

Notes:

- Height**
- The maximum height of buildings and structures shall be 2 storeys and 9.0m to the upper most projection.
- Site Cover**
- Site cover does not exceed the following:
 - Lots <550m² | 55%, + additional 10% of site cover is permitted for porches, patios and covered outdoor areas.
 - Lots 551m² to 650m² (including the part of lot 84 not covered by the access easement) | 50%, + additional 10% of site cover is permitted for porches, patios and covered outdoor areas.
 - Lots >650m² | 50%
- Setbacks**
- Setbacks are as specified on this plan.
 - 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.
 - All garages are required to be setback a minimum of 6.0m from the primary or secondary frontage property boundary.
 - Built to boundary walls are optional. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with those shown on the Plan of Development.
 - Where a built to boundary wall could be built adjoining one on the neighboring lot then the wall has to be setback a maximum of 50mm. The maximum 100mm gap between the adjoining zero lot line walls is to be covered with a fence post, timber batten or capping.
 - The maximum length of Built To Boundary Wall is 10m. The maximum height of built to boundary walls (ground floor level only) is 3.5m.
- Parking**
- Minimum 2 car spaces per dwelling of which at least 2 are covered.
- Fencing:**
- 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 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 be a maximum of 1.8m in height.

- Building Design:**
- The homes are to have a window or balcony from a habitable room that faces the street and open space.
 - 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.
 - 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. 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, screened from public view, provided with a suitably sized grassed area for bin washing and ensures an unhindered bin-carting path free of steps / obstructions.
 - Driveways are to be a minimum of 0.5m from the side boundary and preferable on the southern or western side of the lot.
- Private Open Space:**
- Dwellings with their living areas located at ground level must have a minimum area of private open space consisting of at least 25m² and a minimum dimension of 4m, preferably accessible from the main living area.
 - Dwellings with their main living areas located above ground level must have a minimum area of private open space, in the form of a balcony, consisting of at least 8m² for 1 bed with a minimum dimension of 2m, 12m² for 2 bed with a minimum dimension of 2.5m, 16m² for 3 bed & greater with a minimum dimension of 3m, preferably accessible from the main living area.
 - Patios and covered outdoor living or recreation areas are included in the above private open space requirements.
- Refuse Bin Pads:**
- Lots 72, 73, 82, 83, 84, 97 and 98 are only permitted to store their refuse bins in the allocated collection locations on refuse bin collection days.

- 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:**
- All areas to be stabilised with turfing or landscaping.
- Landscape to Sides of Lot to include:**
- 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:**
- High quality grass cover to all areas not mulched or paved.
 - 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.
 - 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 for all lots except for Lots 72-73.
 - Non permeable surfaces are limited to driveways, patios and footpaths and cannot dominate the street frontage.
- 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.

