

GENERAL GUIDELINES CHECKLIST

This checklist has been prepared to assist applicants develop proposals that address all the relevant issues covered by the General Guidelines. It is a required item of all Design Guidelines Review submissions and will be used by the Design Review Committee (DRC) to assist in assessing the compliance of all submissions.

How to use the checklist:

For each item, the applicant is to mark whether or not the proposal achieves the design response, as stated, or if the item is Not Applicable (YES, NO or N/A). If YES, the last column (Notes) is to be used to describe how the proposal meets the design response, where appropriate. If NO, the last column should be used to explain why the applicant has chosen not to address the item, or how an alternative response meets the overall objective, shown in red.

Applicant: _____

Contact name: _____

Contact Phone: _____ E-mail: _____

Project: _____

Location: _____

Precinct (please mark the Precinct(s) in which the proposal is located [Fig. 7, p.27]): 1 2 3 4 5 6

Does the proposal meet all the relevant Precinct Requirements (Section 4, pp.27-33)? YES NO

Date of submission: _____

		YES	NO	N/A	Notes
4.1 THE PUBLIC REALM					
4.1.1 Defining spaces					
Objective: <i>Identifiable public spaces and clearly defined connections from place to place</i>					
(a)	Buildings frame and enclose public spaces and define circulation routes.				
(b)	All buildings abutting streets are built to the property line.				
(c)	Building location, height and architecture relates to adjacent structures.				
(d)	Minimum height of 3 storeys on Primary Streets (Fig.5, p.11).				
4.1.2 Active edges					
Objective: <i>A lively interactive, inviting public environment</i>					
(a)	Buildings directly address streets and public spaces.				
(b)	Active uses in 80% min. of ground level frontage on Primary Streets.				
(c)	Active uses in 40% min. of ground level frontage on all other streets.				
(d)	Multiple tenancies and multiple entries at ground level.				
(e)	Maximum transparency in all façades facing streets and public spaces.				
(f)	No blank walls, parking or service areas exposed to streets and public spaces.				

	YES	NO	N/A	Notes
4.1.3 Streets for people				
Objective: <i>Pedestrian friendly streets with shaded footpaths</i>				
(a)				All buildings on a street provide continuous shading of footpaths.
(b)				Shading devices area coordinated with adjacent buildings.
(c)				Design of building façades is coordinated with streetscape elements
(d)				All street addresses and building entries are visible from the road and footpath.
4.1.4 View corridors, landmarks and gateways				
Objective: <i>An imageable Town Centre with clear orientation cues</i>				
(a)				Landmarks and gateways provided at locations shown in Fig.6, p.13.
(b)				Landmarks/gateway treatments are of a unique character.
(c)				Inflections in building form are integral to the design of the building.
(d)				Lighting is integrated into the design of landmarks and gateways.
4.1.5 Cultural heritage and public art				
Objective: <i>A stimulating, provocative and culturally significant public environment</i>				
(a)				Public art is integrated into the design of buildings and open spaces.
(b)				Diverse cultural references in public art components.
(c)				Public art pieces are designed by local artists or community groups.
(d)				Installations are interactive and changeable.
(e)				Public art components are constructed of durable, low maintenance materials.
4.1.6 Signage				
Objective: <i>Artful and informative signage that adds colour and interest to the Town Centre</i>				
(a)				Signage is designed to complement the pedestrian experience.
(b)				Signs relate to the architecture of the building.
(c-f)				All proposed signs are of recommended types (<i>please list proposed sign types</i>).
4.1.7 Security				
Objective: <i>A secure Town Centre throughout the day and at night where no one ever worries about personal safety</i>				
(a)				The proposal includes a mix of uses oriented to streets and/or public spaces.
(b)				Sight lines from buildings to streets and public spaces are clear.
(c)				Potential problem areas are adequately lit.
(d)				The threshold between public and private spaces is clearly marked.
(e)				The proposal includes no “dead” or ambiguous spaces.
(f)				The community has been or will be engaged in the project.

