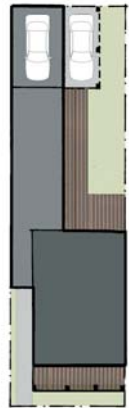


Minimum 8.5m lot frontage



Indicative Plan



Indicative Elevation

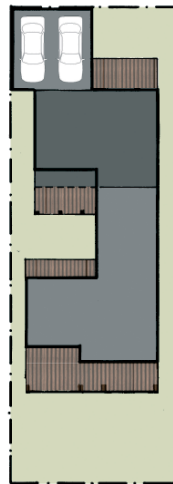
Figure B2.1.2 - Townhouse Lots



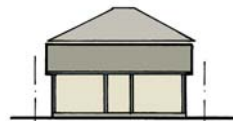
Indicative Elevation

Figure B2.1.2a - Townhouse Lots on 'stumps'

Minimum 12.5m lot frontage



Indicative Plan



Indicative Elevation

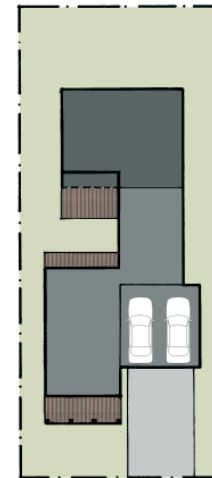
Figure B2.1.3 - Small House Courtyard Lots



Indicative Elevation

Figure B2.1.3a - Small House Courtyard Lots on 'stumps'

Minimum 15m lot frontage



Indicative Plan



Indicative Elevation

Figure B2.1.4 - Village Courtyard Lots



Indicative Elevation

Figure B2.1.4 a- Village Courtyard Lots on 'stumps'

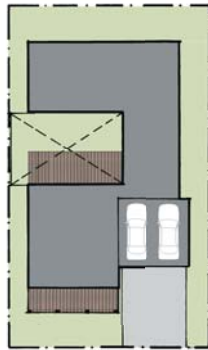
## Type 4: Hamlet Lots

- detached dwellings
- single storey
- may be courtyard or "L"-shaped houses
- typically 15m minimum lot frontage
- 520m<sup>2</sup> minimum lot area
- front vehicle access

## Type 5: Traditional Courtyard Lots

- detached dwellings
- single or two storey
- typically 20m minimum lot frontage
- 600m<sup>2</sup> minimum lot area
- front vehicle access

Minimum 15m lot frontage



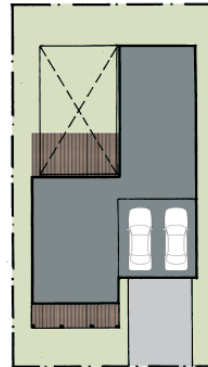
Indicative Plan



Indicative Elevation

Figure B2.1.5 - Hamlet Lots, Single Storey, Courtyard Option

Minimum 15m lot frontage



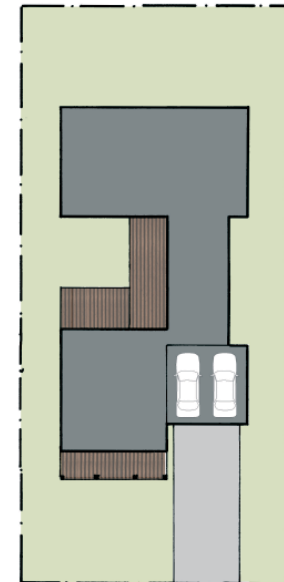
Indicative Plan



Indicative Elevation

Figure B2.1.6 - Hamlet Lots, Single Storey, L-shape Option

Minimum 20m lot frontage



Indicative Plan

Figure B2.1.7 - Traditional Courtyard Lots



Indicative Elevation

Figure B2.1.5a - Hamlet Lots, Single Storey, Courtyard Option on 'stumps'



Indicative Elevation

Figure B2.1.6a - Hamlet Lots, Single Storey, L-shape Option on 'stumps'

