

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The letters are contained within a white square frame that is partially open on the right side. The background of the slide is a blue gradient with a white L-shaped line intersecting at the top-left corner of the logo.

URBIS

DRAFT SITE SPECIFIC DCP

West Gables

**Not intended as a standalone document
and is for Council's instructive
purposes only**

Prepared for
STOCKLAND & ALLAM HOMES
5 March 2024

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Adrian Villella
Associate Director	Andrew Hobbs
Consultant	Sebastian Aguilar
Project Code	P%387876
Report Number	Draft 01

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

Purpose of this Document	1
Summary of Amendments	1
Administrative changes to other sections of the Box Hill North DCP	3
1. Introduction	4
1.1. Land to which this Section of the Plan Applies	4
2. Indicative Layout Plan	5
2.1. Street Network	6
2.2. Pedestrian and Cycle Network	7
2.3. Special Controls	8
3. Residential Development	9
3.2. Minimum Subdivision Size for R2 Low Density residential – Large Lots	9
3.3. Minimum Subdivision Size for R3 Medium Density Residential	9
4. Appendix A Approved Box Hill North masterplan Controls	13
Disclaimer	18

FIGURES

Figure 1 – Figure 1 (in the Box Hill North DCP) Land to which this section of the DCP applies	4
Figure 2 – Figure 2 (in the Box Hill North DCP) Box Hill North Indicative Layout Plan	5
Figure 3 – Figure 5 (in the Box Hill North DCP) Indicative Street Layout	6
Figure 4 – Figure 7 (in the Box Hill North DCP) Indicative Pedestrian and Cycle Network	7
Figure 5 – Figure 8 (in the Box Hill North DCP) Riparian Corridor Protection Areas	8
Figure 6 Example Building Envelope Plan	11

PURPOSE OF THIS DOCUMENT

As part of the Planning Proposal, additional DCP controls are proposed exclusively for the West Gables. This is proposed through an amendment to the Hills Development Control Plan (DCP) 2012 – Part D Section 17: Box Hill North (D17) (Referred to herein as The Box Hill North DCP).

Therefore, additional controls for West Gables will need to be inserted into the Box Hill North DCP. These controls will apply in addition to the existing applicable controls under the Box Hill North DCP.

However, in order for the Box Hill North DCP to properly apply to West Gables, some existing maps and controls will require procedural amendments.

This document has therefore been prepared for Council, for instructive purposes only. It sets out and identifies which sections are proposed to be amended in the existing Box Hill North DCP, and following, what maps and text will require amendment to reflect their application to West Gables. It then sets out what additional controls will be added to each section of the Box Hill North DCP.

This document is not intended to be a standalone DCP that is separate to the existing Box Hill North DCP. Attached as **Appendix 1** to this document is an edited version of the Box Hill North DCP, which identifies and instructs Council on the parts of the DCP that the applicant wishes to amend.

SUMMARY OF AMENDMENTS

To assist Council, the following table provides a summary of the amendments to the Box Hill North DCP. It identifies with a ~~strike-through~~ figures or text that will require deletion and substitution, as well as new additional text that will be highlighted in **red**.

Table 1: Summary of Box Hill North DCP Amendments

Section	Amendment	Reason for amendment
Section 1 Introduction - Section 1.1 Land to which section of the plan applies	Figure 1 – land to which this section of the DCP Applies Figure 1 – land to which this section of the DCP Applies	Figure replaced to reflect that the Box Hill North DCP applies to West Gables.
Section 2	Figure 2 – Box Hill North Indicative Layout Plan Figure 2 – Box Hill North Indicative Layout Plan	Figure replaced to reflect that the Box Hill North DCP applies to West Gables.
Section 2 - Section 2.4 Street Network	Figure 5 – Indicative Street Layout Figure 5 – Indicative Street Layout	Figure replaced to reflect that the Box Hill North DCP applies to West Gables.
Section 2 - Section 2.8 Pedestrian and Cycle Network	Figure 7 – Indicative Pedestrian and Cycle Network Figure 7 – Indicative Pedestrian and Cycle Network	Figure replaced to reflect that the Box Hill North DCP applies to West Gables.
Section 2 - Section 2.10 Special Controls	Figure 8 – Riparian Corridor Protection Areas	Figure replaced to reflect that the Box Hill North DCP applies to West Gables.

Section	Amendment	Reason for amendment
	Figure 8 – Riparian Corridor Protection Areas	
Section 3 Residential Development - Section 3.2 Minimum Subdivision Size for R2 Low Density Residential	Section 3.2.1 Standard Residential – Large Lots	<p>Insert of additional subsection under Section 3.2.</p> <p>To provide new controls that align with the proposed minimum lot sizes proposed under the West Gables Planning Proposal.</p>
Section 3 Residential Development	<p>Section 3.3 Minimum Subdivision Size for R3 Medium Density Residential</p> <ul style="list-style-type: none"> ▪ Section 3.3.1 Standard Residential Detached House Lots ▪ Section 3.3.2 Standard Residential Detached House Lots <p>Figure: Example Building Envelope Plan</p> <ul style="list-style-type: none"> ▪ Section 3.3.3 Small Lots – Integrated Housing 	<p>Insert of additional section and subsections under 'Residential Development'.</p> <p>To provide new controls that align with the proposed minimum lot sizes proposed under the West Gables Planning Proposal.</p>
Appendix A – Various Tables	<p>Development Controls for Standard Residential Large Lots: For Lots Equal to or Greater than 700m² (and less than 2000m²) in Precinct B</p> <p>Development Control for Standard Residential Detached House Lots: For Lots Equal to or Greater than 300m² (and less than 450m²)</p> <p>Development Controls for Small Lots Integrated Housing: For Lots Equal to or Greater than 225m² (and less than 300m²) – Rear Loaded</p> <p>Development Controls for Small Lots Integrated Housing: For Lots Equal to or Greater than 225m²</p>	<p>To reflect further new detailed dwelling design controls that align with the proposed minimum lot sizes proposed under the West Gables Planning Proposal.</p>

