



MULLUM CREEK

DESIGN . ENVIRONMENT . DONVALE

Step 2 – Developed Design Checklist

Information required for application

Please ensure that the information listed below is provided with your application for Step 2 Developed Design Review. The DRC may request a meeting to review the application if it believes your developed design will benefit from an informal discussion/consultation.

All landscape plans as submitted to Council for town planning approval must comply with Section 7 of the Mullum Creek Design Guidelines (MCDG), and be reviewed by the DRC.

Submit the application electronically to applications@mullumcreek.com.au in collated PDF files. (A3 paper size for drawings, and A4 paper size for written documents)

Please address all enquiries to:

PAUL HAAR ARCHITECT
For Mullum Creek Design Review Committee

phone: 03 9480 0605
email: mullumcreek@haararchitecture.com.au

DEVELOPED DESIGN REVIEW CHECKLIST

ITEM	CHECK	INFORMATION TO BE INCLUDED ON DRAWINGS AND SCHEDULES
Site Plan (scale 1:200)		
	<input type="checkbox"/>	Lot number and (if available) street address
	<input type="checkbox"/>	Lot boundaries, easements (if applicable), boundary setbacks and building envelope (ground level footprint only)
	<input type="checkbox"/>	Solar north point and scale bar
	<input type="checkbox"/>	Certified level survey with site contours shown at maximum 200mm intervals (levels relative to Australian Height Datum - AHD)
	<input type="checkbox"/>	Extent of flood zone (lots 1, 2, 3 and 4 only)
	<input type="checkbox"/>	Views, sight lines to reserves and streets for passive surveillance and social engagement
	<input type="checkbox"/>	Structures on adjacent lots and their primary private open space
	<input type="checkbox"/>	Outline of the Mullum Creek and (where applicable) Council prescribed building envelope and setback dimensions for your lot (refer to your lot plan and Section 3.2 of the MCDG)
	<input type="checkbox"/>	Existing trees, indicating whether they are protected and/or require a permit for removal, and noting any proposed for removal
	<input type="checkbox"/>	Show Tree Protection Zones (TPZ) and canopies and other vegetation on or within close proximity to the homesite (refer to your lot plan for TPZ information)
	<input type="checkbox"/>	Existing roadside pits, and legal points of discharge for sewer and stormwater services
	<input type="checkbox"/>	Outline of dwelling (including verandahs, open decks and terraces), outbuilding(s), pool and water tanks
	<input type="checkbox"/>	Proposed cat enclosure(s) must be shown and documented
	<input type="checkbox"/>	% site coverage of building(s)
	<input type="checkbox"/>	Extent of cut and fill relative to finished floor levels and natural ground, detailed across entire homesite (note finished surface levels at top and bottom of all batters and retaining walls)
	<input type="checkbox"/>	Driveway locations and gradients, and crossover locations
	<input type="checkbox"/>	Any retaining walls, noting heights
	<input type="checkbox"/>	Pavings and their relative levels (RL)
	<input type="checkbox"/>	Water tank(s), noting dimensions and capacity
	<input type="checkbox"/>	Service areas, clothes lines, services and equipment
	<input type="checkbox"/>	Boundary fencing including location and height. If boundary fencing other than the Mullum Creek specified post and wire fencing is proposed, this can only be approved by the DRC with signed and informed consent of the adjoining lot owner
All floor plans (scale 1:100)		
	<input type="checkbox"/>	All floor levels, and comprehensive dimensions of rooms, eaves, external sun shading devices, etc
	<input type="checkbox"/>	Construction details for all floors, external and internal walls (structure, insulation, external cladding, internal lining), listing also product thicknesses and specifications

DEVELOPED DESIGN REVIEW CHECKLIST		
ITEM	CHECK	INFORMATION TO BE INCLUDED ON DRAWINGS AND SCHEDULES
	<input type="checkbox"/>	All services including water tanks, hot water systems, space heating and/or cooling plant, etc
All ceiling plans (scale 1:100)		
	<input type="checkbox"/>	Layout for lighting and exhaust vents, providing also details on recessed light fittings (confirming whether they are certified for use with bulk insulation abutting) and inbuilt vent draught seals
Roof plan (scale 1:100)		
	<input type="checkbox"/>	Roof catchment area harvesting rain water for on-site tank storage (minimum 80%)
	<input type="checkbox"/>	Rooftop services including photovoltaic (solar panel) panels (noting tilt angle and capacity), solar water heater, space heating and/or cooling plant, etc
Elevations (scale 1:100)		
	<input type="checkbox"/>	Natural ground level (NGL) and finished floor levels
	<input type="checkbox"/>	Height dimensions of walls and roofs above natural ground
	<input type="checkbox"/>	Outline of the 3D building envelope and vegetation envelope prescribed for your lot (see also Sections 3.2 and 7.2 of the MCDG)
	<input type="checkbox"/>	All windows, doors and vents, referenced as per schedule below
	<input type="checkbox"/>	External materials and colours, referenced to an accompanying schedule if/as relevant
	<input type="checkbox"/>	All external eaves and other sun shading devices (carefully dimensioned)
	<input type="checkbox"/>	All services including water tanks, hot water systems, space heating and/or cooling plant, photovoltaic (solar panel) arrays, etc
Sections (scale 1:100)		
	<input type="checkbox"/>	Minimum two cross-sections on different axes, capturing architectural complexities where possible, showing the maximum cut and fill across the site from boundary to boundary, and illustrating the integration of the building with any retaining walls on site.
	<input type="checkbox"/>	Comprehensive dimensions for floor, ceiling and roof heights
	<input type="checkbox"/>	Construction details for all floors, external and internal walls, ceilings and roofs (structure, insulation, external cladding, internal lining), listing also product thicknesses and specifications
	<input type="checkbox"/>	Decks, patios and steps
	<input type="checkbox"/>	If proposing a fence type other than the approved MC type, provide one fence section detail that shows dimensions, materials,
Schedules and notes		
	<input type="checkbox"/>	Schedule of materials and colours for all external finishes
	<input type="checkbox"/>	Concrete; include notes on recycled content of all internal and external wet mix and precast concrete products (refer also to Mullum Creek Concrete and Cement Products Guide on the website)
	<input type="checkbox"/>	Timber; include notes on manufacturer and/or supplier for all timber specified (refer also to Mullum Creek Timber Products Guide available on the Mullum Creek website, and submit forms as this Guide requires)
	<input type="checkbox"/>	Windows and external glazed doors; include notes on manufacturer, product code and thermal specifications (refer to WERS database)
	<input type="checkbox"/>	Notes on volatile organic compounds (VOC) and formaldehyde emissions of all specified materials and finishes (if known at this stage)
	<input type="checkbox"/>	Services, fixtures and appliances; include notes on proposed hot water system (gas or electric, storage or instantaneous), space heating system (gas or electric, hydronic or ducted air delivery) and space cooling system (refrigerative or evaporative, condenser head or ducted air delivery). If available, information on manufacturer, model number, water and/or energy efficiency ratings would also be helpful. (refer Requirement R42 in Section 6.7 of the MCDG).
	<input type="checkbox"/>	Water tanks; provide notes on tank dimensions, capacities and materials. Also include notes on in-house and garden water fixtures to be served by tanks
	<input type="checkbox"/>	Photovoltaic (solar) power supply (min. 4kW); provide details on system capacity, and array location, orientation and tilt