B2.2 Site Coverage

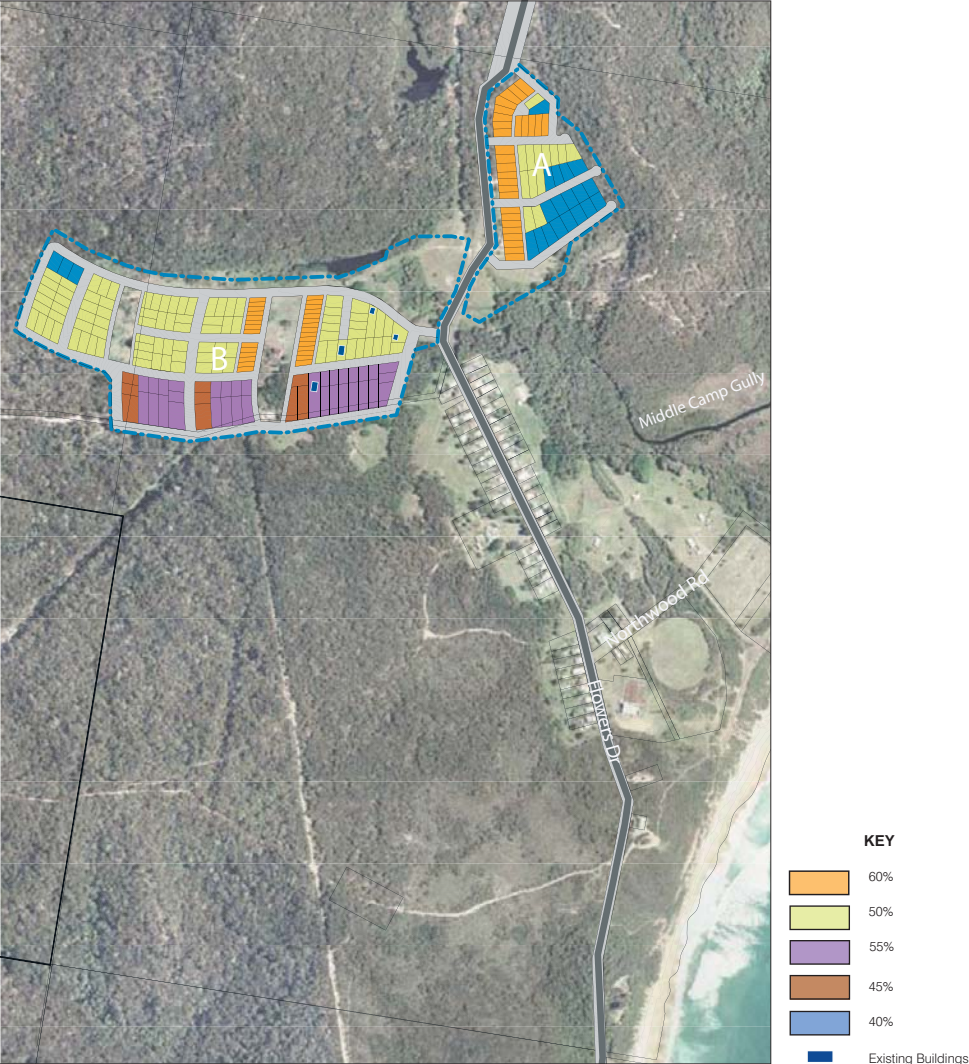


Figure B2.2.1 - Site coverage diagram

- Objectives:**
- To promote housing types 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.

**Controls:**

Individual lots are to be planned to meet the following:

Lot Types	Minimum Lot Frontage	Minimum Lot Area	FSR	Site Coverage (Maximum)
Townhouse Lot	8.5m	250m <sup>2</sup>	0.55:1 measured as an average over the entire development and excludes garages	60%
Small House Courtyard Lot	12.5m	450m <sup>2</sup>	N/A	60%
Village Courtyard Lots	15m	500m <sup>2</sup>	N/A	50%
Hamlet Lots	15m	520m <sup>2</sup>	N/A	55%
Traditional Lots	20m	600m <sup>2</sup>	N/A	40% for two storey development; 45% for single storey development

Note: Site coverage includes driveways, paved areas and ancillary buildings.

- The maximum area of ancillary structures such as sheds is to be 72m<sup>2</sup>.

## B2.3 Building Height and Bulk



Figure B2.3.1 - Building height diagram

### Objectives:

- To ensure houses are designed in proportion to their site.
- To promote house designs that utilise pavilions organised around courtyards.
- To minimise overshadowing of private open space within the lot and on adjacent lots.
- To ensure solar access to principle living areas and promote good environmental performance.
- To enable the sharing of views.
- 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 9.5 metres for stump construction. The overall intention is minimise height of buildings off natural ground level particularly at street frontage.
- For single storey development the overall height limit is 5 metres for stump construction. The overall intention is minimise height of buildings off natural ground level particularly at street frontage.
- The overall height limit of a detached garage is 4.5 metres.
- The overall height limit of carports is to be 3.5 metres.
- The overall height limit of ancillary structures such as sheds is to be 3.5m.
- 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.
- Roof pitches are to be between 25 and 37.5 degrees.



