# Schedule 2
# Spring Farm

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# SPRING FARM

## S2.1 Introduction

The Spring Farm release area is bounded by Camden Bypass to the northwest, Narellan Vale to the northeast, Mount Annan and Macarthur Resource Recovery Park to the east, and the Nepean River to the south.

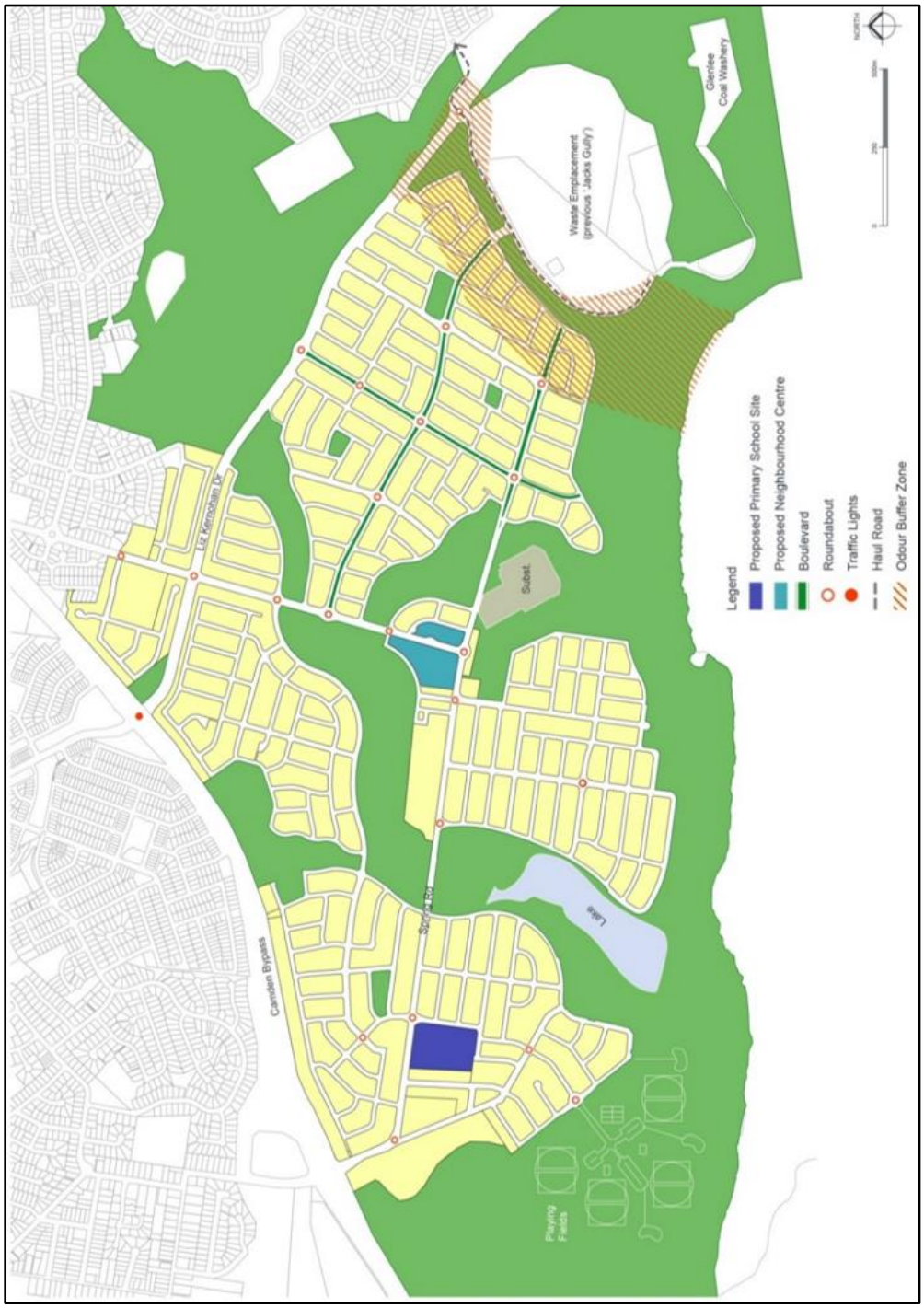


Figure 2-1: Spring Farm Master Plan

## Spring Farm Master Plan

The Spring Farm Master Plan shown at Figure 2-1 identifies a broad subdivision pattern for the area. The overall master plan was prepared with consideration to the State Government's objective of achieving a target density of 15 dwellings per hectare in new subdivisions. Development applications for subdivision must generally comply with the master plan. Figure 2-2 below demonstrates the basic relationship between the four villages - the Village Centre, main roads, bush corridor and river.


Figure 2-2: Spring Farm Master Plan Concept Sketch

*Relationship to Other Plans*

*This section must be read in conjunction with:*

- *The Spring Farm Local Environment Study (Oct 2000) by Patterson Britton and Partners Pty Ltd.*
- *Landscape Master Plan Report (Dec 2003) by Context Landscape Design.*
- *Heritage Assessment (June 2002) by Godden Mackay Logan.*
- *Aboriginal Archaeological Assessment (Jan 2002) by Mary Dallas and Paul Irish.*
- *Water Cycle Master Plan Report (Oct 2002) by J. Wyndham Prince Pty Ltd.*
- *Traffic and Transport Report (Oct 2002) by Masson Wilson Twiney.*
- *Spring Farm Conservation Strategy Documents (26 Sep 2003) by Anne Clements and Associates Pty Ltd.*

- *Fauna Habitat Study (Aug 2002) by Conacher Travers.*
- *Geotechnical Assessment: Spring Farm Release Area (including groundwater, salinity, instability, contamination) (Feb 2002) by SMEC Testing Services.*
- *Spring Farm Sydney: Assessment of Market Potential for a Retail Centre by Jebb Holland Dimasi.*
- *Spring Farm Urban Release Open Space and Social Plan (Aug 2002) by BBC Consultants.*