DEVELOPED DESIGN REVIEW CHECKLIST

ITEM	CHECK	INFORMATION TO BE INCLUDED ON DRAWINGS AND SCHEDULES
Developed landscape plan (scale 1:200)		
	<input type="checkbox"/>	Lot number and (if available) street address
	<input type="checkbox"/>	Lot boundaries and easements (if applicable)
	<input type="checkbox"/>	Solar north point and scale bar
	<input type="checkbox"/>	Building(s) footprint, including verandahs and open decks and terraces
	<input type="checkbox"/>	Site contour lines at maximum 200mm intervals (levels to Australian Height Datum - AHD)
	<input type="checkbox"/>	Reserve areas adjoining the homesite if applicable
	<input type="checkbox"/>	Existing trees, reasonably indicating size, and noting whether they are protected and/or require a permit for removal. trees proposed for removal, and provide justification for same via qualified arborist's report.
	<input type="checkbox"/>	Tree Protection Zones (TPZ) and canopies, and other vegetation on or within close proximity to the homesite (refer to the vegetation envelope plan for TPZ information)
	<input type="checkbox"/>	Boundary fencing including location and height. If boundary fencing other than the Mullum Creek specified post and wire fencing is proposed, this can only be approved by the DRC with signed and informed consent of the adjoining lot owner.
	<input type="checkbox"/>	Location of crossovers, driveways, hardstand areas, and other pavings (include relative levels - RL)
	<input type="checkbox"/>	All services including water tank(s), hot water systems, space heating and/or cooling plant, clothes drying facilities, etc
	<input type="checkbox"/>	Other structures, sheds, ponds, pool and tennis court (incl. associated fencing, equipment and services)
	<input type="checkbox"/>	Proposed cat enclosure(s) must be shown and documented
	<input type="checkbox"/>	Extent of cut and fill relative to finished floors and natural ground
	<input type="checkbox"/>	All retaining walls including material and height
	<input type="checkbox"/>	Internal fencing for pool safety, screening and pet containment (location, height, material and construction details)
	<input type="checkbox"/>	Ground permeability %
	<input type="checkbox"/>	Location and species of proposed new trees and shrubs with a mature height in excess of 2.0m.
		All garden areas, vegetable garden beds and home orchards, including the following:
	<input type="checkbox"/>	Soft landscaping/vegetation (min. 40% of total lot area)
	<input type="checkbox"/>	Grass (max. 60% of front garden area)
	<input type="checkbox"/>	Type of mulch proposed
	<input type="checkbox"/>	Irrigation systems; provide details on systems proposed for reticulation and discharge of tank water and diversion of grey water to garden plants
Plants list		
	<input type="checkbox"/>	Plants including trees, shrubs and ground cover. Species (scientific and common names), noting whether they are locally indigenous. Planting stock, pot size, mature plant height and breadth, and total numbers of each species of proposed planting (refer to Mullum Creek website for information on recommended plants)
	<input type="checkbox"/>	Confirmation that local weed plants are avoided (see Manningham Weed Identification booklet on the Mullum Creek website)
Materials and colour schedule		
	<input type="checkbox"/>	Materials and colours of hard surfaces, garden bed edging, rocks, gravel and sand, soil, fences and screens, outbuildings and other structures
Letterbox		
	<input type="checkbox"/>	Design, location, material and colour

STEP 2 ENERGY RATING CONFIRMATION

ITEM	CHECK	INFORMATION TO BE INCLUDED ON DRAWINGS AND SCHEDULES
<p>Included as part of your Step 2 submission, the DRC requires confirmation from Floyd Energy that the developing design will continue to achieve a minimum 7.5 star rating. Should design changes made since Step 1 Preliminary Design Review require Floyd Energy to undergo major re-assessment, any costs incurred must be borne by the owner.</p>		
	<input type="checkbox"/>	Confirmation Letter from Floyd Energy regarding energy rating of proposed design.