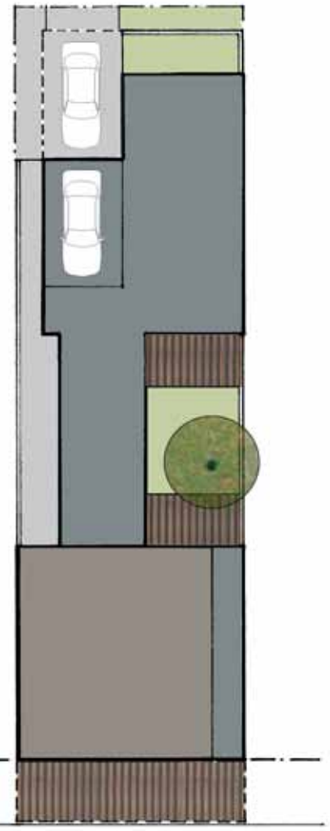
Minimum 10.5m lot frontage

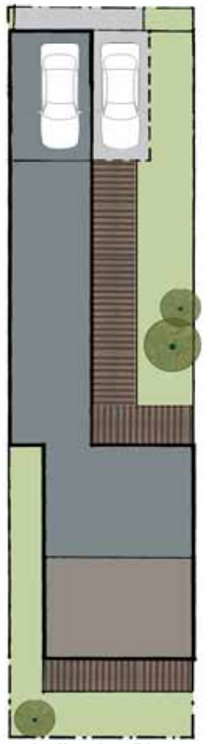


Indicative Plan

Indicative Elevation

Figure B2.1.2 - Shop-top Housing

Minimum 8.5m lot frontage

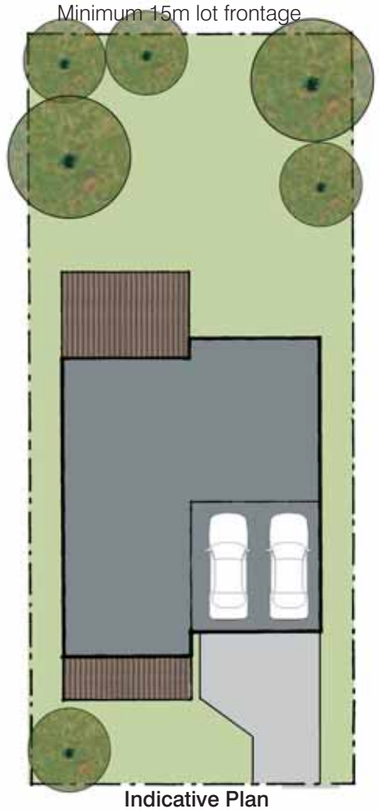


Indicative Plan

Indicative Elevation

Figure B2.1.3 - Townhouse Lots

Minimum 15m lot frontage

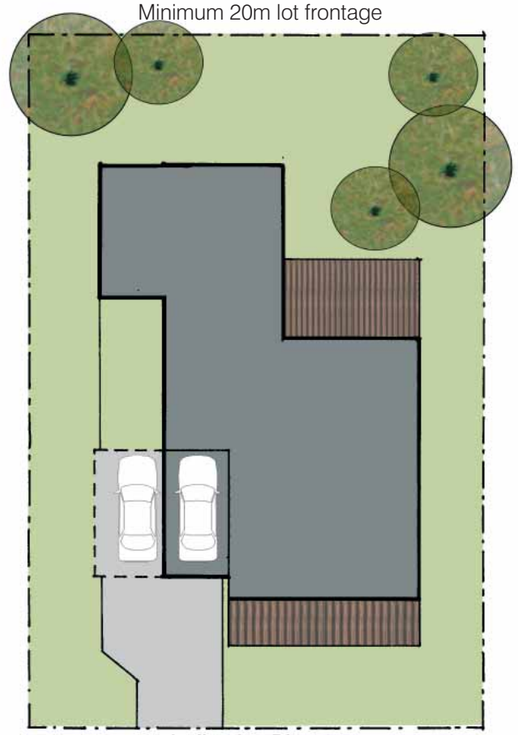


Indicative Plan

Indicative Elevation

Figure B2.1.4 - Village Lot A

Minimum 20m lot frontage



Indicative Plan

Indicative Elevation

Figure B2.1.5 - Village Lot B

