Notes:

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

Setbacks are as specified on this plan.

- All garages are required to be setback a minimum of 6.0m from the primary or secondary frontage property boundary
- For all flat pad lots, split level lots and lots 14, 37, 43, 53, 54, 60, 61, 65 and 66 setbacks are measured to the outer edge of the wall or balcony. Eaves, hoods, screens and projected architectural elements may extend a maximum of 0.6m into the setbacks.
- For all sloping lots not listed in item 5 above setbacks are measured to the outer edge of the wall or balcony and no elements (including eaves, hoods and projected architectural elements) are to extend into the setbacks.

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

- Fencing to the primary road frontage to be at least 50% transparent and not to exceed 1.2 meters in height
- Fencing to public open space (including Lot 901) to be at least 50% transparent and not to exceed 1.8 meters in height.
- Fencing on secondary street frontages to be at least 25% transparent, and maximum 1.8m in height.
- Side and rear boundary fencing on flat and split level lots to be a maximum of 1.8m in height.
- Side and rear fencing on sloping lots to be a maximum of 1.5m in height from natural ground level. 25.
 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.
- Western boundary fencing for Lot 1, rear boundary 26. fencing for lots 12 to 23, 39 to 41, 57 to 59, Eastern boundary fencing for Lots 59 to 62, 65 to 66 Southern boundary fencing for lots 62-64 and Western boundary fencing for Lot 64 to comply with approved Bushfire Management Plan.
- 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 natura ground level is to comply with items 11 and 12 above.

Building Design:

- 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).
- No more than three houses in a row (sequence) are positioned on the same building setback. Where 30. building setback variation is required, the setback difference between any two adjoining houses shall be a minimum of 1.0m.
- For all flat pad lots, split level lots and lots 14, 37, 43, 53, 54, 60, 61, 65 and 66 where the second storey part of the dwelling is within 6m (Measured to the outer edge of the wall or balcony) to the primary frontage, the design is required to incorporate a balcony or other lightweight element for a minimum of 50% of Landscape to Rear of Lot (Backyard) to include: the width of the second storey part of the dwelling 31. facing the primary frontage
- The Garage cannot be the closest part of the home Landscape to Sides of Lot to include: behind another part of the home.
- Garages are to have a maximum internal width of the areater of 6m or 50% of the lot width less setbacks.
- and screened from public view. Driveways are to be a minimum of 1.5m from the side boundary and preferably on the southern or western 34. side of the lot

Slope Sensitive Design:

Conservation

900

- Homes are to be designed so as not to result in 22. excess cut and fill. Fill material is to be reused on site if possible.
- 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.
- Existing levels must be maintained at all property 38. boundaries.
- 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.
- Retaining walls are to only be constructed of: a. masonry with a decorative finish (no plain concrete walls) OR
- b. Stone. 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.
- Split Level Lots a. The homes are to be designed to step in response to the benching provided by the original bulk

Cowell Drive

(12)

- 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).
- 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.

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

All areas to be stabilised with turfing or landscaping.

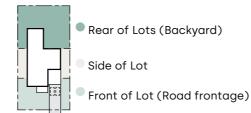
to the street and must be setback at least 1.0m 32. All areas to be neat and tidy grass, ground covers or other landscaping, or non-permeable surfaces including pavers, pathways, and aggregates

- Refuse bins are to be located behind the building line Landscape to Front of Lot (Road Frontage) to include: High quality grass cover to all areas not mulched or
 - 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 grea a minimum of 20m2 is required.
 - Secondary street frontages are to be similarly landscaped to primary street frontages.
 - At least three trees (minimum 2m high) are required to be planted along each street frontage in edged and mulched garden beds.
 - 37. Non permeable surfaces are limited to driveways. patios and footpaths and cannot dominate the street frontage
 - 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

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

(13)



11

Alcove

Court

36 35 37 34 40

Bower

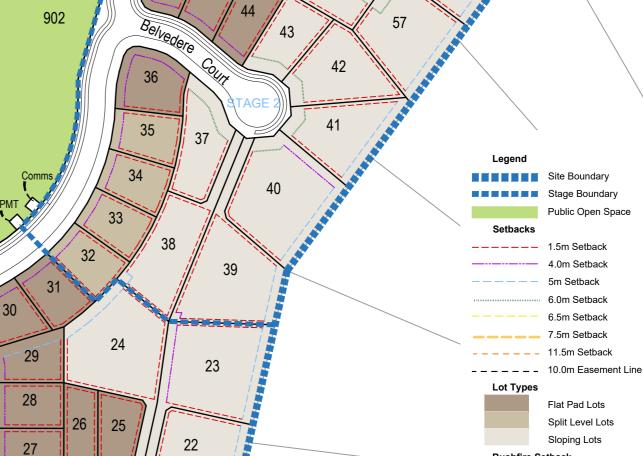
Court,

21

46

Local Recreation

Park



66

52

55

56

54

50

49

48

45

65

59

58



17

Bower

9

10

15

Count

Lots affected by BAL 12.5 or higher rating.

5m Setback to endangered regional ecosystem to be retained. Vegetation

clearly is not permitted within this zone.

Bushfire Setback ======= BAI 29

BAL 12.5

BAL LOW