

Group Dwelling/Subdivision Developer's Approval Checklist

Small lot designs, where density codes permit, are encouraged in order to promote product diversity and innovation within the estate. To be classified as a small lot design; the lot size shall be under 150m² or with a frontage of 7.5m or less.

Due to the smaller lot size and restriction on design, you must comply with the standard estate guidelines with the following criteria variations;

1. Façade Materials:

Does your design incorporate two different materials to the front elevation, as per the established guidelines?

If your house construction method does not include brick construction, then the 1c brick feature as required at the Brook at Byford can be specified in a planter box or letterbox on the front elevation.

Yes No

2. Front Door & Enclosed Garage

Does your design require your front door to be accessible through an open carport? Therefore, not having a garage sectional door specified?

If your design cannot have an enclosed double garage due to the width of the lot. Then a single open carport with an accessible front door will comply. The front door must still include glazing in the selected door profile.

Yes No