PARKING AREAS TO BE INTERNALISED WITHIN THE SITE. SOFTEN THE IMPACT OF MASS PARKING AREAS WITH PLANTING, SCREENS AND WHERE POSSIBLE SCREENED FROM PERIMETER PUBLIC ROADS AND PUBLIC OPEN SPACE.

1.5M MINIMUM FRONT SETBACK.

MATERIALS AND COLOURS - ENSURE THE BUILDING FACADES TO ROADS HAVE SOME VARIATION OF MATERIALS AND ARE WELL DETAILED. ARTICULATE WALL PLANES TO AVOID LARGE EXPANSES OF BLACK FACADES, PARTICULARLY ALONG SECONDARY STREETS.

2.0M MINIMUM FRONT SETBACK

BUILT FORM TO ADDRESS WHERE POSSIBLE ALL FRONTAGES WITH VERANDAHS, BALCONIES, COURTYARDS, LIVING SPACES AND LANDSCAPING. BUILT FORM TO BE OF A CONTEMPORARY AUSTRALIAN VERNACULAR.

1.5M MINIMUM FRONT SETBACK.

SOLID MASONARY FENCING WITH INFILL PANELS OF TIMBER OR GALVANISED/PAINTED/POWDER COATED STEEL IN A HORIZONTAL DESIGN IS PREFERABLE. LANDSCAPE INFILLS ARE ACCEPTABLE ALSO. THE FENCING/WALLING MATERIALS MUST BE SYMPATHETIC AND IN KEEPING WITH MATERIALS USED FOR THE MAIN DWELLING.

2.0M MINIMUM FRONT SETBACK

PUBLIC ACCESS WAY

THE PARKWAY

THE BRIDGES

COOLAMON

MEDIUM DENSITY HOUSING

STUDIO LANE

METRO TURN

HILL PASS

PARKWAY

PUBLIC ACCESS WAY

SOLID MASONARY FENCING WITH INFILL PANELS OF TIMBER OR GALVANISED/PAINTED/POWDER COATED STEEL IN A HORIZONTAL DESIGN IS PREFERABLE. LANDSCAPE INFILLS ARE ACCEPTABLE ALSO. THE FENCING/WALLING MATERIALS MUST BE SYMPATHETIC AND IN KEEPING WITH MATERIALS USED FOR THE MAIN DWELLING.

2.0M MINIMUM FRONT SETBACK

THE DEVELOPMENT GUIDELINES AS SHOWN HAVE BEEN ADOPTED BY COUNCIL AND SIGNED BY THE PRINCIPAL PLANNER.

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.