Section	Amendment	Reason for amendment
	(and less than 300m ²) – Front Loaded	

Administrative changes to other sections of the Box Hill North DCP

As a result of the proposed insertion of new controls into the Box Hill North DCP under Section 3, a number of existing sections within Section 3 and onwards will need to have their heading number amended. The table below summarises the changes.

Table 2 Box Hill North DCP Heading Changes

Existing Heading Number	New Heading Number
3.3 Environmental Living	3.4 Environmental Living
3.3.1 Corner Lots	3.4.1 Corner Lots
3.4 Residential Amenity, Solar Access and Privacy	3.5 Residential Amenity, Solar Access and Privacy
3.5 Forms, roofs and feature elements	3.6 Forms, roofs and feature elements
3.6 Fencing	3.7 Fencing
3.7 Garages and car ports	3.8 Garages and car ports
3.8 Residential development adjoining sewage treatment facilities	3.9 Residential development adjoining sewage treatment facilities
3.9 Street trees	3.10 Street trees

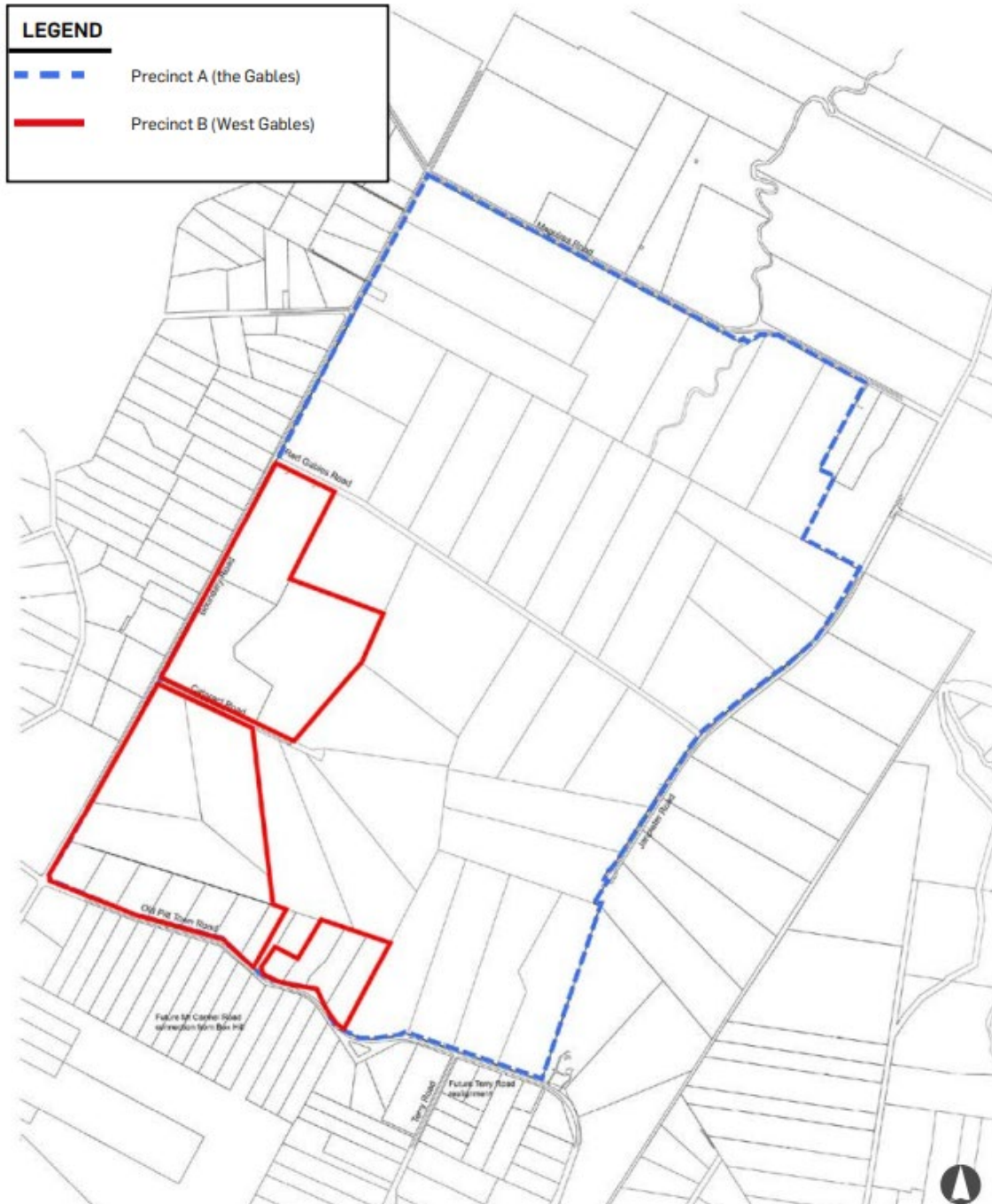
1. INTRODUCTION

1.1. LAND TO WHICH THIS SECTION OF THE PLAN APPLIES

Figure 1, within Section 1.1 of the Box Hill North DCP is proposed to be replaced to reflect the application of the Box Hill North DCP to West Gables.

