

Indiano Design Guidelines
ASSESSMENT CHECKLIST

This checklist does not need to be completed by owners or builders. We have provided this as a guide to show the criteria that will be assessed when your plans are reviewed.

Address:	
Applicant Details:	
Date:	

Documentation:	y/n
Site Plan, 1:200 minimum	
Floor plans, 1:100 minimum	
Elevations, 1:100 minimum	
Sections, 1:100 minimum	
Overshadowing Diagram, 1:200 minimum	
Material and Colour Schedule	

Architectural Character and Integrity

Objective:

To foster well considered building design that reflects and responds to the canal environment, both aesthetically and for longevity.

Requirement:	Compliance	Comment
<ul style="list-style-type: none"> The development shall incorporate an architectural feature to the street elevation that is inspired by the canal-side location and is unique to the dwelling design for the lot. As an example, an architectural feature may be in the form of a portico, picture window, feature wall, balcony design or gable treatment. 		
<ul style="list-style-type: none"> Limit the maximum height of the building to 11metres above the original median finished level of the lot. 		

Elevations

Objective: *To create well considered dwelling elevations that respond to neighbouring context and provide interest.*

Requirements:	Compliance	Comment
<ul style="list-style-type: none"> Present two storey development to the street and canal frontages; 		
<ul style="list-style-type: none"> Ensure that corner lots present elevations of consistent level of design quality to both the canal and street elevations; 		
<ul style="list-style-type: none"> Present side elevations that match the quality of design and finish of the dwellings major public elevations; 		
<ul style="list-style-type: none"> Finish any wall built up to the boundary, with a nil setback, to the same quality of finish as the primary elevations. 		

Openings

Objectives:

To ensure well considered placement and design of windows and openings to the dwelling elevation;

To encourage surveillance, perceived and real, to the street.

Requirements:	Compliance	Comment
<ul style="list-style-type: none"> Provide an entry door that is visible from the street. The front door or front door assembly shall be designed with a window light; 		
<ul style="list-style-type: none"> Provide pedestrian access by way of a path or similar structure from the front door of the dwelling to the driveway or from the kerb or footpath; 		
<ul style="list-style-type: none"> Present opening portions to windows which are visible to the street, public open space or canal elevation as either hinged, hung or casement type; sliding windows and external roller shutter screens to any window are not permitted to address the street or canal; 		
<ul style="list-style-type: none"> West facing openings to living and bedroom spaces shall be protected from direct summer sun; 		
<ul style="list-style-type: none"> Use transparent, clear glass only to the canal and street elevations. 		

Roofscape

Objectives:

To integrate the roof design with the overall building composition;

To consider the roof design as viewed from afar as part of larger street and canal elevation.

Requirements:	Compliance	Comment

<ul style="list-style-type: none"> Present a duo-pitch gable roof from with a roof pitch between 30 – 42 degrees. Designers may use alternative forms such as a low pitched skillion roof, flat roofs and curved roof forms subject to design merit; 		
<ul style="list-style-type: none"> Provide eaves, except where nil lot boundaries occur, with a minimum overhang of 450mm; 		
<ul style="list-style-type: none"> Consider gutter and downpipe placement are integrated with the dwelling design. It is preferable that no downpipe be visible to the street elevation except where a rainwater head and downpipe are used as an architectural element; 		
<ul style="list-style-type: none"> Limit roof colours and materials to Colorbond Surfmist, Evening Haze, Shale Grey, Classic Cream or Paperbark. Alternatives may be considered subject to design merit. 		

Palette

Objectives:

To create a coastal built form character specific to The Islands at Mariners Cove via a consistent palette.

To ensure long life and ease of maintenance for the development;

To use material and colour application to articulate the building facade.

