

Notes:

Height

1. The maximum height of buildings and structures shall be 2 storeys and 9.0m to the upper most projection.

Site Cover

2. Site cover does not exceed 50%.

Setbacks

3. Setbacks are as specified on this plan.
4. Setbacks are measured to the outer edge of the wall or balcony. Eaves, hoods, screens and projected architectural elements may extend a maximum of 1m into the setbacks. Where a setback adjoins an easement elements may only extend a maximum of 0.6m into the setback.

Parking

5. Minimum 2 car spaces per dwelling of which at least 2 are covered.

Fencing:

6. Fencing to the primary road frontage to be at least 50% transparent and not to exceed 1.2 meters in height
7. Fencing to public open space (including Lot 901) to be at least 50% transparent and not to exceed 1.8 meters in height.
8. Fencing on secondary street frontages to be at least 25% transparent, and maximum 1.8m in height.
9. Side and rear boundary fencing on flat and split level lots to be a maximum of 1.8m in height.
10. Side and rear fencing on sloping lots to be a maximum of 1.5m in height from natural ground level. Where the sloping lot adjoins a flat or split level lot side and rear boundary fencing to be a maximum of 1.8m in height.
11. Western boundary fencing for Lot 1, rear boundary fencing for lots 12 to 23, 39 to 41, 57 to 59 and eastern boundary fencing for lots 59 to 61 to comply with approved Bushfire Management Plan.
12. For rear boundary fencing that is located on the property boundary for Lots 12 to 23, 39 to 41 and 57 to 59 the bottom of the fence is to be set a minimum of 0.2m from natural ground level to allow existing stormwater to flow unimpeded from upstream catchments. The 0.2m below fence is not to be blocked. The maximum total fence height from natural ground level is to comply with items 9 and 10 above.

Building Design:

13. The homes are to have a window or balcony from a habitable room that faces the street and open space excluding battle axe lots (1,12, 23, 24, 38 and 39).
14. No more than three houses in a row (sequence) are positioned on the same building setback. Where building setback variation is required, the setback difference between any two adjoining houses shall be a minimum of 1.0m.
15. The Garage cannot be the closest part of the home to the street and must be setback at least 1.0m behind another part of the home.
16. Garages are to have a maximum internal width of the greater of 6m or 50% of the lot width less setbacks. Refuse bins are to be located behind the building line and screened from public view.
17. Driveways are to be a minimum of 1.5m from the side boundary and preferable on the southern or western side of the lot.

Slope Sensitive Design:

19. Homes are to be designed so as not to result in excess cut and fill. Fill material is to be reused on site if possible.
20. Proposed homes, retaining walls and earthworks are to not result in concentrated storm water discharge onto a neighbouring lot. Surface and subsurface drainage is to be provided as part of retaining walls and homes to ensure storm water is diverted away from these structures and directed to the legal point of discharge.
21. Existing levels must be maintained at all property boundaries.
22. The maximum height of retaining walls is 1.5m unless stepped with a 1m horizontal distance between tiers that is landscaped. A tiered retaining wall is to have a total maximum height of 3.0m.
23. Retaining walls are to only be constructed of:
a. masonry with a decorative finish (no plain concrete walls) OR
b. Stone.
24. Where retaining walls adjoin a park or street frontage the retaining wall is to be a maximum height of 1.5m in height and setback a minimum of 0.6m from the property boundary with a minimum 0.6m wide landscaped area consisting of planting between the property boundary and retaining wall.
25. Split Level Lots
a. The homes are to be designed to step in response to the benching provided by the original bulk earthworks.

26.

- Sloping Lots
a. No cut or fill is permitted within the side and rear setbacks.
b. Homes to comply with the COGC guide to building on sloping sites (2021).
27. If a suspended floor design is used to deal with a sloping lot the under storage of the same is to be screened from view with either landscaping or fixed batten screening.

Definitions:

The secondary frontage of the lot is deemed to be the frontage of the longer dimension or as indicated on the plan of development.

Landscape to Rear of Lot (Backyard) to include:

1. All areas to be stabilised with turfing or landscaping.

Landscape to Sides of Lot to include:

1. All areas to be neat and tidy grass, ground covers or other landscaping, or non-permeable surfaces including pavers, pathways, and aggregates.

Landscape to Front of Lot (Road Frontage to include:

1. High quality grass cover to all areas not mulched or paved.
2. For lots less than 1000m2 in total area a minimum of 10m2 of mass planting areas, to each street frontage, that are mulched and edged to define boundary and maintained free of weeds and rubbish. For lots greater than 1000m2 in total area a minimum of 20m2 is required.
3. Secondary street frontages are to be similarly landscaped to primary street frontages.
4. At least three trees (minimum 2m high) are required to be planted along each street frontage in edged and mulched garden beds.
5. Non permeable surfaces are limited to driveways, patios and footpaths and cannot dominate the street frontage.
6. Accesses for battle axe lots (1, 12, 23, 24, 38 and 39) are to be turfed or landscaped and kept neat and tidy between driveway edges and property boundaries.

New plantings on the lot will not include plant species prohibited by the local council. Artificial turf is not permitted in road verges as well as on primary and secondary street frontages.

LANDSCAPE ZONES

