

Low Density Design Approval Application Checklist

The buyer or their architect/ builder are required to complete the Design Approval Application Checklist and submit it alongside Plans including Landscape plan.

Low Density Lots - 500m² - 700m²

Lot Number	
Purchaser Name	
Purchaser Contact Number and Email	
House Architect/builder's name	
House Architect/builder's contact number and email	

Built Form Standards	Low Density Standards	Purchaser's Actual Standards
Finished floor level	State finished floor level (FFL)	
Dwelling size (minimum)	160m ²	
Building site coverage	45%	
Building height	Single storey (unless otherwise specifically agreed)	
	8.0m maximum	
Recession planes	2.5m + compass angle	
Setbacks	Front yard: 4m	
	Side yard: 1.8m to dwelling, 1 m to garage	
	Rear yard: 3m	
Fencing	Front yard: No fencing forward of the front façade	
	Side yard: 1.8m maximum height, doesn't extend forward of the front façade	
	Reserve boundary: 1.5m maximum height, 50% transparent	
Garages	Facing street:	
	Doesn't exceed 50% of the total dwelling width	
	Minimum 5.5m setback from road boundary	
	90° to the street:	
	Doesn't exceed 50% of the total dwelling width	
	Minimum 3m setback from road boundary	
Presentation to the street	Primary pedestrian entrance visible and accessible from road	
	20% glazing of street-facing façade	
Landscaping	20% of the site is landscaped (lawn or planting)	
	Minimum 1 specimen tree (1.8m high) in front yard	
	40% landscaping between road boundary and face of dwelling	
Service Areas	2.25m ² outdoor service area provided (screened from streets and reserves)	
Outdoor living space	Minimum 40m ²	
	Faces north, east or west	
	Directly accessible from indoor living space	
Outlook space	4m x 4m principal living space	
Vehicle crossing	Specific vehicle crossing location required (see Residential Design Guide Section E - Site Information)	