For future reference the additional proposed controls within the Box Hill North DCP will distinguish between West Gables from Gables by referring to them as **Precinct A** (Gables) and **B** (West Gables)

Figure 1 – Figure 1 (in the Box Hill North DCP) Land to which this section of the DCP applies.

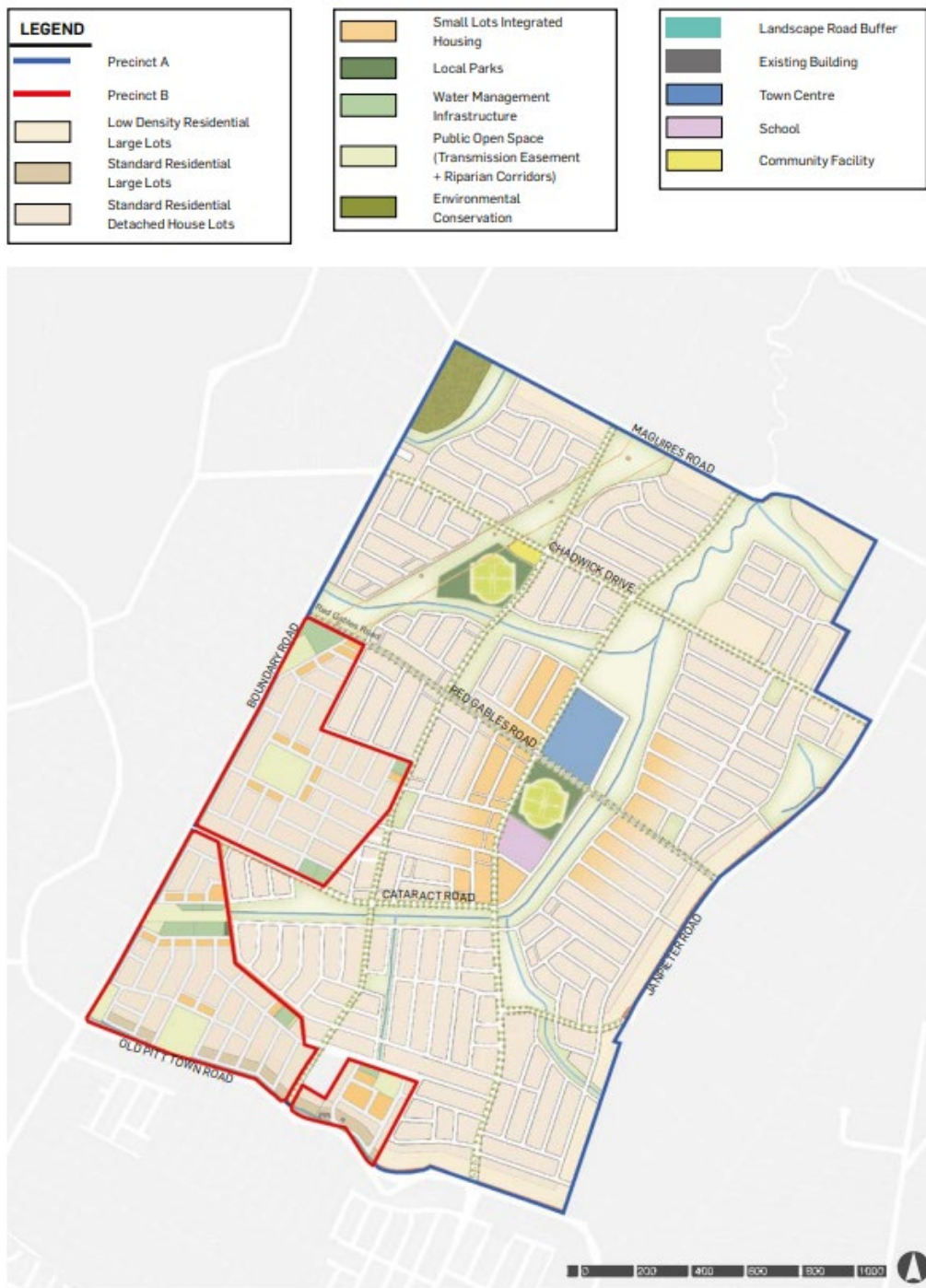


Source: Urbis

2. INDICATIVE LAYOUT PLAN

Figure 2 in Section 2 of the Box Hill North DCP is proposed to be replaced to reflect the application of the Box Hill North DCP to West Gables.

