

APPLICATION FOR BUILDING COVENANT APPROVAL CHECK LIST

Instructions for Completion:

- Please complete this form and submit with your Building Plans to **covenants@riverparks.com.au** who will ensure all documents are in order and passed onto the Developer.
- Following review by Northerly Projects Pty Ltd a letter will be forwarded to the owner. A review period of at least two (2) weeks should be anticipated.

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Lot Number

Street Number

Street Name

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OWNER

Surname Given Names

Company ACN /ABN

Address

PHONE Home Mobile

Email

BUILDER

Company

ACN/ABN QBCC Licence No.

Address

PHONE Office Mobile

Email

SUBMISSION CHECK LIST

(Note: The following list is not meant to be a comprehensive check list and you should ensure that you read the Building Covenants in their entirety, to ensure conformance, prior to submitting your plans)

Please check (by ticking) that you included **copies** of the item(s) with your submission.

- Earthworks & Drainage Plan Site Plan Floor Plan Elevations Plan Fencing & Landscape Plan

SUBMISSION

Plans, elevations, colours and materials selection will require approval by the Design Committee.

Please note: Fences and turf to the nature strip must be completed before practical completion and occupation of the house. Lawns and gardens must be completed within two (2) months of practical completion. Due to labour and material delays, we recommend you engage and book your fencing contractor well in advance of the occupancy date to avoid of Breach of Covenants.

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In order for a final assessment to occur the submitted drawings and documents must include the following as a minimum:

(1) Earthworks and Drainage plan (drawn to 1:200 scale) indicating:

- Depth and area of any cut/fill across the lot.
- Location of any retaining walls to be constructed. Height, materials and engineering certification of walls to be separately shown.
- Finished surface levels at 100mm contours.
- Drainage plan showing the discharge of storm/roof water to the frontage road kerb and channel.

***Important reminder about buyers' responsibilities: Appropriate sediment control measures must be in place and no illegal fill or material is to be pushed beyond the boundary of your lot. Council inspections regularly occur and serious penalties apply.**

(2) Site plan (drawn to 1:200 scale) indicating:

- Distances from all boundaries to face of wall of all parts of the dwelling.
- Driveway position, width and materials.
- Site coverage of the dwelling.
- Fence locations, types, heights and finishes.
- Shed location (if included in design).
- Air Conditioning plant location.

(3) Floor plans of all floors of the proposed dwelling (drawn to 1:100 scale) indicating:

- Floor areas in m2.
- Floor levels.
- Proposed internal space use (kitchen, living, study, bedroom, bathroom, etc).

(4) Elevations of all sides of the proposed dwelling (drawn to 1:100 scale) also indicating:

- Roof or eave overhang dimensions.
- Exterior materials noted on drawings.
- Overall height of the dwelling above natural ground level.
- Width of dwelling.
- Roof pitch.
- Façade treatments.
- Any external window treatments noted, i.e. privacy screens and security screens.

(5) Landscape plan (drawn to 1:200 scale), indicating:

- Turf areas.
- Planted areas, including plant types and density.
- Ponds, pools or other water features.
- For pool pumps – location and details of housing (visual amenity/operational noise reduction).

(6) Ancillary Structures (if applicable):

- A shed site plan, floor plan, plumbing and drainage, shed driveway location and width, elevations and colours demonstrating compliance of the requirements*.
- Wheelie bin storage.
- Any other structures or features separate from main building including rainwater tanks, swimming pools and equipment.

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Please check conformance with the covenants, then insert the information requested.

Dimensions of Dwelling

Living Area (only) on Lower Floor Level is (130m ² minimum)	<input type="text"/>	m ²
Living Area (only) on Upper Floor Level is	<input type="text"/>	m ²
Total Footprint on Lower Floor Level is	<input type="text"/>	m ²
Pitch of Main Roof is (22.5 degrees minimum)	<input type="text"/>	degrees
Width of Eaves are (450mm minimum)	<input type="text"/>	mm
Floor to Ceiling Heights are	<input type="text"/>	mm
Width of house including eaves (must be 75% of lot width)	<input type="text"/>	mm

Materials proposed for Dwelling

Roof Cladding Materials are:	Driveway Surfacing Materials are:
<input type="checkbox"/> Clay Tiles <input type="checkbox"/> Iron (Colorbond®)	<input type="checkbox"/> Exposed Aggregate

External Wall Cladding Materials are:

Rendered Face Brick Face Brick and Render
(Double brick is non-compliant unless fully rendered)

Facade Materials are:

Minimum three (3) Facade Materials

Materials proposed for Fencing

- Front Fences (non-compulsory):**
1200mm high powder coated aluminium open pool fence with 125mm square stained timber posts with metal or timber capping. Maximum application 50% of the lot width. To be integrated with planting. Driveway and pedestrian entries are to remain free of fencing.
- Side Returns (Adjacent to Dwelling):**
1800mm high painted timber or kwila, minimum 300mm back from nearest building alignment.
- Side Boundary (Rear of dwelling):**
Fence Materials are: 1800mm high timber, three railings, palings and paling capping securely screwed to the upper rail.
- Rear Boundary Fence Materials are:**
1800mm high timber, three railings, palings and paling capping securely screwed to the upper rail.
- Corner Lots Fence Materials are (compliant with Corner Lot Plan provided):**
1800mm high closed timber, three railings, palings and paling capping securely screwed to the upper rail. Fence to be set back 750mm from Property Boundary with 750mm wide buffer planting.

DECLARATION

I have checked the requirements of the Building Covenants against the submitted plans and hereby declare that the plans for the proposed dwelling conform with all aspects of the Building Covenants for Riverparks

Name

Signed (by owner)

Date