

**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. 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:**

9. Minimum on-street parking requirements - Studio, Urban 1 and 2 bed dwellings - 1 space per dwelling Other - 2 spaces per dwelling, which may be in tandem.
10. Double garages will not be permitted on a single storey dwelling on a lot less than 12.5m wide.
11. Double garages will not be permitted on any lot less than 10.0m wide.
12. 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.
13. Parking spaces on driveways do not have to comply with AS2890.

**Site Cover and Amenity:**

14. 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%
15. Private amenity space accessible from the ground floor must not be less than 15m<sup>2</sup> with a minimum dimension of 3.0m. Private amenity space above ground level must not be less than 9m<sup>2</sup> which may be in the form of a balcony with a minimum dimension of 1.8m.

**Buildings**

16. 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)

**Fencing:**

17. Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2m in height.
18. Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence).

**Driveways:**

19. 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
20. A maximum of one driveway per dwelling is permitted or for MFD lots strictly as per indicated locations.
21. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
22. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0m.
23. The minimum distance between driveways on the same lot shall be 3.0m at the boundary.

**Building orientation and efficient design**

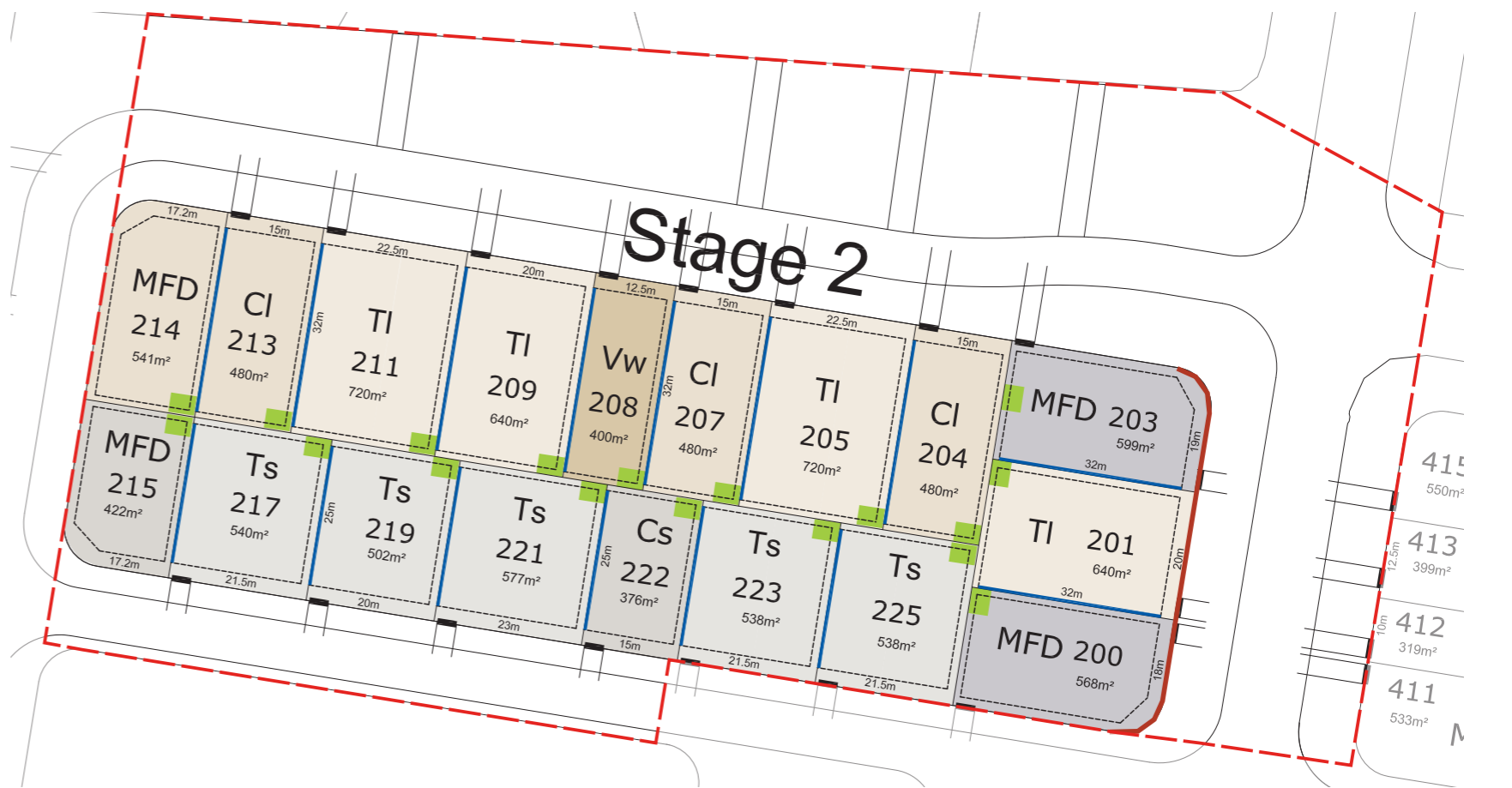
24. Dwellings designed to support CPTED principals, with habitable rooms facing the primary frontage such as Master or living room.
25. Front doors of dwellings must be clearly visible from the street.

**Building Articulation**

26. 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

Site Development Table

	12.5m - 14.9m		15.0m - 19.9m		20m +	
	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
Garage	4.5m	n/a	4.5m	n/a	4.5m	n/a
Rear	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
Side (General)						
Built to boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Non built to boundary	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
Corner lots - secondary frontage	1.5m					
Onsite parking requirements (min)	1 space per dwelling (dependent on lot type refer Point 10) to be covered.					
Garage location	<ul style="list-style-type: none"> <li>• Single or tandem garage acceptable</li> <li>• Double garages are only permitted on laneway allotments</li> <li>• Garages are to be located along the built to boundary wall</li> </ul>		<ul style="list-style-type: none"> <li>• Single, tandem or double garage acceptable</li> <li>• Garages are to be located along the built to boundary wall where appropriate</li> </ul>		<ul style="list-style-type: none"> <li>• Single, tandem or double garage acceptable</li> <li>• Garages are to be located along the built to boundary wall where appropriate</li> </ul>	
Rear lane garage doors should be generally in accordance with ULDA's Rear Lanes: Design and Development Practice Note No. 12						



LOT TYPES	STANDARD LOT DIMENSIONS
Traditional (Long)	TL 20m x 32m
Traditional (Short)	TS 20m x 25m
Courtyard (Long)	CL 15m x 32m
Courtyard (Short)	CS 15m x 25m
Multi-family Dwellings	MFD Varies

Non standard lot sizes as noted on the plan.

- Build to boundary (preferred)
- Preferred driveway location
- Maximum building location envelope
- Preferred primary open space location