Figure 2 – Figure 2 (in the Box Hill North DCP) Box Hill North Indicative Layout Plan

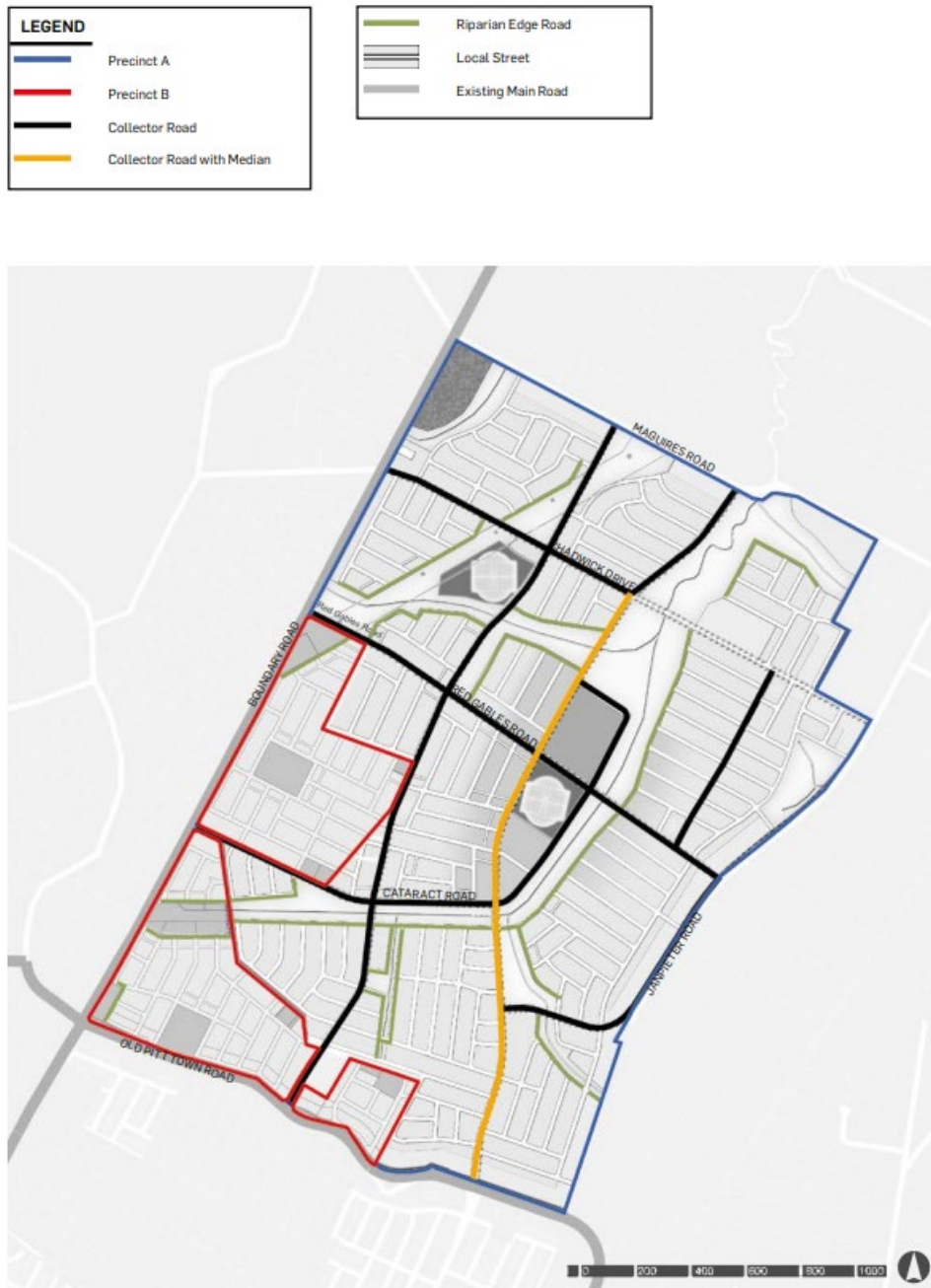


Source: Urbis

2.1. STREET NETWORK

Figure 5, within Section 2.1 of the Box Hill North DCP is proposed to be replaced to reflect the application of the Box Hill North DCP to West Gables.

