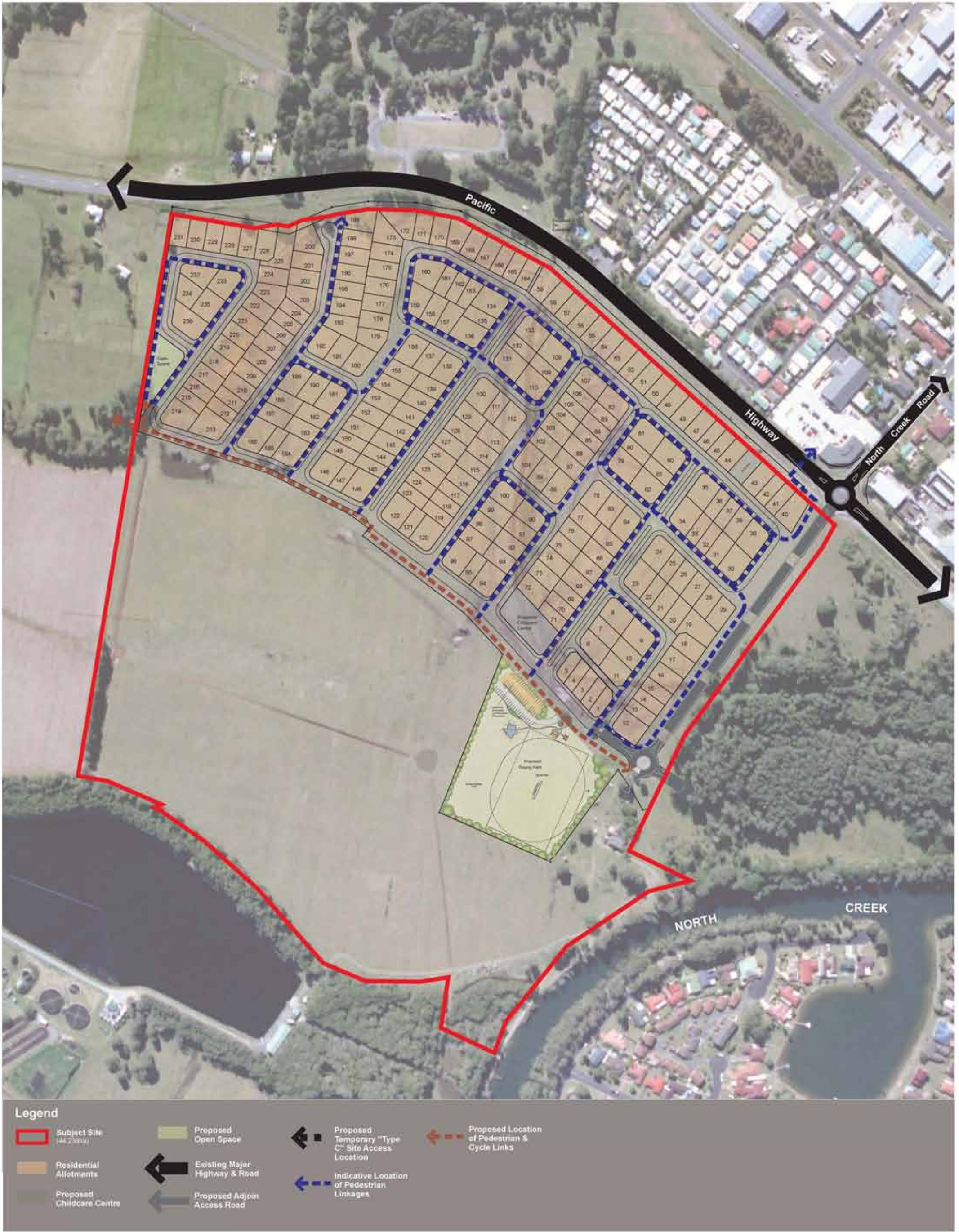




legend

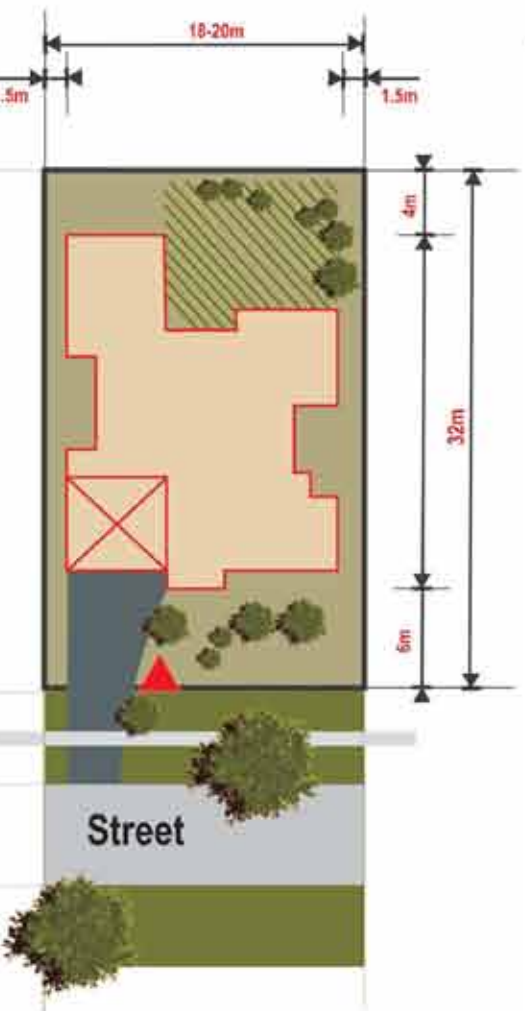
 refuse collection point

 bin storage

 letterbox

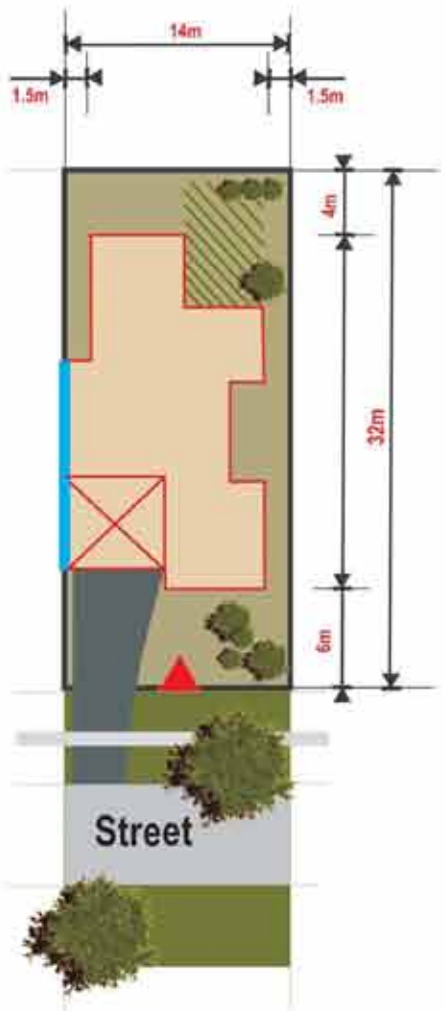
 6x6 metre garage

 private open space



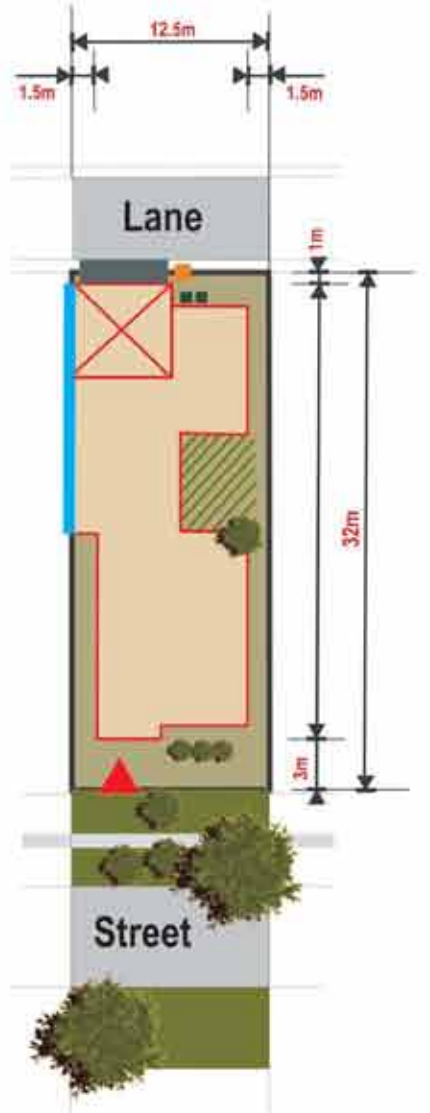
Typical Traditional

- Lot sizes 575+ sqm, Typically 680sqm, with 18-20m wide frontages
- The primary street frontage of the allotments should have a 6m setback for the ground and second level of the dwelling. Balconies may project beyond the building line provided:
 - The balcony is cantilevered with no walls or columns below the balcony and no walls or roofs above the balcony
 - The balcony has a maximum projection of 1.8m
- Garages should be set back behind the primary building line where possible
- A reduced secondary frontage setback of 3m applies to all corner traditional allotments
- A minimum of one (1) onsite car parking spaces will be provided for each dwelling