### S2.1.1 Spring Farm Planning Principles

1. Development of Spring Farm will comprise a series of urban villages. The form and character of these villages will be shaped by bush corridors linking William Howe Reserve and Gundungurra Reserve with the Nepean River. The villages will be located within an ecologically sustainable, mixed use environment that meets the needs of its residents and the broader community in terms of housing choice and access to shopping, community services, recreation and public transport.

2. Spring Farm's setting within the broader rural environment will be recognised through the conservation of bushland corridors, riparian areas and the continued use of land on the floodplain for agriculture. The bush corridors will be located generally along creek lines and play a role in drainage management and water quality control. They will also facilitate the conservation of endangered ecological communities which include Elderslie Banksia Scrub Forest and Cumberland Plain Woodland. Street trees will complement the bushland corridors to enhance the view corridors to and from identified cultural landscapes and Camden Park Estate.

3. Access to the land at a regional level is to be provided by a reservation for the link road from the Camden Bypass to the F5 Freeway and Menangle Road. Bus routes to the district centre at Narellan and through Mount Annan to the regional centre at Campbelltown must also be provided. The Spring Farm Primary School, shops and open space will provide a focal point for community activity.

4. Residential accommodation will be designed to take advantage of, but minimise impact on, bush corridors, the large dam and vistas over the river corridor; ensuring a safe and pleasant environment for all residents.

5. Springs, Richardson and Macarthur Roads continue to provide evidence of the historic development of the area. Whilst land near these roads will undergo development and change, the alignment of the roads must be maintained. Refer to section B3 Environmental Heritage.

6. Development of the villages will commence before the completion of the sand mining associated with the recovery of the Elderslie sand deposits. As the sand mining is completed and areas are rehabilitated, development will move towards the reconstructed Springs Road and the Nepean River.