B2.2 Site Coverage

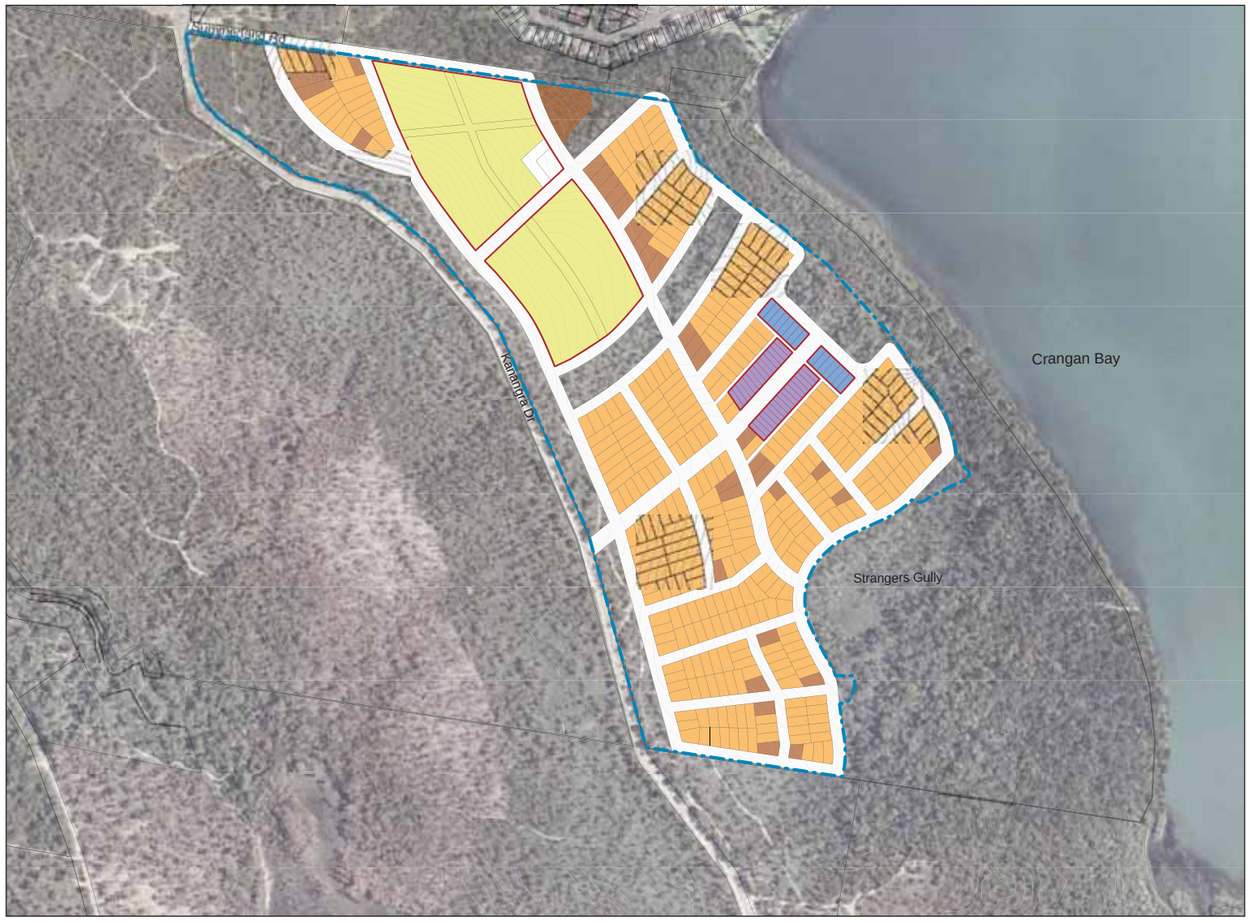


Figure B2.2.1 - Site coverage diagram

Objectives:

- To promote building types and uses appropriate to the lot size, shape, slope and orientation.
- To enhance the landscape character of each neighbourhood precinct by reinforcing its individual landscape setting and encouraging retention of existing trees, where possible.
- To provide adequate residential amenity within the site and between adjacent properties.
- To reinforce Council's retail hierarchy by supporting a local centre within the Gwandalan Estate.

