdoor space > 120sqm dwelling = 20sqm outdoor space	

3.2	The outdoor areas are to retain a high level of amenity to ensure the outdoor space provides a highly functional outdoor living space. Ensure the design considers the following elements in the design: 1) visual and audible privacy from outdoor living areas of other units, 2) good breeze access, flow and thermal comfort, 3) good visual amenity including clear access to distant views wherever possible and a good relationship to the internal environment including large openings where possible.	
3.3	The primary outdoor living area must have a minimum depth of 2.4m and be directly accessible from an internal living space.	
3.4	Group housing should be designed to ensure as many units as possible have direct breeze access to the outdoor area. Where direct access is not available, provide a design solution that will assist with air movement and breeze access.	
3.5	The primary outdoor living area must be constructed of the same or complimentary materials as the main dwelling.	
3.6	Freestanding outbuildings larger than 9sqm must be located within the building envelope.	
4.0 CHARACTER		
4.1	Vehicle and pedestrian access must be separate and clearly distinguishable.	
4.2	An identifiable covered entrance to the front door must be visible from the street and must not be accessed from within the carport or garage.	
4.3	Street elevations must be composed of simple forms.	
4.4	Freestanding outbuildings larger than 9sqm and visible from the street must be constructed of complimentary materials to the house.	
4.5	Where any air conditioning plant is/will be visible from a public space that plant needs to be appropriately screened from public view. Note: The location of any plant, whether provided by the builder or later by others, needs to be identified on the plan and screening provided at the time of constructing the building.	
4.6	Unit layouts on corner lots should equally address both street frontages throughout the design of appropriate windows, openings, outdoor areas and roof form that provide an active frontage to the street.	
4.7	External Clothes Drying Areas must be screened if visible from a public space. Note: Nib walls not exceeding 1m are permissible in breezeways where additional screening is required.	
4.8	Bin storage areas must be screened if visible from a public space. Note: Nib walls not exceeding 1m are permissible in breezeways where additional screening is required.	

ASSESSOR COMMENTS
