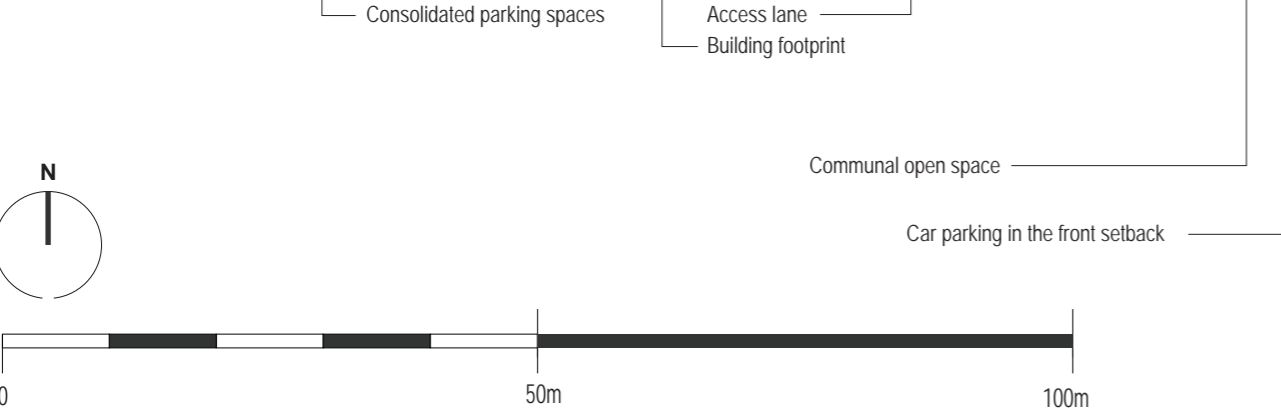


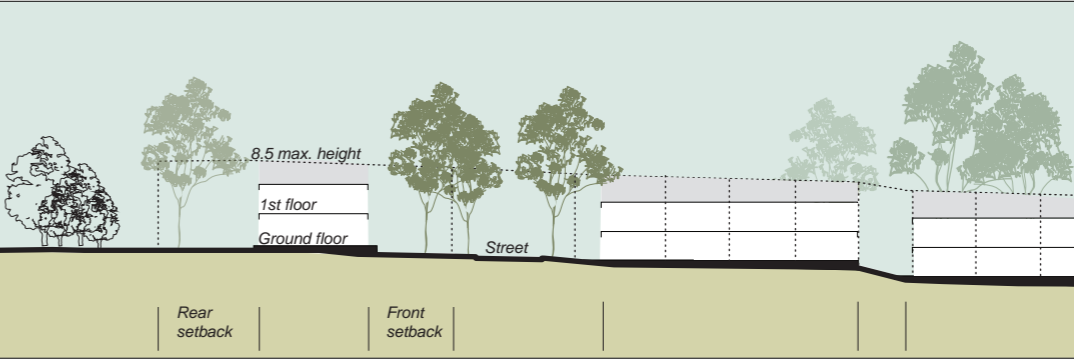
Lot Layout Detail



BUILT FORM CONTROLS

MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

Residential development within the medium density subdivision is to generally comply with the Coffs Harbour City Council Medium 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 B-B

Building Height

- Development is proposed to a maximum of two storeys, with an overall maximum building height of 8.5 metres above existing ground level.

Building Form and Design

- 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.
- Consistent built form is encouraged, and is to be designed having regard for neighbouring amenity; overlooking; streetscape suitability; and regional views.
- Other than where indicated, garages and car ports are located behind the front building line. Where indicated on the Concept Subdivision Plan, car ports and car parking is permitted in the front setback.

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.
- 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.