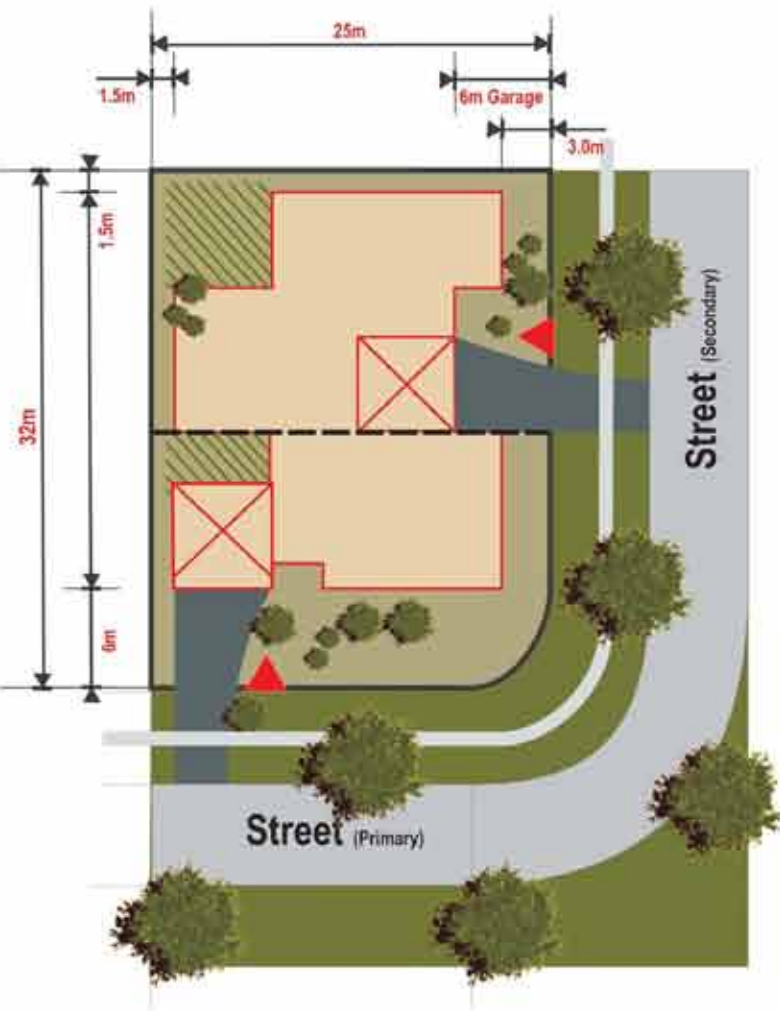
Typical Courtyard

- Lot sizes 421sqm - 480sqm + sqm, Typically 445sqm, with 14-15m wide frontages
- The primary street frontage of the allotments should have a 6m setback for the ground and second level of the dwelling. Balconies may project beyond the building line provided:
 - The balcony is cantilevered with no walls or columns below the balcony and no walls or roofs above the balcony
 - The balcony has a maximum projection of 1.8m
- A zero lot line tolerance of 0.2m is permitted to facilitate a gutter overhang, if this tolerance is used no fencing to the boundary is permitted for that length of the wall.
- The built to boundary wall must not exceed 50% of the boundary at ground level.
- The second level must be setback a minimum of 1.5m from the built to boundary side to avoid overshadowing on the adjoining dwellings.
- If a zero lot line option is not adopted, then the standard 1.5m side setback will apply.
- A reduced secondary frontage setback of 3m applies to all corner courtyard allotments
- Garages should be set back behind the primary building line where possible
- A minimum of one (1) onsite car parking spaces will be provided for each dwelling