7. The housing precincts/urban villages will be protected from the activities of the Macarthur Resource Recovery Park, heavy vehicle access to the Glenlee industrial area and remaining sand mining areas; by appropriate buffers and setbacks and restricted access provisions to the major roads. Buffer areas will also protect the housing areas from the electrical substation facilities and transmission lines will be relocated where possible to minimise impact on future urban development.

**Objectives**

a. Articulate the planning principles for Spring Farm.

b. Ensure the orderly, efficient and environmentally sensitive development of Spring Farm, in accordance with the Master Plan.

## S2.1.2 Residential Density Targets

**Objective**

a. Ensure the dwelling density target for Spring Farm is achieved.

**Controls**

1. Residential subdivision in Spring Farm must provide a dwelling target range of 3717-4083 (Figure 2-3). To ensure this, subdivision applications are to demonstrate to Council that the dwelling targets shown in Figure 2-3 will be achieved. Subject to the agreement of Council and consultation with relevant landowners, dwelling yield may be 'traded' between development blocks, as long as it meets the overall targets and objectives of the DCP and Master Plan.

2. Where variation to the block dwelling targets is proposed, the applicant is to demonstrate the proposed variation is consistent with the principles of the Spring Farm Master Plan and provisions of this DCP.

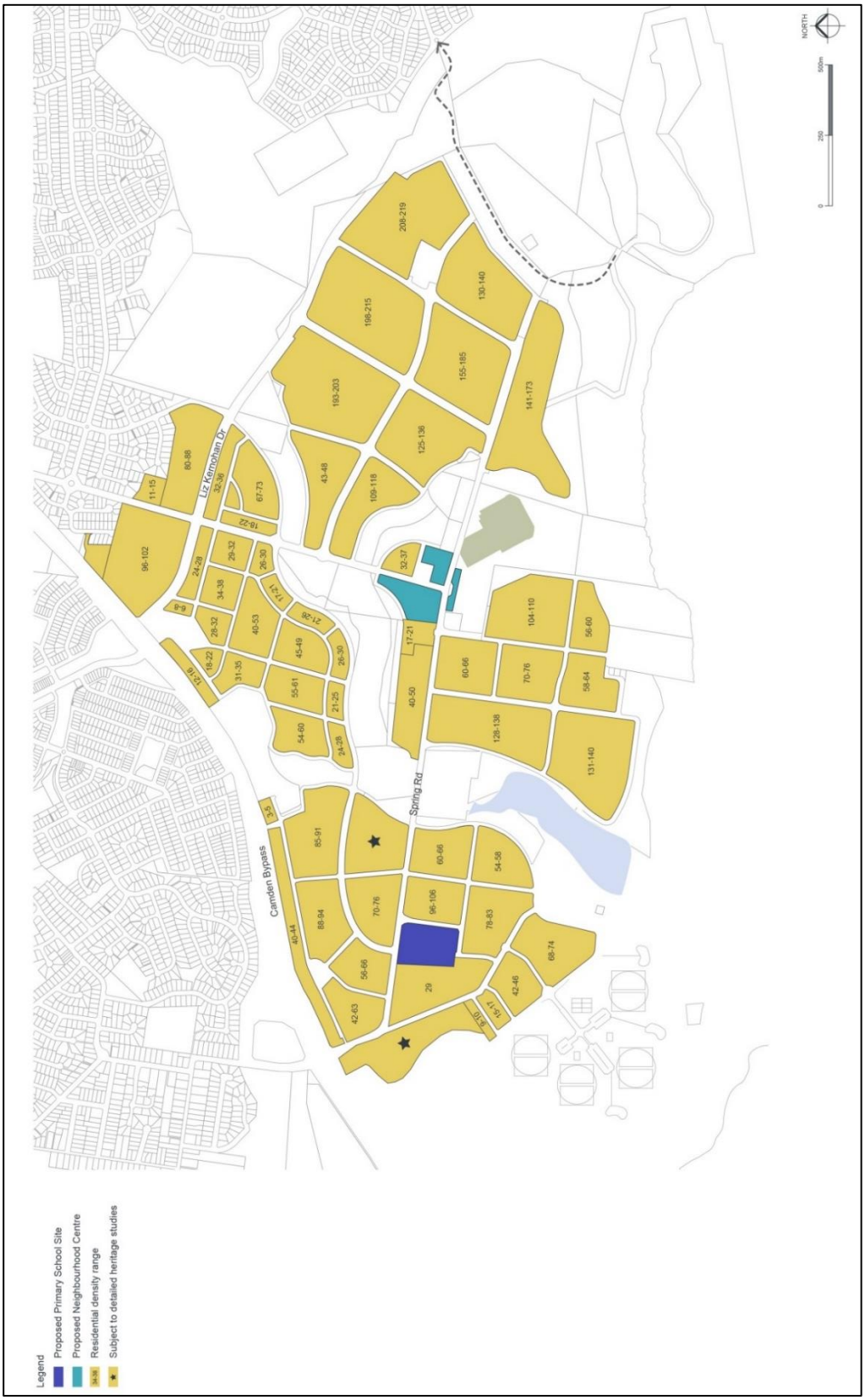


Figure 2-3: Spring Farm Residential Dwelling Density Range

## S2.1.3 Staging of Development

**Objective**

a. Ensure the orderly development of the land and assist in the coordinated programming and provision of necessary infrastructure and sequencing.

b. Ensure staging of works protects the amenity of future residents from the effects of mining, industrial and waste disposal activities.

c. Ensure services and works are carried out in logical and related stages.

d. Ensure the overall order of residential subdivision includes the putting in place of the “living” infrastructure to deal with stormwater drainage in an ecologically sensitive manner.

**Controls**

The overall stages proposed are as follows and are illustrated in the Figure 2-4:

1. Bush Corridors and knoll relocation

2. Link Road, residential subdivision stage, sewer pumping station, rebuilding dam wall.

3. Lower Springs Road and commence regrading of sand mined areas.

4. Residential subdivision stage

5. Residential subdivision stage including Village Centre

5a. Further residential subdivision after odour mitigation occurs (See LEP 2010)

6. Residential subdivision stage

7. Residential subdivision stage

8. Residential subdivision stage

8a. Further residential subdivision after sand mining rehabilitation works are completed (See LEP 2010)

Note: One residential stage does not need to be completely built out before another can proceed. The staging may be varied where it can be demonstrated the objectives are addressed.