Figure 3 – Figure 5 (in the Box Hill North DCP) Indicative Street Layout

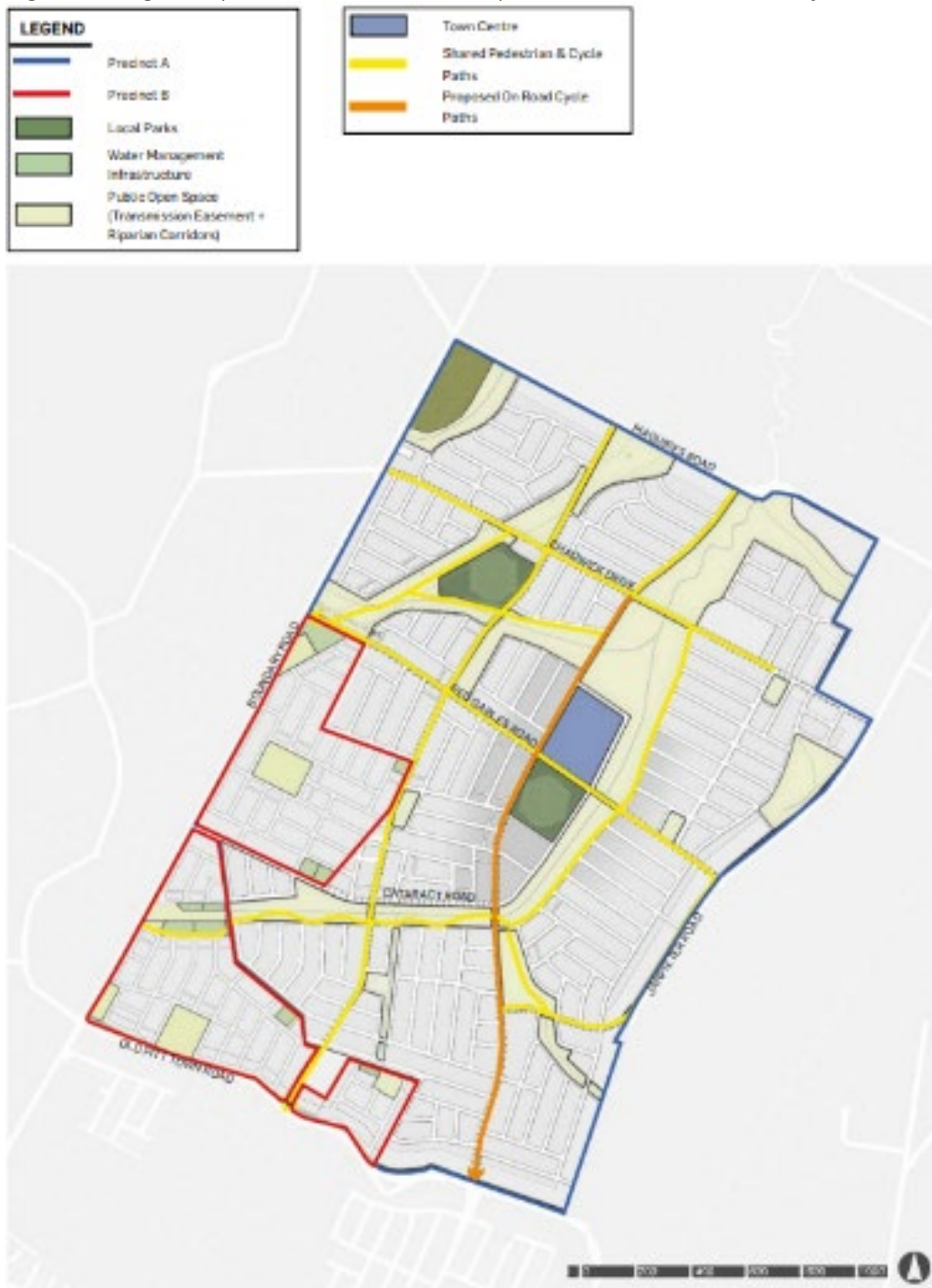


Source: Urbis

2.2. PEDESTRIAN AND CYCLE NETWORK

Figure 7, with Section 2.8 is proposed to be replaced to reflect the application of the Box Hill North DCP to West Gables.

Figure 4 – Figure 7 (in the Box Hill North DCP) Indicative Pedestrian and Cycle Network