## B2.4 Streetscape & Street Setbacks

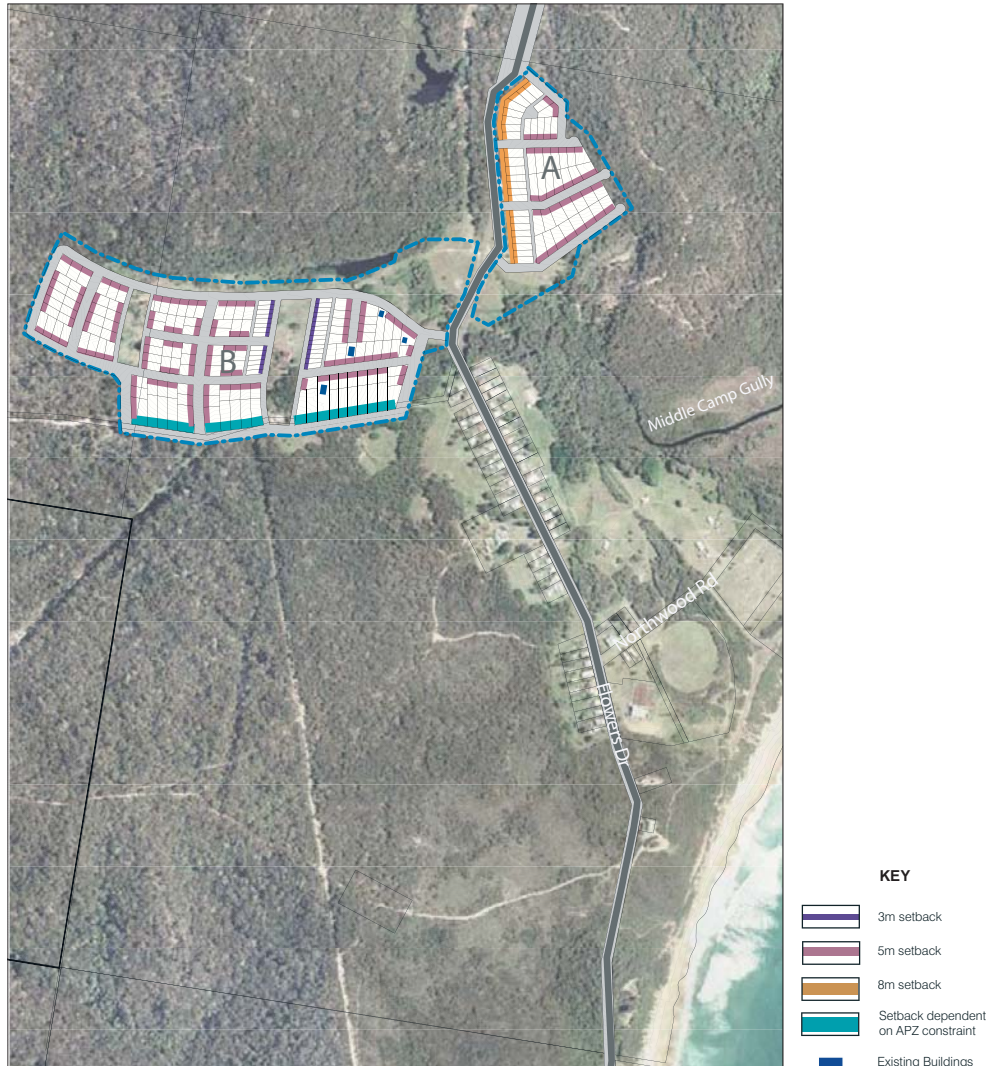


Figure B2.4.1 - Street setbacks diagram

## B2.5 Side and Rear Setbacks

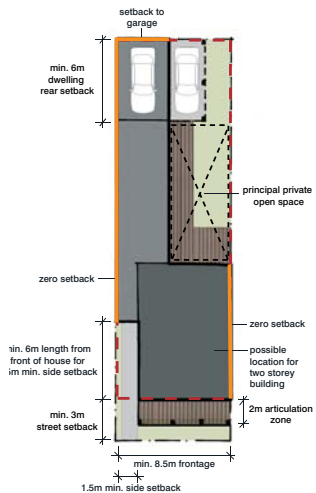


Figure B2.5.1 - Townhouse Lots showing minimum side and rear setbacks

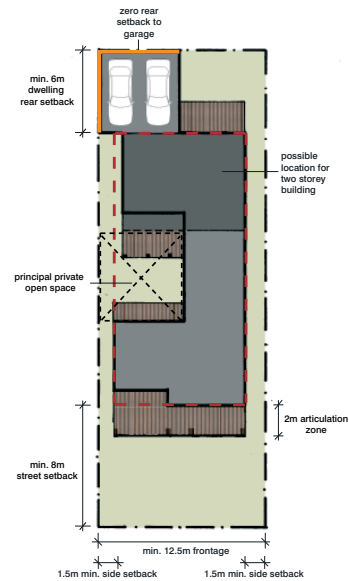


Figure B2.5.2 - Small House Courtyard Lots showing minimum side and rear setbacks

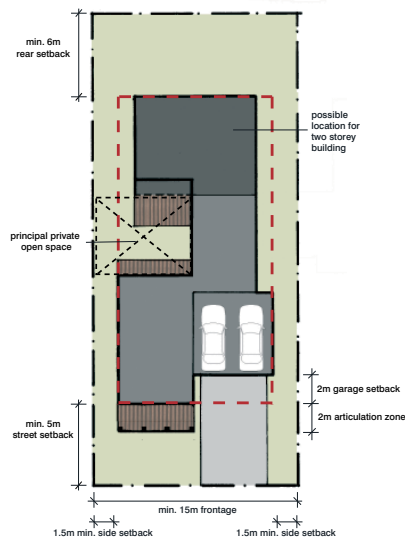


Figure B2.5.3 - Village Courtyard Lots showing minimum side and rear setbacks

### 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 encourage and enhance vegetation within the rear setback to reinforce the bush and coastal heath setting of the hamlets.
- 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 Setback (minimum)	Rear Setback (minimum)