Requirements:	Compliance	Comment
<ul style="list-style-type: none"> Utilise rendered masonry for the main dwelling and a secondary material for variation which corresponds to surface changes, internal layout and feature elements. The secondary wall material shall be no more than 20% of the street and canal elevations and does not include colour variation, glazing, roof gutters and downpipes; 		
<ul style="list-style-type: none"> Select secondary materials from the following list – limestone, stone (no stone claddings), painted weatherboard, corrugated sheet metal cladding [custom or mini orb profile], timber cladding and paint finished fibre cement board. Alternatives may be considered subject to design merit; 		
<ul style="list-style-type: none"> Incorporate light and neutral colours for the majority material of the dwelling and from the colour palette provided. Dark and primary colours, in particular dark roofs, are not permitted; 		
<ul style="list-style-type: none"> Roof tiles are not permitted. 		

Balconies, Terraces and Outdoor Living

Objectives:

To provide all dwellings with functional, private outdoor space;

To ensure that covered outdoor spaces are integrated with the built form and present well to the canal and/or street;

To contribute to the safety and liveliness of the street and canal by designing for casual overlooking and address.

Requirements:	Compliance	Comment
<ul style="list-style-type: none"> Ensure the size, orientation and location of the principle outdoor space relates to at least one living area within the dwelling [other than a bedroom] by being accessible and visible from the interior. One useable outdoor area is preferable to many smaller areas unsuitable for outdoor activities; 		
<ul style="list-style-type: none"> The Outdoor Living space is to be designed to be capable of being enclosed with screens to exclude insects. 		

Levels

Objectives:

To reduce the need for retaining walls;

To protect views from adjoining properties to the canal.

Requirements:	Compliance	Comment
<ul style="list-style-type: none"> Paved areas around the dwelling are to be within 100mm of the finished lot surface level; 		
<ul style="list-style-type: none"> Minimise cut and fill, ensuring any retaining wall is constructed entirely within the lot and not cause disturbance to adjoining properties; 		
<ul style="list-style-type: none"> The ground floor level shall be within 0.45m of the post finished subdivision lot level; 		
<ul style="list-style-type: none"> A basement with a ceiling which is above the finished ground floor level of the home is not permitted. 		

Retaining Walls

Objectives:

To ensure well considered level change across the lot;

To ensure retaining walls are complementary and match the dwelling.

Requirements:	Compliance	Comment
<ul style="list-style-type: none"> Retaining walls are to be constructed in limestone to match the canal walls or in a material that matches the dwelling; 		
<ul style="list-style-type: none"> Retaining walls within 2m of the canal wall are to be no higher than 1m and generally no greater than 1.5m above the finished lot level; 		
<ul style="list-style-type: none"> Ensure that any terraced retaining walls have at least 1m separation to allow adequate space for planting. 		

Building Services

Objective:

To locate mechanical equipment, all pipes, wired services, clothes drying areas, hot water storage tanks and service areas to minimise visual and acoustic impact to adjoining properties, the canal and the street.

Requirements:	Compliance	Comment
<ul style="list-style-type: none"> Locate mechanical equipment to minimise visibility from the street or canal; 		
<ul style="list-style-type: none"> Located external condenser units for reverse cycle or refrigerated air conditioning where they are screened from neighbouring properties and not visible from the street and canal. Evaporative air conditioning units are not permitted; where solar panels are visible from the public domain, the storage tanks shall be screened from view [a split system]. The solar panels shall integrate with the roof, be frameless and mounted flush with the roof. Mounting equipment shall be colour coordinated with the roof to minimise adverse visual impact. Storage tanks shall be located at ground level; 		
<ul style="list-style-type: none"> Free standing aerials or communication towers are not permitted; 		
<ul style="list-style-type: none"> Locate meter boxes in the least obtrusive location from public view. 		

Ancillary Structures

Objectives:

To ensure storage and service elements are housed appropriately on site;

To ensure the canal and street are free of unsightly elements.