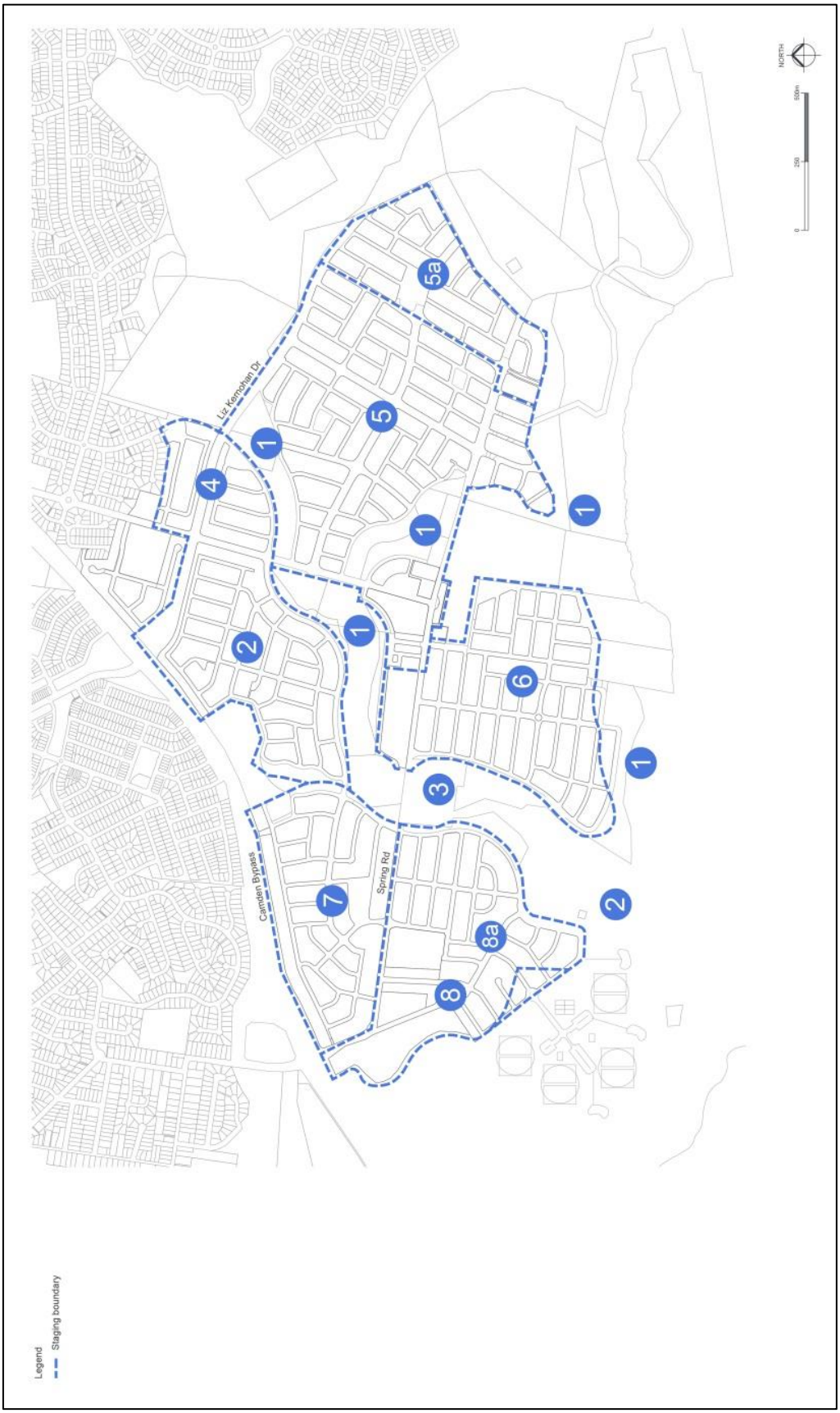


Figure 2-4: Spring Farm Staging Plan

## S2.1.4 Macarthur Resource Recovery Park

**Background**

This section relates to the odour buffer zone illustrated in Figure 2-1.

**Objective**

a. Ensure that odour impacts from the Macarthur Resource Recovery Park are mitigated prior to the undertaking of development on affected land.

**Control**

1. Consent must not be granted for development for the purpose is for dwellings on land shown hatched on the Spring Farm Master Plan (Figure 2-1) unless the consent authority is satisfied that adequate works have been or will be undertaken to manage odour and any other environmental impacts associated with the Macarthur Resource Recovery Park.

Note: Refer to Clause 6.5 of LEP 2010 for further information

# S2.2 Subdivision Planning and Design

## S2.2.1 Neighbourhood and Subdivision Design

**Controls**

1. The master plan adopts a typical block depth of 60m in the traditional subdivisions areas, and 50m in the small lot and medium density areas. Typically, the block length is in the order of 150m – ranging from 75m minimum and 200m maximum. This strikes a balance between the need to achieve high accessibility by having shorter block length, with the extra cost and land consumption of having more roads. The maximum length of the block is governed by the need to make neighbourhoods accessible, as well as to provide visual breaks to add interest to the streetscape. Perimeter blocks can be longer if the street curves, as this itself adds interest and variety.

2. No residential development is permitted below the 100 year ARI flood line. With the exception of areas affected by sand extraction, no fill will be permitted below the 100 year ARI flood line or within 40m of a waterway.