Controls:

Individual lots are to be planned to meet the following:

Lot Types	Site Frontage (min.)	Site Area (min.)	FSR	Maximum Site Coverage*
Shop-top Lots	10.5m	350m^2	1:1 measures as an average over the entire development and excludes garages	85%
Townhouse Lots	8.5m	300m^2	0.55:1 measured as an average over the entire development and excludes garages	55%
Village Lot A	15m	500m^2	N/A	50%
Village Lot B	20m	630m^2	N/A	40%

*Note: Site coverage includes garages, driveways and paved areas.

- Building heights are to be in accordance with Figure 2.3.1: Building height diagram.
- The gross floor area of retail area within the local centre is to be a maximum of 1600m^2.

B2.3 Building Height and Bulk

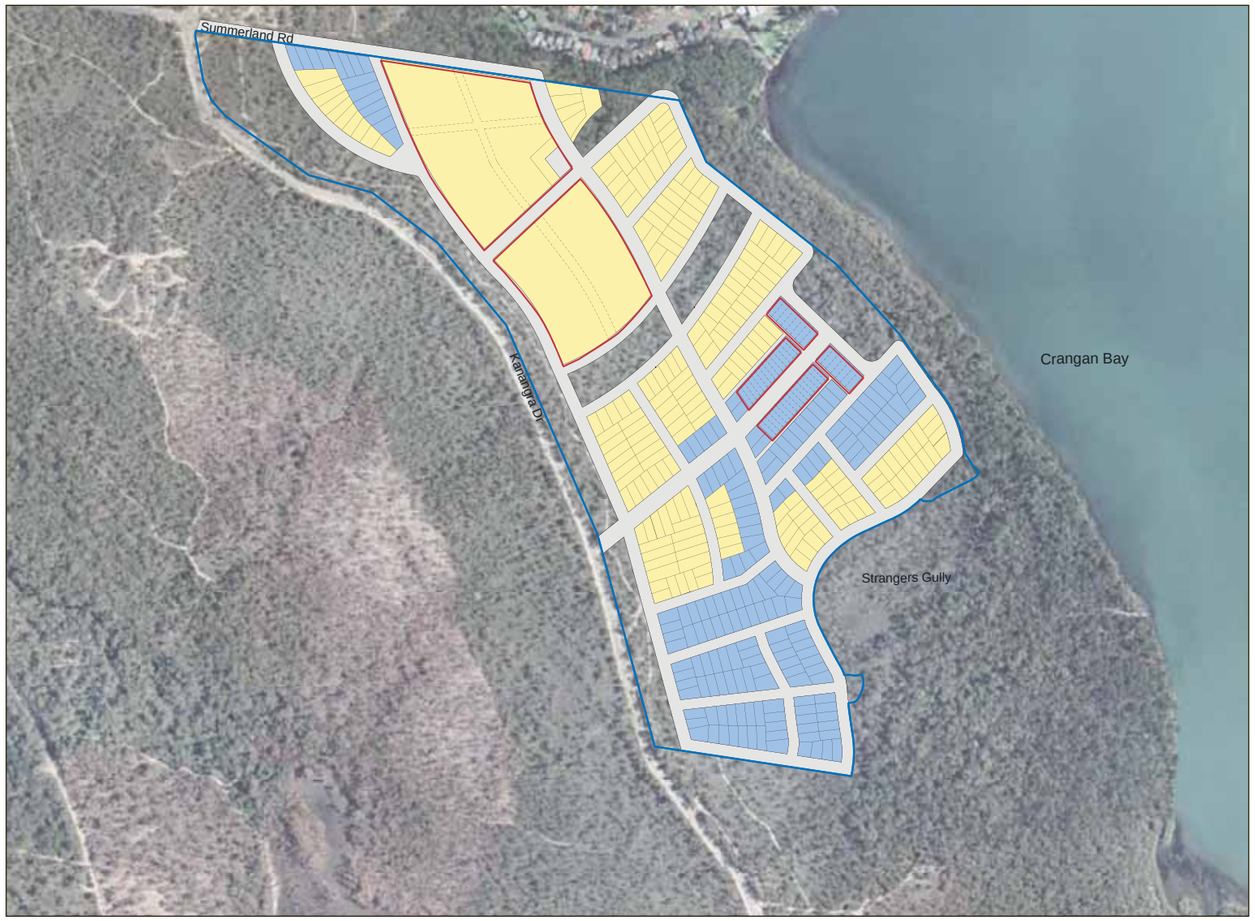


Figure B2.3.1 - Building heights diagram

KEY

- 2 storey maximum building height
- 1 storey maximum building height
- Superlot

Objectives:

- To ensure houses are designed in proportion to their site.
- To minimise overshadowing of private open space within the lot and on adjacent lots.
- To ensure solar access to principal living areas and promote good environmental performance.
- To enable sharing of views to the lake and parkland reserves.
- To ensure development responds to mining constraints.

