

# LARKVIEW - DESIGN APPLICATION FORM

For submission to the Larkview Encumbrance Manager (LEM)



## To the Larkview Encumbrance Manager (LEM)

c/- Jinding

Email: [LarkviewEncumbrances@jinding.com.au](mailto:LarkviewEncumbrances@jinding.com.au)

## Property Details

Lot Number: \_\_\_\_\_

Street / Address: \_\_\_\_\_

## Contact Details

### Owner Details (required)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: (hm) \_\_\_\_\_ (mob) \_\_\_\_\_

Email: \_\_\_\_\_

### Builder / Architect / Designer Details (optional)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: (wk) \_\_\_\_\_ (mob) \_\_\_\_\_

Email: \_\_\_\_\_

## 1. Site & Built Form Requirements

### Lot Size & Site Coverage (refer Section 2.1)

Total Lot Area: \_\_\_\_\_ m

Proposed House Size (incl. garage, excl. alfresco/balcony): \_\_\_\_\_ m

Site Coverage (% of Lot): \_\_\_\_\_ %

Requirements:

- Home must not exceed 60% site coverage
- Minimum home sizes apply depending on Lot size.

### Frontage Width (Section 2.2)

Lot Frontage Width: \_\_\_\_\_ m

Frontage Occupied by Built Form: \_\_\_\_\_ m (must be  $\geq 70\%$ )

# LARKVIEW - DESIGN APPLICATION FORM

For submission to the Larkview Encumbrance Manager (LEM)



## Setbacks (Section 2.3)

Front Setback: \_\_\_\_\_ m

Garage Setback: \_\_\_\_\_ m

Left Side Setback (facing the street): \_\_\_\_\_ m

Right Side Setback (facing the street): \_\_\_\_\_ m

Please refer to the latest version of the Building Envelope Plan, available on the Larkview Buyers Portal <https://portal.larkviewmtbarker.com.au/> for your allotment's minimum setback.

## 2. Home Design Requirements

### Architectural Style (Section 3.1)

Selected style:

Contemporary    Modern    Classic    Traditional

Other (Must meet LEM approval): \_\_\_\_\_

### Front Entry Structure (Section 3.2)

- Must be prominent, visible from street
- Must have a minimum covered area of 3.0m<sup>2</sup> and minimum depth of 1.5m

Type:

Portico    Porch    Verandah    Other: \_\_\_\_\_

Does the home have a sidelight (required for lots  $\geq$  12.5m frontage)?    Yes    No    N/A

### Façade Articulation (Section 3.3)

Façade must include articulation through features such as:

Projected or recessed elements    Verandah    Porch    Gables    Balconies (double storey)  
Entry features    Varied skyline

Identify key façade articulation elements:

---

---

# LARKVIEW - DESIGN APPLICATION FORM

For submission to the Larkview Encumbrance Manager (LEM)

## Corner Lots – Secondary Façade (Section 3.4)

(Complete only if a corner lot)

- Matching window treatments
- Wrap-around materials (min. 3.0m)
- Feature roof/gable elements
- No blank walls in public view
- Pergolas, porticos, porches, verandahs and balconies
- Other, subject to LEM approval (Describe below).

Details: \_\_\_\_\_  
\_\_\_\_\_

## Distinctive Appearance (Section 3.5)

The façade must differ from the three nearest homes.

Describe how design is unique: \_\_\_\_\_  
\_\_\_\_\_

The LEM will undertake these checks relative to nearby applications on a first-come, first-served basis.

## Ceiling Heights (Section 3.6)

- Must be 2.7m minimum to all rooms facing the public realm.

Proposed height: \_\_\_\_\_ m

## Materials & Colours (Sections 3.7 & 3.8)

Confirm no prohibited materials :    Yes    No

Colour Scheme \_\_\_\_\_

Colour scheme of the house exterior must be muted neutral tones, with a minimum of two base colours.

## 3. Roofs & Walls

### Roof (Section 4.1)

- Roof pitch (hip/gable  $\geq 22.5^\circ$ ): \_\_\_\_\_ °
- Roof material: \_\_\_\_\_
- Colour (matte, non-reflective): \_\_\_\_\_

# LARKVIEW - DESIGN APPLICATION FORM

For submission to the Larkview Encumbrance Manager (LEM)



## Eaves (Section 4.2)

450mm or above deep

Returns a min. of 3.0m along the side walls

N/A (zero-lot or approved, identify below)

---

## Walls (Section 4.3)

Front façade materials (min. 2, max. 4 complementary materials):

Render    Stone    Brickwork    Timber / composite cladding    Weatherboard

Masonry block    Other: \_\_\_\_\_

---

## 4. Garages & Driveways

### Garage (Section 5.1)

- Must be integral to house, fully enclosed
- Lots  $\geq 12.5$ m frontage require double garage

Garage Door Width: \_\_\_\_\_ m (must be  $\leq 40\%$  of frontage)

Garage Door Style:    Panel lift    Sectional    Other approved: \_\_\_\_\_

---

### Driveway (Section 5.2)

Material:    Exposed aggregate    Coloured concrete (not painted)    Stone / brick    Asphalt

Garden bed beside driveway  $\geq 500$ mm:    Provided

---

## 5. Outbuildings & Ancillary Items

### Outbuildings (Section 6.1)

- Max  $10\text{m}^2$  & 2.2m high if visible.
- Materials must match main dwelling.

Outbuilding Proposed?    Yes    No

If yes, details: \_\_\_\_\_

---

### Ancillary Items (Section 6.2)

Must be inconspicuous: rear 50%, screened, or not visible from streets.

Items included:    Bin storage    Hot water service    Solar panels    Rainwater tank  
Clothesline    A/C units

# LARKVIEW - DESIGN APPLICATION FORM

For submission to the Larkview Encumbrance Manager (LEM)



## 6. Landscaping Requirements (Section 8.5)

### Landscape Plan Provided:

Yes (required)

### Front Yard Requirements:

- No more than \*\*40% hard surfaces.
- Required number of trees installed (100L min):\*\*
  - Lots  $\geq$  12.5m - 2 trees
  - Lots < 12.5m - 1 tree

**Shrubs & Groundcovers:**      10 medium/large shrubs (200mm+)      15 small shrubs (150mm+)  
15 groundcovers (150mm+)

## 7. Retaining Walls & Site Conditions (Section 7)

**Retaining walls visible from public realm:** Must be masonry/stone/blockwork and complement developer constructed retaining walls.      Complies

Any cut/fill over 1.0m (front) or 1.5m (rear)?      Yes      No

If yes, details: \_\_\_\_\_

**Any amendment to developer delivered retaining walls?**      Yes      No

If yes, details for approval: \_\_\_\_\_

## 8. Exemption Requests (optional) (Section 1.3)

If seeking an exemption, list design controls and justification.

### Requested Exemption(s):

---

---

---

---

# LARKVIEW - DESIGN APPLICATION FORM

For submission to the Larkview Encumbrance Manager (LEM)



## 9. Declaration

I hereby declare that all submitted plans comply with the Larkview Design Guidelines unless otherwise stated in an exemption request

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

## 10. Attachments Checklist

Site Plan (with setbacks & driveway)

Building Envelope Plan

Floor Plans & Elevations

Colour & Materials Schedule

Landscape Plan

Cut/Fill & Retaining Wall Details

Roof Plan

Garage Door Style

External Fixtures / Ancillary Items

Energy Efficiency Documentation

**SUBMIT APPLICATION VIA:** [portal.larkviewmtbarker.com.au](https://portal.larkviewmtbarker.com.au)