3. The two primary noise attenuation measures include the use of architectural treated buildings to block noise or the erection of acoustic barriers including mounding and fences where they will not detract from a streetscape. The master plan makes provision for a sound fence along the Camden Bypass and architectural treatment along the proposed Link Road. The report must predict increases in road traffic noise levels for a 10 year period and provide recommendation for attenuation where required.

4. At subdivision/development stage, noise attenuation measures need to be developed for sites that fall within the criteria set out below:

    a. applicants will be required to submit an acoustic impact assessment report for development:

        i. within any commercial or neighbourhood centre areas.

        ii. adjacent to Camden Valley Way, Camden By-Pass and/or Liz Kernohan Drive and Springs Road.

        iii. For any non-residential use of any part within the area that this DCP covers.

        iv. Steep (1:10) or elevated land within 100 metres of a freeway, arterial or future arterial road.

    b. Council will not consent to the subdivision/development of land to which this clause applies unless a program, satisfactory to the Council, has been prepared outlining traffic noise attenuation devices proposed for the development. The report must predict noise levels for a 10 year period and any attenuation measures must address these noise levels.

    c. Noise attenuation measures must not block identified view corridors and must contribute positively to urban design outcomes of a high quality.

5. Electricity easements are to be incorporated in public road reserves and must not burden private lots.

6. The Master Plan aims to protect significant views, and these corridors must be protected in any subdivision application. Details such as fences, walls and tree plantings must also respect these corridors. Subdivision that is designed around heritage items and curtilages must be sympathetic in form, shape and lot size to the heritage places (see Environmental Heritage within Part 2 of this DCP.

### S2.2.2 Former School Site (Lot 101 DP 1121699, Lot 200 DP1182085, and Lot 2 DP1175939)

**Controls**

1. Any development application for this site is required to demonstrate appropriate consideration and documentation as to the appropriate management of bushfire in accordance with the NSW RFS publication 'Planning for Bushfire Protection'.

2. The block depth controls outlined in 1.1 Neighbourhood and Subdivision Design (1) may be reduced where it can be demonstrated to provide a better urban and traffic outcome.

3. Any development proposed in land zoned E2 Environmental Conservation, must be in accordance with the relevant legislation.

### S2.2.3 Street Network and Design

The street network and design in Spring Farm will provide connections to its surrounding localities. This will be fulfilled through a clear hierarchy system, which will facilitate accessibility, movement flows and visual connections in the area.

Figures 2-5 to 2-17 illustrate the desired outcome for the road network and design within Spring Farm.

**Controls**

1. Provide a road connection and pedestrian overbridge to the Elderslie release area.

2. The existing alignments of Richardson Road and Springs Road are to be retained. Ettlesdale Road is to be retained.

3. Macarthur Road is to be retained to represent the settlement pattern of the early colonial era at Spring Farm.

4. New road connections to Camden By-Pass and Liz Kernohan Drive (Spring Farm Link road) must be consistent with the Master Plan.

5. Kerb returns of 8.5m radius for intersections between streets must be provided.

6. Streets are to be constructed in accordance with Figures 2-5 to 2-12. In certain sections, some cross sections are to be widened by 1m in accordance with Figure 2-5 Spring Farm Street Network and Design Map.

7. The school boundary road around the eastern and southern boundaries of the future school site in Spring Farm may require widening to facilitate indented bus bays.

