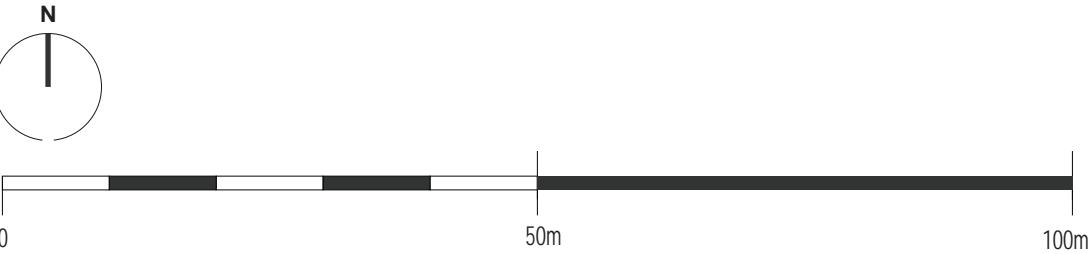




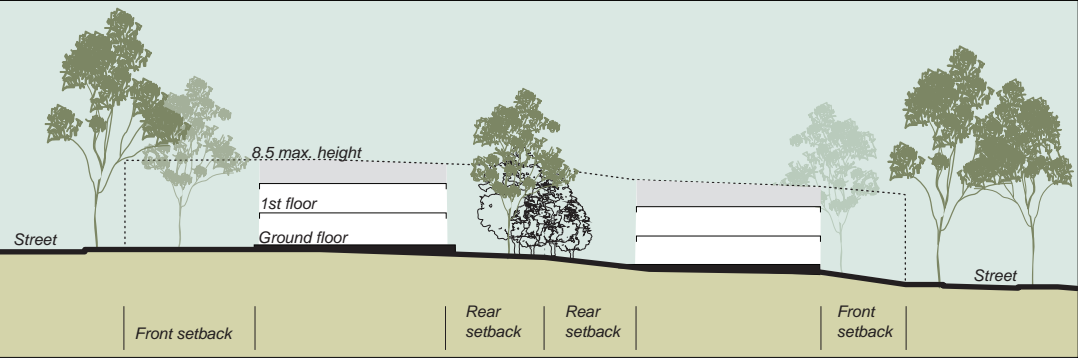
Lot Layout Detail



BUILT FORM CONTROLS

LOW DENSITY RESIDENTIAL DEVELOPMENT

Residential development within the low density subdivision is to generally comply with the Coffs Harbour City Council Low Density Housing Development Control Plan, and the requirements set out in the annotated street section (below), indicating the proposed landscape and street context and which illustrates the desired built scale.



Section A-A

Building Height

- Dwelling houses are proposed as a maximum two storeys, with an overall maximum building height of 8.5 metres above existing ground level. Where the land form falls more than two metres from the street alignment to the rear of the property, an additional basement storey may be provided.

Building Form and Design

- Main residential dwelling buildings are to conform to the building footprint identified on the concept subdivision plan.
- Building development is to minimise impact on the existing landform.
- In the design of new dwellings ensure that each development has good access to daylight and natural ventilation; has good visual and acoustic privacy; and useable private open space.
- In the design of new dwellings, minimise impacts on neighbouring development in terms of their access to daylight and natural ventilation; and their visual and acoustic privacy both within buildings and in private open spaces.
- A variety of roof forms is encouraged, and are to be designed having regard for neighbouring amenity; overlooking; streetscape suitability; and regional views.
- All garages and car ports are located behind the front building line.

Setbacks

- The front and side setbacks are to conform to the building footprint identified on the concept subdivision plan, in order to assist in establishing a consistent street character, and to maintain a reasonable separation distance between houses.
- The rear setback is to conform to the building footprint identified on the concept subdivision plan, or a minimum of 20% of the overall lot length.

Front Fences

- Typically, no front fence is permitted forward of the front building line.

Street Landscape

- The street verge is to be planted in accordance with the Concept Landscape Plan. All trees and grassed areas are to be maintained in accordance with that plan.