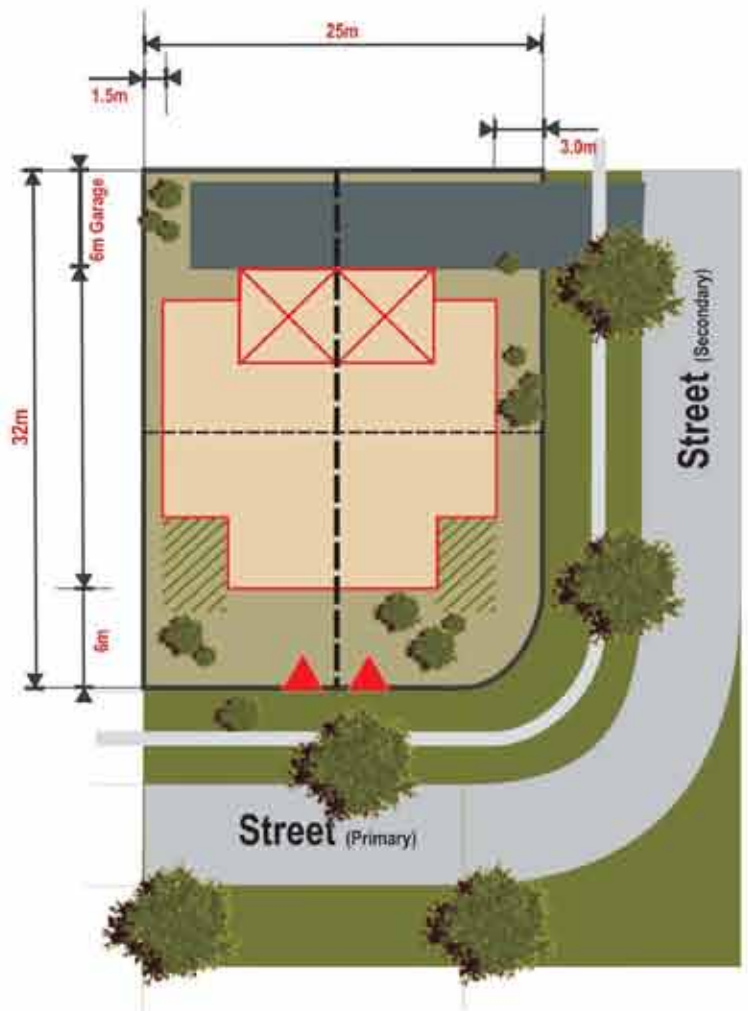
Typical Villa

- Lot sizes 421sqm - 480sqm + sqm, Typically 445sqm, with 14-15m wide frontages
- The primary street frontage of the allotments should have a 3m setback for the ground and second level of the dwelling
- The minimum rear laneway frontage of the allotments should have a 1m setback for the ground level. The entry to the garage must be built to meet this 1m setback requirement to ensure that illegal parking does not occur on the verge and rear fringe of residents allotments. If a second level is included, the built form may be cantilevered out to the boundary line. Planting is to be included within the 1.0 m rear setback to soften and enhance the streetscape of the lane. Note:
- A zero lot line tolerance of 0.2m is permitted to facilitate a gutter overhang, if this tolerance is used no fencing to the boundary is permitted for that length of the wall.
- The built to boundary wall must not exceed 50% of the boundary at ground level.
- The second level must be setback a minimum of 1.5m from the built to boundary side to avoid overshadowing on the adjoining dwellings.
- A reduced secondary frontage setback of 2m applies to all corner Villa allotments



Duplex - Option 1

- Lot sizes 800+ sqm, Typically 800sqm, with 25m wide frontages
- The primary street frontage of the allotments should have a 6m setback for the ground and second level of the dwelling. Balconies may project beyond the building line provided:
 - The balcony is cantilevered with no walls or columns below the balcony and no walls or roofs above the balcony
 - The balcony has a maximum projection of 1.8m
- A reduced secondary frontage setback of 3m applies to all corner Duplex allotments
- Garages should be set back behind the primary building line where possible. Garages for each dwelling will not be built adjoining each other on the primary and secondary street frontages.
- A minimum of two (2) onsite car parking spaces will be provided for each dwelling



Duplex - Option 2

- Lot sizes 800+ sqm, Typically 800sqm, with 25m wide frontages
- The primary street frontage of the allotments should have a 6m setback for the ground and second level of the dwelling. Balconies may project beyond the building line provided:
 - The balcony is cantilevered with no walls or columns below the balcony and no walls or roofs above the balcony
 - The balcony has a maximum projection of 1.8m
- A reduced secondary frontage setback of 3m applies to all corner Duplex allotments
- Garages should be set back behind the primary building line where possible. Garages to be located at the rear of the allotment to improve street amenity
- A minimum of two (2) onsite car parking spaces will be provided for each dwelling