	YES	NO	N/A	Notes
4.2 ACCESS, PARKING AND SERVICE				
4.2.1 Vehicular access				
Objective: <i>Convenient, efficient, safe access for vehicles, pedestrians and cyclists</i>				
(a)				No access to parking or service areas from Primary Streets (Fig.5, p.11).
(b)				Maximum of 2 crossovers per block on all other streets.
(c)				Crossovers at least 16m apart and 40m from a road reserve.
(d)				Driveways on opposite sides of a street are aligned.
(e)				Footpath paving continues uninterrupted across driveways.
(f)				All crossovers are designed with low profile kerbs.
4.2.2 Parking				
Objective: <i>Ample parking in attractively landscaped lots</i>				
(a)				All parking is located to the rear of buildings.
(b)				One tree is provided for every 8 parking spaces in lots over 20 spaces.
(c)				Shaded walkways are provided at 24m intervals
(d)				Trees are selected to complement the species of the Street Tree Plan.
(e)				Understorey planting is provided in all islands over 20m ² in area.
(f)				Planting islands are designed as natural drainage swales.
(g)				Perimeter planting is provided on all lots facing a street or walkway.
4.2.3 Bicycle facilities				
Objective: <i>A bicycle-friendly environment</i>				
(a)				Bicycle parking is provided in the ratios specified.
(b)				End-of-trip facilities are provided as specified for commercial development.
(c)				Visitor parking is provided in an accessible, shaded area near the entry.
(d)				Tenants' spaces are in a secure, well lit area on the ground floor.
(e)				End-of-trip facilities are close to parking, secure, well lit and ventilated.
4.2.4 Site services and storage				
Objective: <i>No service components visible from public areas</i>				
(a)				All piped and wired services concealed; meters integrated into building design.
(b)				No A/C units visible from a street or projecting above the roofline.
(c)				All refuse storage areas are screened from view.
(d)				No clothes drying areas visible from a street or public pathway.

		YES	NO	N/A	Notes
(e)	All screening integrated into building and landscape treatments.				
4.3 BUILDING DESIGN					
4.3.1 Environmental Performance					
Objective: <i>High performance buildings that minimise energy use, conserve water and reduce waste</i>					
(a)	Energy efficiency: list all measures, including any of those recommended.				
(b)	Water conservation: list all measures, including any of those recommended.				
(c)	Waste management: list all measures, including any of those recommended.				
4.3.2 Building configuration					
Objective: <i>Simple, flexible building forms configured for adequate natural ventilation, daylighting and privacy</i>					
(a)	Minimum building depth to enhance natural ventilation and daylighting.				
(b)	Min. floor-to-floor height of 4m on ground floor of all mixed use buildings.				
(c)	At least one 4m break in building mass on all sides of a perimeter block.				
(d)	Distance between buildings allows for shading as well as privacy.				
(e)	Structural system facilitates future changes in use.				
4.3.3 Roof forms					
Objective: <i>A varied roof profile that helps to distinguish the Town Centre from the surrounding neighbourhoods</i>					
(a)	Roof creates a different profile from the hipped form of the neighbourhoods.				
(b)	Roof forms differentiate between units and break down long facades.				
(c)	Roof decks and/or gardens are included.				
(d)	Building services are integrated into the design of the roof.				
(e)	Roof forms are coordinated with adjacent buildings.				
4.3.4 Articulation and detailing					
Objective: <i>Interesting, well proportioned façades, especially at ground level</i>					
(a)	Buildings articulated in relation to adjacent buildings.				
(b)	Ground level achieves a well modulated, human scale.				
(c)	No large blank walls facing streets, public spaces or walkways.				
4.3.5 Entrances					
Objective: <i>Clearly defined entries that add interest and activity to the street</i>					
(a)	Clearly identifiable entries integrated into the building façade.				
(b)	All entries visible from the street and footpath.				
(c)	Individual entries from the footpath to all ground level tenancies.				
(d)	Separate entries for vehicles and pedestrians and for different uses.				
(e)	Shelter is integrated into the design of building entries.				