Controls:

- Building heights are to be in accordance with Figure 2.3.1: Building height diagram.
- For two storey development the overall height limit is 9 metres.
- For single storey development the overall height limit is 4.5 metres.
- The overall height limit of a detached garage is 4.5 metres.
- The overall height limit of carports is to be 3.5 metres.
- Building height is to be distributed to maximise solar access in response to lot orientation and slope.
- Ceiling heights are to be a minimum of 2.7 metres.
- For integrated housing lots, walls on the boundary are limited to a continuous length of 12 metres.
- Roof pitch between 15 and 25 degrees with eaves of minimum 600mm overhang.

B2.4 Streetscape & Street Setbacks

Figure B2.4.1 - Street Setbacks

Objectives:

- To ensure that development enhances the visual character and amenity of the street in response to the street hierarchy.
- To ensure buildings address the street and are designed to provide surveillance of streets and public open spaces.
- To ensure buildings on corner sites address both streets.
- To promote the retention of existing trees and complementary native species planting in front gardens.
- To incorporate APZ's in response to bush fire requirements.
- To limit the visual impact of garages along the street.
- To promote the use of verandas, front porches and balconies along the street frontage by use of articulation zone.
- To reduce the visual impact of boat parking along the primary street frontage.

Controls:

Individual lots are to be planned to meet the following:

	Street Setbacks	Secondary Street Setback*	Garage Setback on Primary Street
Shop-top Lots	Provide street setback in accordance with Figures 2.4.1: Street Setbacks	• 0m to secondary street; • 1m to laneway	• no garage on primary street
Townhouse Lots		• 1m to laneway	• no garage on primary street
Village Lot A		• 1.5m for maximum length of 9m; • 3m for the remaining secondary street frontage building line • 1m to laneway	• 1m setback from the primary building frontage
Village Lot B		• 1.5m for maximum length of 9m; • 3m for the remaining secondary street frontage building line	• 1m setback from the primary building frontage

*Note: On corner lots, secondary frontage may be a secondary street or a public open space.

- Street setbacks are a minimum and may be varied to promote retention of existing trees in front gardens.
- On Village lots, an articulation zone may project 2m into the street setback for verandahs, porches and balconies, unless the lot has APZ constraint.
- The maximum carport and/or garage door width is to be not more than 3m for single and 5m for double garages or 50% of the lineal building frontage, whichever is the lesser.
- A maximum 2 resident car parking spaces are permitted per dwelling. Parking may be tandem and both spaces are to be covered.
- Boat parking areas are to be provided behind the primary building frontage, where possible.
- Dwellings are to address the street with entries located clearly visible from the street.