<b>Townhouse Lots</b>	0m; 1.5m side setback for min. 6m length from front of the building	0m to laneway
<b>Small House Courtyard Lot</b>	1.5m; 0m to one side of garage only	0m to laneway
<b>Village Courtyard Lot</b>	1.5m	6m
<b>Hamlet Lot</b>	1.5m	3m, 6m for lots more than 35m min. in length
<b>Traditional Lot</b>	3m	3m

- Ancillary structures are to be located a minimum of 1m from a side or rear boundary.

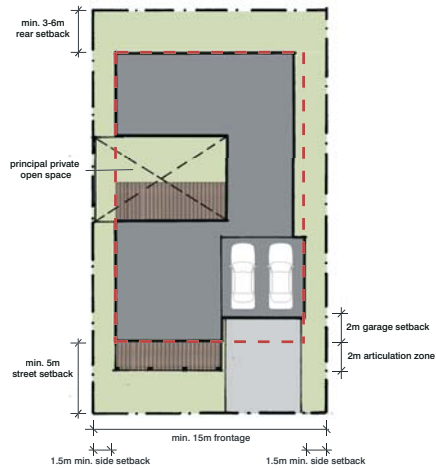


Figure B2.5.4 - Hamlet Lots showing minimum side and rear setbacks courtyard option

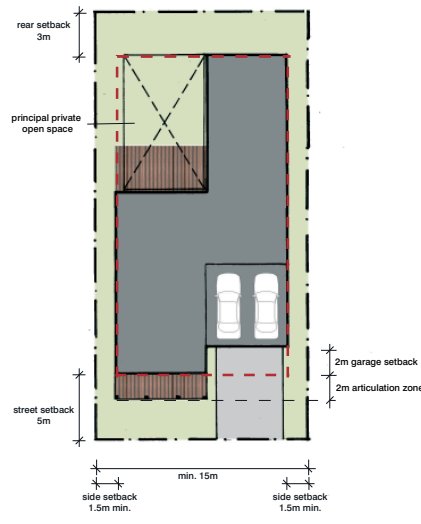


Figure B2.5.5 - Hamlet Lots showing minimum side and rear setbacks L-shaped option