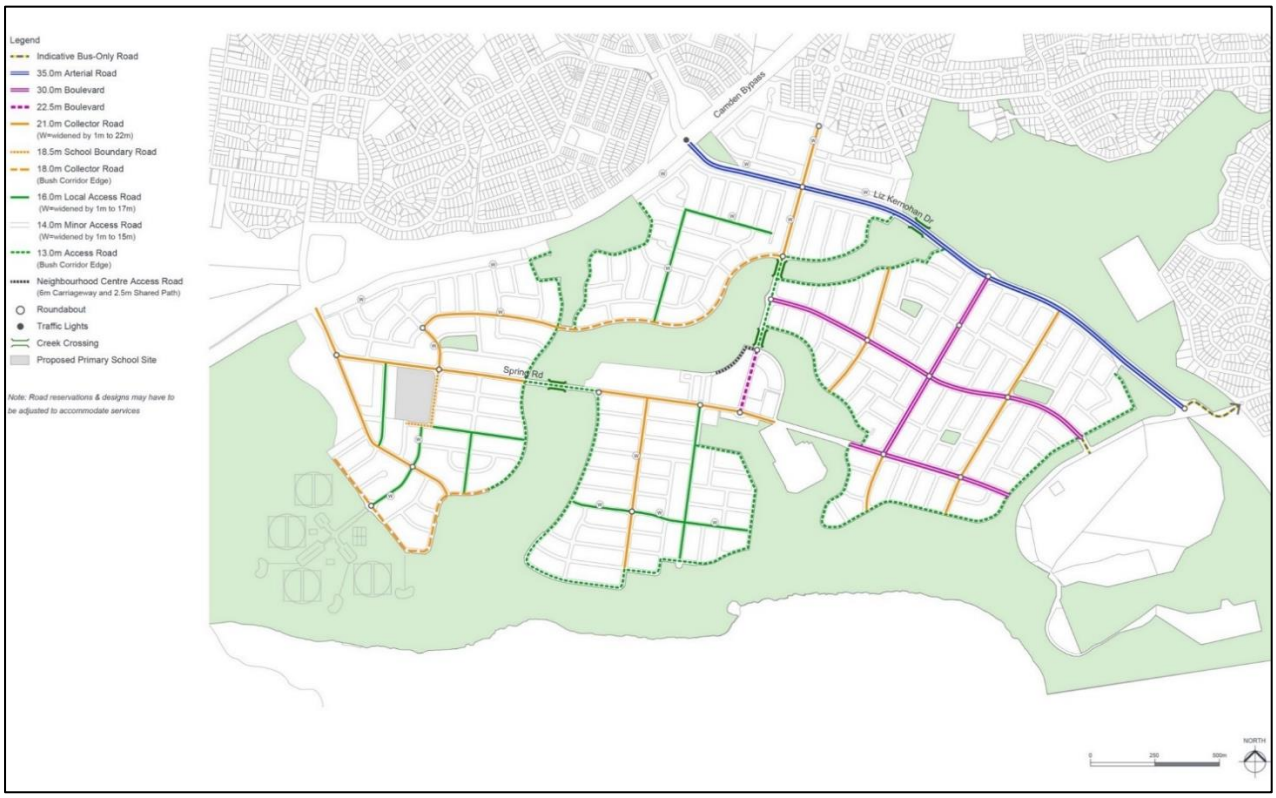


Figure 2-5: Spring Farm Street Network and Design Map

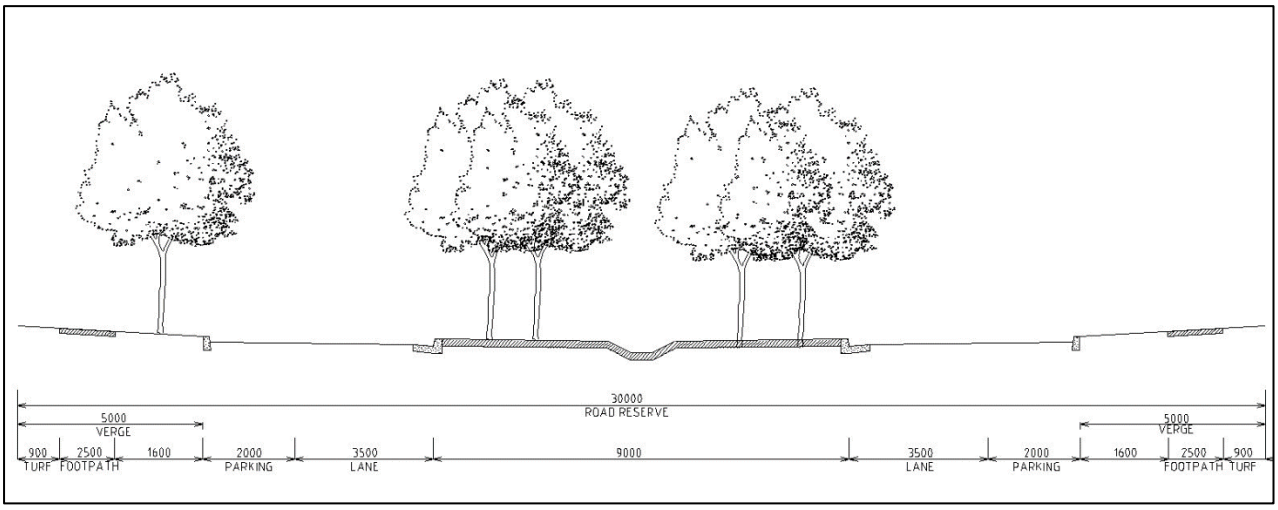