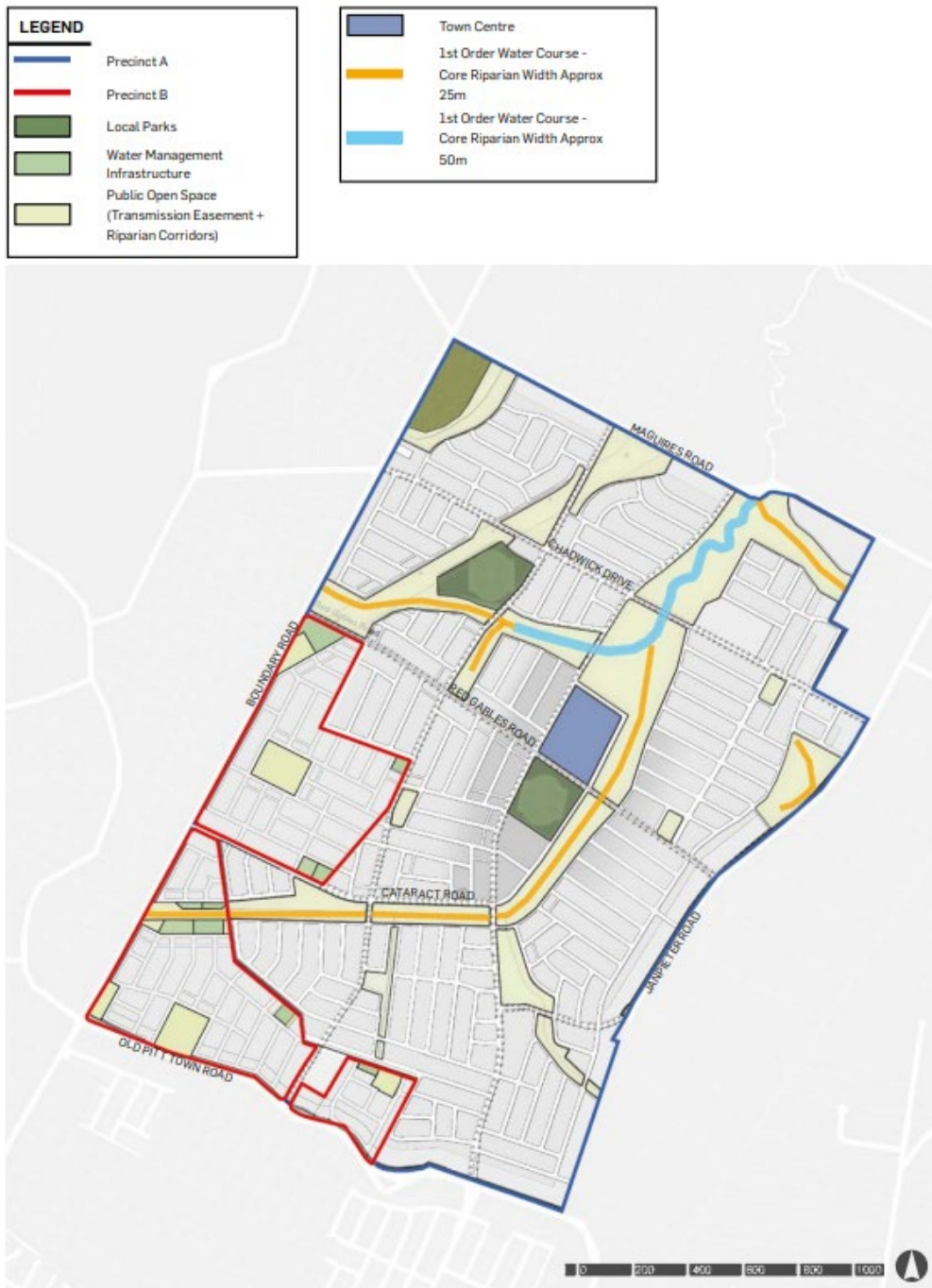


Source: Urbis

2.3. SPECIAL CONTROLS

Figure 8, within Section 2.10 of the Box Hill North DCP is proposed to be replaced to reflect the application of the Box Hill North DCP to West Gables.

Figure 5 – Figure 8 (in the Box Hill North DCP) Riparian Corridor Protection Areas



Source: Urbis

3. RESIDENTIAL DEVELOPMENT

3.2. MINIMUM SUBDIVISION SIZE FOR R2 LOW DENSITY RESIDENTIAL – LARGE LOTS

Within Section 3, It is proposed to insert additional controls under a new sub-section - Section 3.2.2. These will be separate from the controls under Section 3.2.1 which provide development controls for land with a minimum lot size of 2000m².

Section 3.2.2 will provide detailed controls for development on land to be zoned R2 Low Density Residential, that is identified as Standard Residential Large Lots under the ILP, and where the minimum lot size will be 700m².

The following text is proposed.

3.2.2 Standard Residential – Large Lots

For lots equal to or greater than 700m² (and less than 2000m²) in Precinct B

Development Controls

Lot Dimension

- (a) Minimum depth: 30 metres
- (b) Minimum frontage: 15 metres

Building Setbacks

- (c) Minimum front setback: 6 metres
- (d) Minimum side setback: 2 metres
- (e) Minimum rear setback: 5 metres

3.3. MINIMUM SUBDIVISION SIZE FOR R3 MEDIUM DENSITY RESIDENTIAL

Within Section 3, a new section - Section 3.3 - is proposed to be inserted.

This will precede Section 3.3 Environmental Living, which will be renumbered to Section 3.4.

This section will include three sub-sections which will provide detailed controls for development on land to be zoned R3 Medium Density Residential, that is identified as land for standard residential detached lots and small lots integrated housing under the ILP, and where the minimum lot size will be 450m², in some exceptions, either 300m² and 225m².

The following text is proposed:

Objectives

- (i) To provide lots suitable for contemporary residential living and an attractive landscaped streetscape
- (ii) To ensure lots have sufficient area for a building platform, landscaping and tree planting, private open space, clothes drying and other ancillary uses.

3.3.1 Standard Residential Detached House Lots

For lots equal to or greater than 450m² and smaller than 700m², in **Precinct B**.

Development Controls

Lot Dimension

- (a) Minimum depth: 25 metres
- (b) Minimum frontage: 8 metres

Building Setbacks

- (c) Minimum front setback: 4.5 metres
- (d) Minimum side setback: 0.9 metres
- (e) Minimum rear setback: 4 metres

3.3.2 Standard Residential Detached House Lots

For lots equal to or greater than 300m² and smaller than 450m² in **Precinct B**.

Development Controls

Lot Dimension

- (a) Minimum depth: 25 metres
- (b) Minimum frontage: 8 metres

Building Setbacks

- (c) Minimum front setback: 4.5 metres
- (d) Minimum side setback: 0 metres (zero lot, attached), 0.9m (detached boundary)
- (e) Minimum rear setback: 4 metres

Development Application

(f) For lots equal to or larger than 300m² and smaller than 450m² in the R3 Medium Density Residential Zone, a single Development Application for the subdivision and accompanied by Building Envelope Plans (BEP) is required. An example building Envelope Plan is proposed to be inserted into the DCP (shown below – **Overleaf**). The BEP should have the following elements:

- Drawing title, north point, scale and labels such as street names
- Lot numbers
- Maximum permissible building envelopes such as setbacks, storeys, articulation zones. Refer to Appendix A- Development Controls for Small Lot
- The lot must be capable to fit minimum of 150 m² of building footprint, with a minimum dimension of 6m, and clear of any restrictions or building line setbacks.
- Preferred principal private open space location
- Indicative landscaping
- Garage size (single or double) and location of zero lot line boundaries.

