

This approval checklist is required to be filled in and submitted with your plans. Please ensure the information set out below is included.

Purchaser Name: \_\_\_\_\_

Purchaser Phone N°: \_\_\_\_\_

Lot N° Being Purchased: \_\_\_\_\_

- Minimum Living Area :  At least 150m<sup>2</sup> or 130m<sup>2</sup> for lots less than 480m<sup>2</sup> Living Area: \_\_\_\_\_  
(exclusive of patios, balconies, verandahs, storage areas, workshops, pergolas and any attached garage or outbuilding)
- Maximum Site Coverage:  50% for lots above 480sqm; 55% for lots up to 480sqm with frontage greater than 13m  
60% for lots up to 480sqm with frontage less than 13m  
Note: Site coverage may vary if Detailed Area Plans (DAPs) are in place
- Wall Materials:  Clay brick, stone or similar materials in face work/render
- Non-transportable Residence:
- Garage:  Double garage with operable door  
 Under main roof line  
 Not protruding more than 2m forward of main building line  
 Setback at least 4.5m from front boundary
- Driveway:  At least 4m wide and constructed from brick, liquid limestone or exposed aggregate concrete  
 Not constructed of grey, painted or in-situ concrete  
 Not obstructing pram ramps or stormwater Side Entry Pits (SEPs)
- Primary Frontage:  Minimum two colours or two materials (excluding windows)
- One or more of the following features:  
 Gable  
 Gablet  
 Bay window  
 Balcony  
 Portico (a portico or porch must protrude from the primary face of the dwelling by 1m)  
 Projecting corbel  
 Verandah (a verandah must protrude from the primary face of the dwelling by 1m)
- Roof:  Minimum pitch 24 degrees for modulated roof  
 Minimum pitch 12 degrees for singular roof form  
 Constructed from clay or concrete tiles or custom orb metal deck sheeting
- Fencing:  No front fencing
- Letterbox:  Adjacent to the driveway
- Air-Conditioning:  Not viewable from street
- Solar Hot Water/ Photo-Voltaics:  Do not protrude above the ridge line and are integrated with the roof profile  
 Not viewable from the street
- External Finishes:  External finishes schedule attached
- Subsoil Drainage (if Applicable):  Permanent structure walls are at least 1.5m away from side boundaries and a minimum 500mm from the subsoil drainage pipe where they exist
- Corner Lot (if Applicable):  Secondary street elevation matches the primary street elevation in colours, materials, openings and/or roof form for a minimum distance of 4m from the truncation of the corner of the lot  
 Side boundary fencing finishes at least 4m from the truncation of the corner of the lot
- Detailed Area Plan:  Complies with Detailed Area Plans (DAPs) (if applicable)  
Plans:  x2 full A3 sets of plans and elevations attached at 1:100 scale

Builder: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_

Please note: This approval checklist does not form a complete list of all covenants relating to Brookleigh Estate, Caversham. Refer to the restrictive covenants for your lot, part of the contract of sale, for a full list of restrictions applying to the site.

**EXTERNAL COLOURS & MATERIALS SCHEDULE**

Purchaser Name: \_\_\_\_\_  
 Purchaser Phone No: \_\_\_\_\_  
 Lot No. Being Purchased: \_\_\_\_\_

Builder: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_

	<b>Material</b>	<b>Supplier</b>	<b>Colour</b>
EXTERNAL WALLS:			
WINDOW FRAMES:			
FASCIA:			
GUTTER:			
DOWNPIPES:			
ROOF:			
RENDER:			
CONTRAST RENDER:			
FRONT ENTRY DOOR:			
GARAGE DOOR:			
PAVING:			
DRIVEWAY:			