B2.5 Side and Rear Setbacks

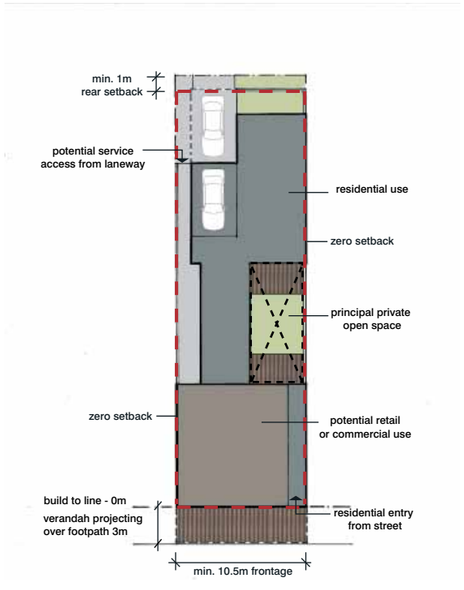


Figure B2.5.1 - Shop-top Houses

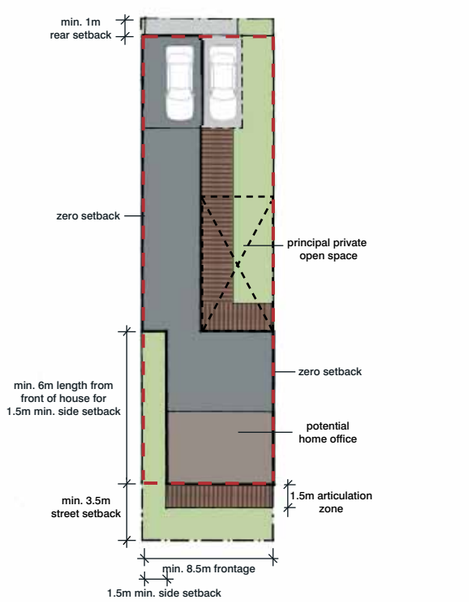


Figure B2.5.2 - Townhouse Lots

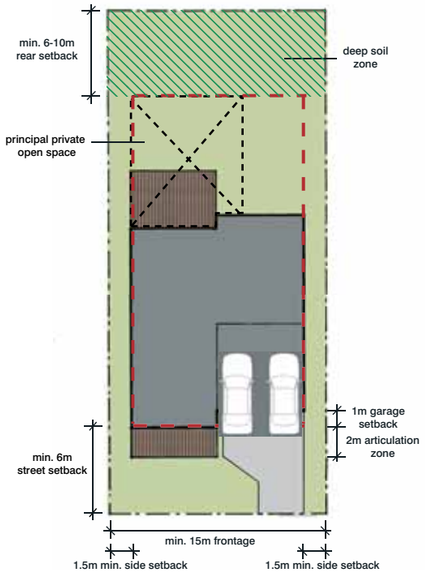


Figure B2.5.3 -Village Lot A Houses

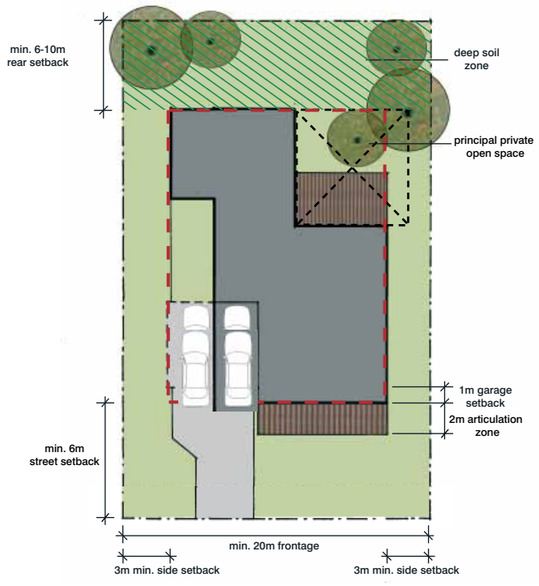


Figure B2.5.4 - Village Lot B Houses

Objectives:

- To provide privacy for residents and neighbours and minimise overshadowing.
- To provide a visual break between buildings.
- To contribute to the landscape setting by planting between houses and within rear gardens.
- To retain and enhance mid-block tree planting to reinforce the bush setting of the estate.
- To enhance the landscape setting by providing views between houses on larger lots of rear garden tree canopies.

Controls:

Individual lots are to be planned to meet the following:

	Side Setbacks (min.)	Rear Setbacks (min.)
Shop-top Lots	• 0m	• 1m to laneway
Townhouse Lots	• 0m; • 1.5m side setback for min. 6m length from front of the building	• 1m to laneway
Village Lot A	• 1.5m	• 6m for lots with site length <45m • 10m for lots with site length >45m • 80% of the rear setback area is reserved as a deep soil zone, pools and shed are allowed in the remainder of the rear setback area.
Village Lot B	• 3m	• 6m for lots with site length <45m • 10m for lots with site length >45m • 80% of the rear setback area is reserved as a deep soil zone, pools and shed are allowed in the remainder of the rear setback area.

- Setbacks may be varied to retain existing trees, provided objectives for residential amenity and environmental performance are achieved.