(g) The BEP should also show how elements that are particular to the lot, which could include:

- Special fencing requirements
- Easement and sewer lines
- Retaining walls
- Preferred entry/frontage (e.g. corner lots)
- Access denied frontages
- Electricity kiosks or substation

OTHER RESIDENTIAL

ELM STREET

CRICKETERS AVENUE

LANEWAY

MIDDLE STREET

EAST AVENUE

PARK STREET

NEIGHBOURHOOD PARK

KEY:

- Minimum building setback line
- Articulation zone
- Zero lot boundary
- Primary building
- Preferred private open space
- Preferred 2 storey location
- Preferred garage location
- Studio (preferred location)
- High side fencing
- Principal private open space
- Lot Number

1:500 @ A3

0 5 10 15 20 25m

20% Urban Development Overlay
 40% Urban Development Overlay
 60% Urban Development Overlay
 80% Urban Development Overlay
 100% Urban Development Overlay

Prepared by: JBA
 Date: January 2018
 Scale: 1:500 @ A3

BUILDING ENVELOPE PLAN (BEP)

3.3.3 Small Lots – Integrated Housing

Development Controls

(a) Minimum depth: 25 metres

(b) Minimum frontage: 6 metres

- (a) Minimum front setback: 4.5 metres
- (b) Minimum side setback: 0 metres
- (c) Minimum rear setback: 4 metres

For resulting lots equal to or larger than 225m² and smaller than 300m² in the R3 Medium Density Residential Zone, a Development Application for the subdivision and construction of a minimum of three (3) dwellings is to be submitted to Council. The development is to be accompanied by a detailed site analysis plan.

4. APPENDIX A APPROVED BOX HILL NORTH MASTERPLAN CONTROLS

'Appendix A - Box Hill North Masterplan Controls' provides detailed controls for Gables.

New tables and controls are proposed to be inserted into Appendix A of the Box Hill North DCP, which will provide further detailed dwelling design guidance for the following lot sizes in West Gables (**Precinct B**):

- Standard Residential Large Lots: For lots equal to or greater than 700m² (and less than 2000m²)
- Standard Residential Detached House Lots: For lots equal to or greater than 300m² (and less than 450m²)
- Small Lots Integrated Housing: For lots equal to or greater than 225m² (and less than 300m²)

No further detailed controls for lots equal to or greater than 450m² (and less than 700m²) are proposed within Appendix A.

For clarity, there are four (4) proposed dwelling design tables. Two (2) of these tables are specifically for 225m² lots to reflect that their will be both rear and front loaded lots.

The following tables are therefore proposed to be inserted into Appendix A.

Development Controls for Standard Residential Large Lots: For Lots Equal to or Greater than 700m² (and less than 2000m²) in Precinct B

Element	Control
Lot Width	≥15m
Minimum Allotment Size	700m ²
Front Setback (min)	6m to building façade line. 4.5m to articulation zone Garage line to be 1m behind the building line.
Side Setback	2m
Rear Setback (min)	5m (ground level) and 6m (upper levels)
Corner Lots Secondary Street Setback (min)	4.0m
Building Height, Massing and Siting	2 storeys maximum. 3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal.
Site Coverage	Single storey dwellings: max.50%
Soft Landscaped Area	Minimum 35% of the allotment area.
Principal Private Open Space	Min 40m ² with minimum dimension of 5.0m. 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June).
Garages and Car Parking	Min. 2 car spaces. Carport and garage minimum internal dimensions: 2.4m x 5.5m. Maximum garage door width 3m (single) and 6m (double). Maximum driveway crossover width: 6m Architectural style, construction, materials, quality and finish to be consistent with that of the Principal dwelling.
Outbuildings	Architectural style, construction, materials, quality and finish to be consistent with that of the Principal dwelling.

Element	Control
	<p>Max. 1 storey.</p> <p>Setback from Principal dwelling: 3m.</p> <p>Side and rear setbacks as per Principal dwelling.</p> <p>Fencing: if separated from principal dwelling, fencing to be complementary to quality of Principal dwelling.</p>

Development Control for Standard Residential Detached House Lots: For Lots Equal to or Greater than 300m² (and less than 450m²)

Element	Control
Lot Width	≥8m and ≤15m for front accessed dwellings
Allotment Size	≥300m ² and <450m ²
Front Setback (min)	<p>4.5m to building façade line</p> <p>3.5m to building façade fronting open space</p> <p>3.0m to articulation zone</p> <p>2.0m to articulation zone fronting open space</p> <p>5.5m to garage line and minimum 1m behind the building line</p>
Side Setback	<p>Zero Lot, Attached or Abutting Boundary:</p> <p>Ground Floor: 0m</p> <p>Upper Floor: 0m</p> <p>Detached Boundary: min. 0.9m.</p> <p>Lots with zero lot boundary to one side:</p> <p>Ground Floor: 0m (side A), 0.9m (side B)</p> <p>Upper Floor: 1.5m (side A), 0.9m (side B)</p>
Length of Zero Lot Line on Boundary (max)	11m
Rear Setback (min)	4m (ground level) and 6m (upper levels)
Corner Lots Secondary Street Setback (min)	2.0m
Building Height, Massing and Siting	<p>2 storeys maximum.</p> <p>3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal.</p>
Site Coverage	<p>Single storey dwellings / Ground level: max. 65%</p> <p>Lot ≤375sqm, upper level no more than 40% of lot area.</p> <p>Lot >375sqm, upper level no more than 35% of lot area.</p>
Soft Landscaped Area	Minimum 25% of allotment area.
Principal Private Open Space	<p>Min 20m² with minimum dimension of 4.0m.</p> <p>50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June).</p> <p>Open space at the front of the dwelling can be defined as POS where this is the only means of achieving the solar access requirements.</p>
Garages and Car Parking	Lots ≥9m and <10m:

