

Recommended additional conditions of consent based on the Urban Design Review Report recommendations and Council's subsequent assessment

Recommendation A (lots fronting the increased verge):

12 PRIOR TO SUBDIVISION CERTIFICATE

12.13.2.20 The following Restriction as to User is to be created pursuant to Section 88B of the Conveyancing Act 1919 over the nominated lots in the following terms:

"The lots burdened by this restriction are approved for development and usage by single dwelling development only and cannot be considered for further development to increase density. The future built form plans on these lots shall be approved by Landcom's Design Review Panel and product delivery of finished dwellings is to occur by preferred builders with joint land and building contracts."

Nominated Lots: 116 - 119 inclusive

Council is to be the authority to vary, release or modify this restriction.

Recommendation B, C and E (i) (requiring Building Envelope Plans on battle axe lots):

NOTE: The Panel to adopt one of the following conditions 12.13.2.21

12 PRIOR TO SUBDIVISION CERTIFICATE

12.13.2.21 Building Envelope Plans (BEPs) on the nominated lots are to be prepared to the satisfaction of Council showing a minimum 4 m setback from the rear boundary to the building and a maximum height of one storey for each dwelling. A rear setback of 2 m is acceptable where the dwelling is provided with a Private Open Space area having a minimum dimension of 4 m.

Battleaxe Lots: 101 - 106 inclusive

122 - 127 inclusive

An appropriate covenant pursuant to Section 88E of the Conveyancing Act 1919 shall be created requiring any future dwelling over all lots nominated to be constructed in accordance with the approved Building Envelope Plans approved by Council's Manager Development Assessment.

Council is to be the authority to vary, release or modify this restriction.

OR

Recommendation B, C and E (ii) (requiring Section 88B restriction on battleaxe lots):

12 PRIOR TO SUBDIVISION CERTIFICATE

12.13.2.21 The following Restriction as to User is to be created pursuant to Section 88B of the Conveyancing Act 1919 over the nominated lots in the following terms:

"The lots burdened by this restriction are approved for development and usage by single dwelling development with a maximum height of one storey for each dwelling only and cannot be considered for further development to increase density. The future built form plans on these lots shall be approved by Landcom's Design Review Panel (DRP) and product delivery of finished products must occur by preferred builders with joint land and building contracts. Landcom's DRP is to ensure that the rear building setback on these lots is 4 m. A rear setback of 2 m is acceptable where the dwelling is provided with a POS area having a minimum dimension of 4 m."

Battleaxe Lots: 101 - 106 inclusive
 122 - 127 inclusive

Council is to be the authority to vary, release or modify this restriction.

Recommendation D (requiring amended plans for abutting dwellings):

12 PRIOR TO SUBDIVISION CERTIFICATE

12.13.2.22 The submitted plans for abutting dwellings on 'Grima Street' and 'Road No.2 West' shall be amended to the satisfaction of Council to demonstrate the following:

- varying front setbacks
- varying roof lines and pitch
- varying eaves overhangs
- differing verandah and balcony treatments
- different window sizes and proportions
- introduce a variety of 'sustainable' features
- varying front fencing and landscaping
- a wider range of materials and colour on the dwelling facades.

Recommendation F (requiring amended BEPs for side loaded lots):

Condition 12.1.1 is **amended** to read as follows:

12.1 Necessary Plan Amendments

12.1.1 The following plan amendments shall be included on or addressed on the Building Envelope Plans (BEPs) of the respective lots by any Construction Certificate relating to the approved development:

- (a) increase the side setback at the upper floor of 602, 603, 303-304 from 900 mm to 1.2 m
- (b) increase the side setback to the garage on Lots 114, 121 and 107 to minimum 900 mm
- (c) reduce the length of zero lot lines on boundary of Lots 604-606 and 501-504 to maximum 11 m and Lots 302-303-304 and 602 to maximum 15 m.

- (d) The Principal Private Open Space area (combined alfresco and outdoor open spaces areas) of Lots 107, 108, 114, 115, 120 and 121 are to be increased from 16 m² to 20 m² and have a direct access to the primary living spaces of the dwellings.