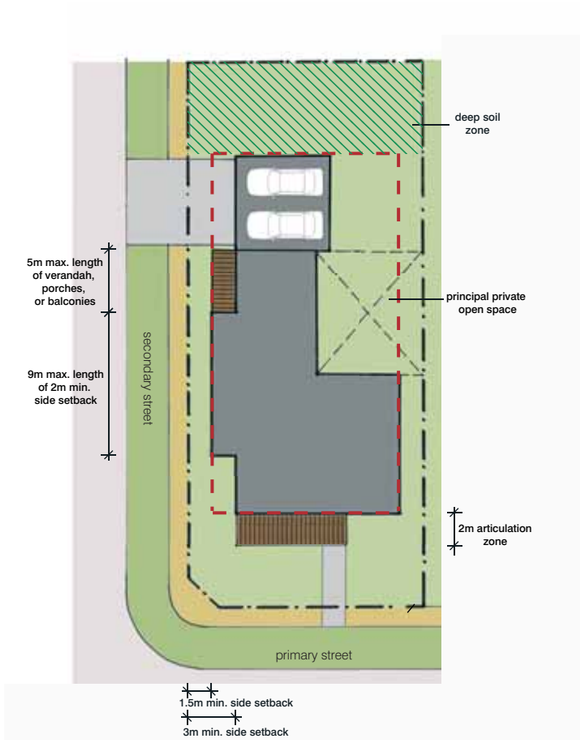


Figure B2.5.5 - Secondary street setbacks diagram for corner lots. Appropriate for Village Lot A & B

PRIVATE

B2.6 Private Open Space and Landscaping

Woodland vegetation


Angophora costata
Smooth barked Apple


Banksia serrata
Old Man Banksia


Melaleuca linaarifolia
Snow in Summer


Acacia binervia
Coast Myall


Corymbia gummifera
Red Bloodwood


Banksia marginata
Swamp Banksia


Baeckia imbricata


Baeckia virgata
Twiggy Myrtle

Forest vegetation


Angophora costata
Smooth barked Apple


Banksia serrata
Old Man Banksia


Glochidion ferdinandii
Cheese Tree


Acacia melanoxylon
Black Wattle


Dodonea triquetra
Hop Bush


Ceratopetalum gummiferum
NSW Christmas Bush


Acacia fimbriata dwarf
Wattle

Gully vegetation


Glochidion ferdinandii
Cheese Tree


Polyscias elegans
Celerywood


Syzigium paniculatum
Magenta Cherry


Acmena smithii
Lilly Pilly


Ceratopetalum gummiferum
NSW Christmas Bush

Native vegetation


Eucalyptus leucoxylon
'Little Eukie'
White Gum


Eucalyptus racemosa
Scribbly Gum

Eucalyptus leucoxylon
White gum


Eupomatia laurina
Bolwarra


Melaleuca thymifolia
Thyme leaved Honey Myrtle


Acacia cardiophylla
West Wyalong Wattle


Melaleuca nesophila
Showy Honey Myrtle

Figure B2.6.1 -Plant Types

Objectives:

- To ensure useful and purposeful private open space is provided adjacent internal living areas.
- To reinforce the landscape setting of the estate.
- To promote tree retention on individual lots.
- To encourage consolidated tree retention/planting areas between adjoining properties.

Controls:

Individual lots are to be planned to meet the following:

Lot Types	Principal Private Open Space	Minimum Landscape Area of Lot	Deep Soil Zone
Shop-top Lots	35m² with a minimum dimension of 4m	N/A	N/A
Townhouse Lots	35m² with a minimum dimension of 4m	15%	N/A
Village Lots A	60m² with a minimum dimension of 6m	40%	Rear setback area
Village Lots B	60m² with a minimum dimension of 6m	45%	Rear setback area

- Locate principal private open space to side or rear of lot and ensure it is directly accessible from living areas.
- Areas of private open space are to achieve at least 3 hours of sunlight to 50% of the principal open space between 9am and 3 pm on 21 June.
- Locate deep soil zone on integrated lots along the rear boundary and adjoining adjacent property's deep soil zones.
- The location of deep soil zones may be altered if the proposed location is collocated with the retention of existing trees.
- Outdoor rooms in the form of verandahs, generous balconies and decks are encouraged. Where outdoor rooms occur on the second level, their location and detailing is to address privacy and overlooking issues.
- Landscape area is any area that is landscaped by way of planting of gardens, lawns, shrubs or trees in deep soil and includes permeable paving (such as unit paving laid on sand). It does not include driveways within the front setback or concreted areas.
- Utilise a minimum of 50% native plant species in gardens. Species selection to be primarily chosen from species shown opposite.
- Fencing to be of timber, maximum 1.8m high above adjoining ground level. Fencing to be located behind front setback of main building. Any fencing located within an APZ must be constructed of non-combustible materials.