Element	Control
	<p>Where front accessed, single width garages only.</p> <p>Garage minimum internal dimensions: 2.4m x 5.5m.</p> <p>Rear lane or side street accessed double garages permitted.</p> <p>Max. carport and garage door width not to exceed 3m (single) or 6m (double).</p>
	<p>Lots $\geq 10\text{m}$ and $< 12.5\text{m}$:</p> <p>Front accessed, double width garages are permitted where the dwelling has a minimum of 3 of the following design features adopted:</p> <p>Upper floor or roof element projected forward of the garage to cast a shadow and take prominence.</p> <p>Colours and textures to ensure garage door subservience.</p> <p>Verandah or pergola provided across the face of the garage.</p> <p>Utilisation of vertical elements to mitigate the horizontal emphasis of the garage.</p>
	<p>Lots $\geq 12.5\text{m}$ and $\leq 15\text{m}$:</p> <p>Double garages are permitted.</p> <p>Triple garages are not permitted.</p>
	<p>1-2 bedroom dwellings will provide at least 1 car space.</p> <p>3 bedroom or more dwellings will provide at least 2 car spaces.</p> <p>For lots $\geq 9\text{m}$ and $\leq 15\text{m}$, for single garages, second car space can be provided within garage setback.</p>

Development Controls for Small Lots Integrated Housing: For Lots Equal to or Greater than 225m² (and less than 300m²) – Rear Loaded

Element	Control
Lot Width	$\geq 6\text{m}$ for rear accessed dwellings
Allotment Size	$\geq 225\text{m}^2$ and $< 300\text{m}^2$
Front Setback (min)	<p>4.5m to building façade line; 3.5m to building façade fronting open space</p> <p>3.0m to articulation zone; 2.0m to articulation zone fronting open space</p>
Side Setback	<p>Zero Lot, Attached or Abutting Boundary (benefited lot):</p> <p>Ground Floor: 0m</p> <p>Upper Floor: 0m</p> <p>Detached Boundary 0.9m.</p> <p>If lot burdened by zero lot boundary, side setback must be outside easement:</p> <p>0.9m (single storey zero lot wall)</p> <p>1.2m (double storey zero lot wall)</p>
Maximum Length of Zero Lot Line on Boundary	15m (excludes rear loaded garages)
Corner Lots Secondary Street Setback (min)	1.0m

Element	Control
Building Height, Massing and Siting	2 storeys maximum. 3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal.
Site Coverage	Upper limit no more than 70% of lot area.
Soft Landscaped Area	Minimum 15% lot area. The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.
Principal Private Open Space (PPOS)	Min 16m ² with minimum dimension of 3m. 10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m. Open space at the front of the dwelling can be defined as POS where this is the only means of achieving the solar access requirements.
Solar Access	At least the 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties that form part of the proposed development. Should the orientation of a lot not meet the requirements, then the front yard can be used to contribute to the solar access.
Garages and Car Parking	Rear loaded garage space or car space only for lots of this type. Carport and garage minimum internal dimensions: 2.4m x 5.2m. Maximum garage door width 3.0m (single) and 6.0m (double). 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.

Development Controls for Small Lots Integrated Housing: For Lots Equal to or Greater than 225m² (and less than 300m²) – Front Loaded

Element	Control
Lot Width	≥7m for front accessed dwellings
Allotment Size	≥225m ² and <300m ²
Front Setback (min)	4.5m to building façade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space 5.5m to garage line and minimum 1m behind the building line
Side Setback	Zero Lot, Attached or Abutting Boundary: Ground Floor: 0m Upper Floor: 0m Detached Boundary: min. 0.9m. If lot burdened by zero lot boundary, side setback must be outside easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
Maximum Length of Zero Lot Line on Boundary	15m

Element	Control
Rear Setback (min)	4m (ground level) and 6m (upper levels)
Corner Lots Secondary Street Setback (min)	1.0m
Building Height, Massing and Siting	2 storeys maximum. 3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal.
Site Coverage	Upper limit no more than 70% of lot area.
Soft Landscaped Area	Minimum 15% lot area. The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.
Principal Private Open Space (PPOS)	Min 16m ² with minimum dimension of 3m. 10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m. Open space at the front of the dwelling can be defined as POS where this is the only means of achieving the solar access requirements.
Solar Access	At least the 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties.
Garages and Car Parking	<p>Lots <12.5m Single width garage or car space only. Carport and garage minimum internal dimensions: 2.4m x 5.5m. Maximum garage door width 3.0m (single). 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces. For single garages second car space can be provided in the garage setback.</p> <p>Lots ≥12.5m and ≤15m: Double garages are permitted. Triple garages are not permitted.</p>
Layout	<p>Driveway locations must be paired to preserve on-street parking spaces in front of lots.</p> <p>Total lot frontage of this lot type not to exceed 50% of the block length due to garage dominance and on-street parking impacts.</p>

DISCLAIMER

This report is dated 8 March 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Stockland & Allam Homes (**Instructing Party**) for the purpose of Draft Site-Specific DCP (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