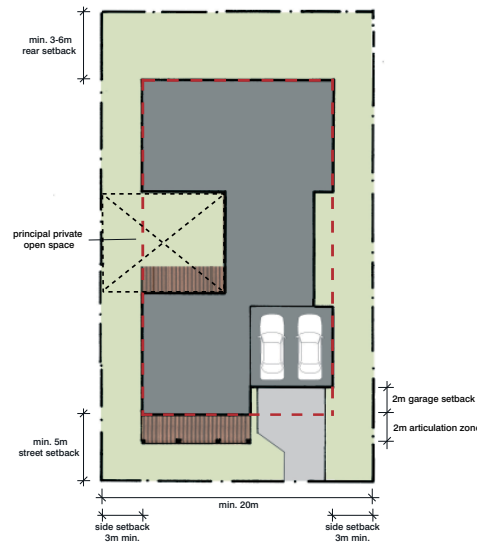


Figure B2.5.6 - Traditional lot showing minimum side and rear setbacks

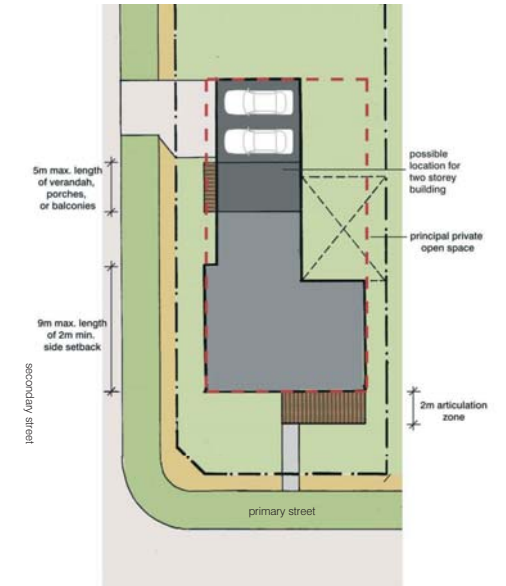


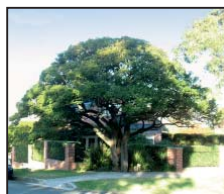
Figure B2.5.7 - Secondary street setbacks diagram for corner lots. Appropriate for Village Lots, Hamlet Lots & Traditional Lots

## B2.6 Private Open Space and Landscaping

### Forest vegetation



*Acmena smithii*  
Lilly Pilly



*Glochidion ferdinandii*  
Cheese Tree



*Syzygium paniculatum*  
Magenta Cherry



*Melaleuca linnaeifolia*  
Snow in Summer

### Heath vegetation



*Banksia serrata*  
Old Man Banksia



*Banksia ericifolia*  
Heath Banksia



*Banksia marginata*  
Silver Banksia



*Correa alba*  
White Correa

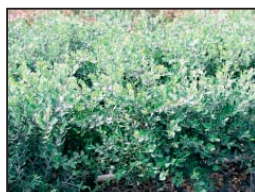


*Melaleuca hypericifolia*  
Hillock Bush



*Leptospermum laevigatum*  
Coast Tea Tree

### Native and exotic vegetation



*Metrosideros thomasi*  
New Zealand Christmas Bush



*Acacia fimbriata* dwarf  
Wattle



*Eucalyptus* 'Summertime'



*Leucodendron* sp.



*Angophora costata*  
Smooth barked Apple



*Hibiscus tilaceous*  
Mangrove Hibiscus

#### Objectives:

- To ensure useful and purposeful private open space is provided adjacent to internal living areas.
- To reinforce the landscape setting of the estate.
- To promote landscaping on individual lots.
- To encourage courtyard housing types.

#### Controls:

Individual lots are to be planned to meet the following:

	Principal Private Open Space	Minimum Soft Landscape Area of Lot
Townhouse Lots	35m <sup>2</sup> with a minimum dimension of 4m	15%
Small House Courtyard Lot	45m <sup>2</sup> with a minimum dimension of 4m	35%
Village Courtyard Lot	45m <sup>2</sup> with a minimum dimension of 4m	45%
Hamlet Lot	60m <sup>2</sup> with a minimum dimension of 6mz	35%
Traditional Lot	60m <sup>2</sup> with a minimum dimension of 6m	40%

- 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 3pm on 21 June.
- Verandahs are required along the primary street frontage for a minimum depth of 2m.
- Landscape area is any area that is landscaped by way of planting of gardens, lawns, shrubs or trees in deep soil. 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 timber fencing, 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.

Figure B2.6.1 - Plant Types