Requirements:	Compliance	Comment
<ul style="list-style-type: none"> Storage areas and sheds are to be screened from view from the public realm; 		
<ul style="list-style-type: none"> Pergolas, external covered areas and bin enclosures are to be integrated with the dwelling using materials specified for the main dwelling walls; 		
<ul style="list-style-type: none"> Locate areas for clotheslines, clothes hoists and bin storage areas so they are not visible from the street or canal frontage. Bins shall remain within a bin storage area except on designated refuse collection days. 		

Fences and Letterboxes

Objective:

To create a cohesive streetscape and a well defined public and private domain.

Requirements	Compliance	Comment
<ul style="list-style-type: none"> Dividing boundary fences [behind the front and rear setback]: a maximum of 1.8m high rendered masonry. 		
<ul style="list-style-type: none"> Primary street and front setback area: A 1.2m high fence with the primary material being rendered masonry and a secondary material [at least 40% visually permeable] to match the dwelling. Face brick is not permitted. Some height variation is permitted with 1.2m being a maximum and the predominant fence height. Any landscape hedge shall not be higher than 1.6m; 		
<ul style="list-style-type: none"> Canal boundary and rear setback area: A 1.2m high boundary wall is permitted within 4m of the canal wall above existing site level. Where required, canal fencing shall be clear glass, frameless or with stainless steel supports; 		
<ul style="list-style-type: none"> Masonry fencing is to be finished both sides; 		
<ul style="list-style-type: none"> Tubular steel fences with infill of transparent material or anodised or painted wrought iron or tubular steel fences are not permitted. 		

Driveways and Vehicles

Objectives:

To provide adequate provision of secure, aesthetically pleasing on-site parking for residents;

To create a consistent streetscape and public realm.

Requirements:	Compliance	Comment
<ul style="list-style-type: none"> All vehicles, including cars, boats, trailers and caravans, are to be accommodated within the property boundary and screened from view of the street and canal; 		
<ul style="list-style-type: none"> Provide a garage door to completely screen the interior of the garage and that complements the architectural detailing and colour of the home. Open garaging and carports are not permitted to address the street; 		
<ul style="list-style-type: none"> Triple garages are not permitted except for lots wider than 17m. Additional cars may be arranged in tandem format; 		
<ul style="list-style-type: none"> Provide development over the garage to create two storeys; 		
<ul style="list-style-type: none"> Any constructed footpaths are to be maintained as the primary thoroughfare. The driveway finish shall terminate at the footpath; 		
<ul style="list-style-type: none"> Driveways and crossovers are to be construed with in situ, exposed aggregate concrete to complement the dwelling. 		

Landscape

Objective:

To create pleasant and interesting street-side and canal-side water wise gardens that enhance the streetscape and waterside experience.

Requirements	Compliance	Comment
<ul style="list-style-type: none"> Reticulate verges and plant with lawn; 		
<ul style="list-style-type: none"> Gardens visible from the street or canal are to be established within 3 months of dwelling occupation; 		
<ul style="list-style-type: none"> Plant one feature tree to the canal side of the home for shade and visual relief; 		
<ul style="list-style-type: none"> Landscape the canal setback area ensuring that no area is left without paving, landscaping or lawn; 		
<ul style="list-style-type: none"> Utilise only slow release granular fertilisers specially formulated to reduce nutrient run-off and nutrient infiltration into the water table; 	note	
<ul style="list-style-type: none"> Select lighting and locate to minimise disturbance and glare to adjoining properties. 	note	

Signage

Objective:

To ensure a cohesive and attractive streetscape and canal frontage.

Requirements:	Compliance	Comment
<ul style="list-style-type: none"> No signage is permitted on the lot or adjacent street reserve except for signs provided by Cedar Woods, Builders signs during construction and real estate 'For Sale' signs once the dwelling is constructed. 	note	

Canal Walls

Objective:

To maintain a high quality, well maintained canal wall for the benefit of the community.

Requirements:	Compliance	Comment
<ul style="list-style-type: none"> Major structures may not be built within 6m of the water face of any canal wall without structural certification and the necessary approvals. Major structures include swimming pools, boat davits, steps, retaining walls, pergolas, gazebos and the like. 		