		YES	NO	N/A	Notes
(f)	Building entries are coordinated with features of the external environment.				
4.3.6	Openings Objective: <i>Shaded openings that balance environmental, privacy and aesthetic objectives</i>				
(a)	All glazed openings are effectively shaded.				
(b)	Shading devices are designed as an integral part of the building façade.				
(c)	Openings are positioned to maximise cross ventilation.				
(d)	External doors contributing to ventilation are fitted with security screens.				
(e)	Openings are positioned to facilitate convection air flows.				
4.3.7	Construction systems Objective: <i>Quality buildings that respond to the local climate and minimise life cycle costs</i>				
(a)	Construction system minimises environmental impact and life cycle costs.				
(b)	Construction system is a combination of heavy and lightweight construction.				
4.3.8	Materials and colours Objective: <i>A variety of materials that convey a sense of permanence, in a range of colours that reflect the local environment</i>				
(a)	Walls: list wall materials, including colour selections.				
(b)	Windows: list glazing types, with U-values, and window framing materials.				
(c)	Roof: list roof materials, including colour selections.				
4.3.9	Building security Objective: <i>Secure buildings that don't look like fortresses</i>				
(a)	Windows and/or balconies overlook streets, public spaces and parking lots.				
(b)	Building entries are transparent and in clear view from streets and footpaths.				
(c)	No access for intruders to upper levels or the roof.				
(d)	Security devices are integrated into the design of the building.				
(e)	All exposed elements are of durable, graffiti resistant materials.				
4.4	LANDSCAPE DESIGN				
4.4.1	Hardscape elements Objective: <i>Durable hardscape treatments that contribute to the townscape and support secure, functional outdoor spaces</i>				
(a)	Paving materials and details are coordinated with adjacent public spaces.				
(b)	Readily available, segmented paving materials that are easy to replace.				
(c)	Outdoor furnishings complement the furniture of the public environment.				
(d)	Furnishings are of durable materials that can withstand the local climate.				
(e)	Colours relate to the local context and minimise the effects of dust.				
(f)	Local artists have been/will be engaged in the design of hardscape elements.				

	YES	NO	N/A	Notes
4.4.2 Softscape elements				
Objective: <i>Attractive, sheltered spaces that feature local plant species</i>				
(a)				Plant selection and installation meet WaterCorp's water-wise standards.
(b)				Trees provide continuous shade to walkways and sections of open spaces.
(c)				Site is graded to the street and on-site drainage options are maximised.
(d)				Landscaping provides shade to sitting places, bike racks, etc.
(e)				Area of lawn covers less than 20% of open spaces.
(f)				All planting areas are totally covered by mulch.
(g)				Dripper or sub-surface irrigation with automatic controllers and rain sensors.
4.4.3 Security and screening				
Objective: <i>Non-intrusive security and screening techniques</i>				
(a)				Clear sight lines are maintained to open spaces and parking lots.
(b)				Low groundcovers and grasses maintain views of property boundaries.
(c)				Fencing is permeable with solid sections no more than 1.2m high.
(d)				Fencing of secure areas is permeable and 2.1m high.
(e)				No cyclone fencing or razor wire is proposed.
4.4.4 Lighting				
Objective: <i>A practical and artistically lit night time environment</i>				
(a)				Lighting provides a continuous level of ambient light to activity areas.
(b)				Glare is minimised for motorists, cyclists and pedestrians.
(c)				Building entrances are well lit for identity and safety.
(d)				Accent lighting is integrated into the design of the project.
(e)				Display lighting is on a timer set for 30 minutes after latest closing time.
(f)				Durable external light fixtures complement buildings and open spaces.
4.4.5 Recommended plant species				
Objective: <i>Focus on water-wise local plant species</i>				
(a)				All plants are selected from the list of recommended species