



General:

- 1. All development is to be undertaken in accordance with the Development Approval.
- 2. The maximum height of building shall not exceed 2 storeys.

Orientation:

- 3. Entries - Front doors of dwellings are to address the Primary Street Frontage.
- 4. Where dwellings on corner allotments encompass more than one frontage they are to be designed to address each street frontage.

Setbacks:

- 5. Setbacks are as per the Site Development Table unless otherwise specified.
- 6. Built to boundary walls are preferred where shown.
- 7. Built to boundary walls are to have a maximum length of 15m and a maximum height of 3.5m.
- 8. Urban lots with open balconies may project forward of the minimum front setback to 0.5m from the front of the property boundary.
- 9. Eaves should not encroach (other than where building is built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2.4m.

Parking:

- 10. Minimum off-street parking requirements - Studio, 1 and 2 bed dwellings - 1 space per dwelling Other - 2 spaces per dwelling, which may be in tandem.
- 11. Double garages will not be permitted on a single storey dwelling on a lot less than 12.5m wide.
- 12. Double garages will not be permitted on any lot less than 10.0m wide.
- 13. Double garages may be permitted on a lot >10.0m wide and <12.5m wide where the dwelling is more than one storey in height, and where:
 - the garage is setback at least 1m behind the main face, excluding balconies, of the dwelling, and
 - the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
- 14. Parking spaces on driveways do not have to comply with AS2890.

Site Cover and Amenity:

- 15. Site cover for each lot is not to exceed 60% of the lot except on Multi Family Allotments and Terrace Allotments where the site cover shall not exceed 75%, and Urban Allotments where the site cover shall not exceed 85%.
- 16. Private amenity space accessible from the ground floor must not be less than 15m² with a minimum dimension of 3.0m. Private amenity space above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8m. Urban lots may have a minimum of 5m² with a minimum dimension of 2.5m.

Buildings

- 17. Buildings with a width of more than 10m that are visible from a street or a park should be articulated to reduce the mass of the building by:
 - windows recessed into the facade
 - balconies, porches or verandahs provided
 - window hoods provided
 - shadow lines created on the building through minor changes in the facade (100mm minimum)

Multi Family Dwellings:

- 18. Multi Family Dwelling Allotments may be developed with more than one dwelling.
- 19. Multi family and other small dwellings should:
 - have a maximum of two storeys in height
 - have a clearly identifiable and addressed front door and undercover point of entry
 - incorporate an area of private open space such as a balcony or veranda with a minimum depth of 1.2m and a minimum area of 5.0m², preferably overlooking the street or an area of public open space
 - have screened drying and rubbish bin areas behind the main face of the dwelling

Fencing:

- 20. Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2m in height.
- 21. Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence).
- 22. The maximum width of a driveway:
 - serving a double garage shall be 4.8m at the lot boundary
 - serving a single garage shall be 3.0m at the lot boundary
 - serving a single garage shall be 3.0m at the lot boundary
- 23. A maximum of one driveway per dwelling is permitted
- 24. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- 25. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0m.
- 26. The minimum distance between driveways on the same lot shall be 3.0m at the boundary, except in the case of Studio Dwellings and other small dwellings where driveways can be combined with driveways to parking spaces for other dwellings on the same lot.
- 27. Dwelling orientation and efficient design
- 28. Front doors of dwellings must be clearly visible from the street.

Building Articulation

- 29. To create an interesting and high quality built form, dwelling facades should be articulated with a minimum of four front external architectural features and a minimum combination of two external cladding materials. Architectural features can include:
 - balconies & verandas
 - feature entry doors
 - architectural windows
 - gable and end treatments
 - feature entry or/and porticos
 - shade and screening devices
 - recessed & projecting elements

Definitions:

- Streets - Roads/Streets other than a Laneway.
- Studio Dwelling - dwelling (usually apartment) in which the living area and bedroom are combined within a single space.

	Terrace Housing		10.0m - 12.4m		12.5m - 14.9m		15.0m - 19.9m		20m +	
	Ground Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	
Front/Primary Frontage	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	
Garage	0.0m	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	
Rear	0.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m	
Side (General)										
Built to boundary	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	
Non built to boundary	0.0m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m	
Corner lots - secondary frontage	0.0m	1.5m								
Onsite parking requirements (min)	1 space per dwelling (dependent on lot type refer Point 10) to be covered.									
Garage location	• Single or tandem garage acceptable		• Single or tandem garage acceptable		• Single or tandem garage acceptable		• Single, tandem or double garage acceptable		• Single, tandem or double garage acceptable	
	• Double garages are only permitted on laneway allotments		• Double garages are only permitted on laneway allotments		• Double garages are only permitted on laneway allotments		• Garages are to be located along the built to boundary wall where appropriate		• Garages are to be located along the built to boundary wall where appropriate	
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