Figure 2-6: 30m Boulevard Spring Farm

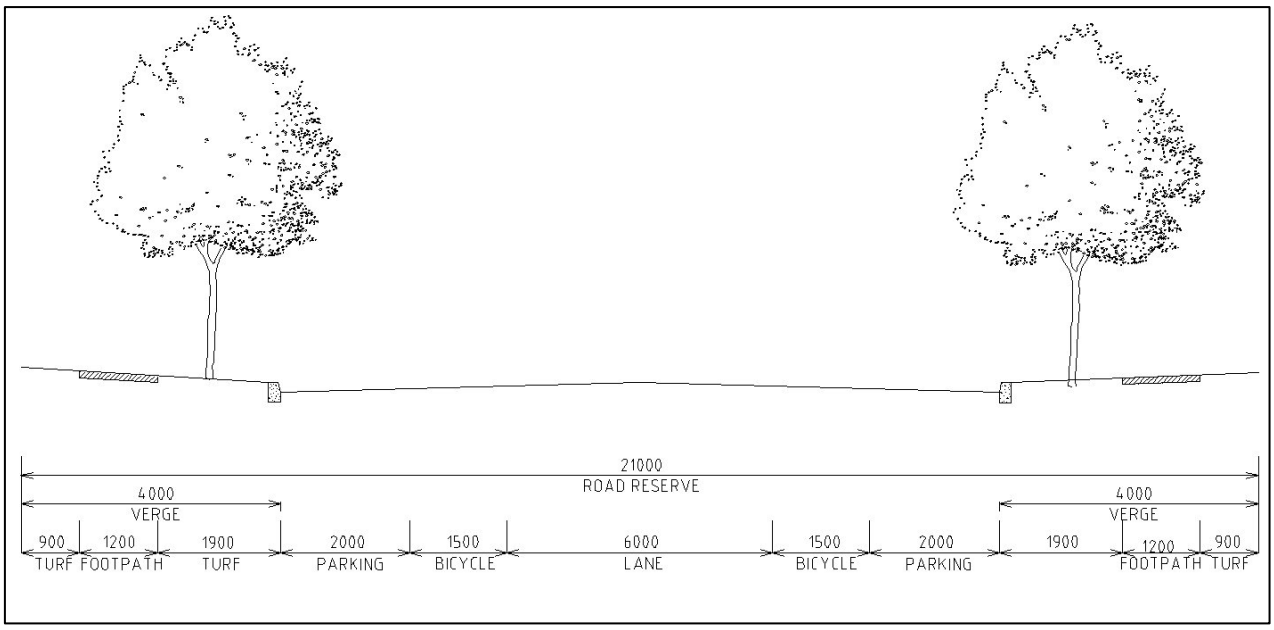


Figure 2-7: 21-22m Collector Road Spring Farm

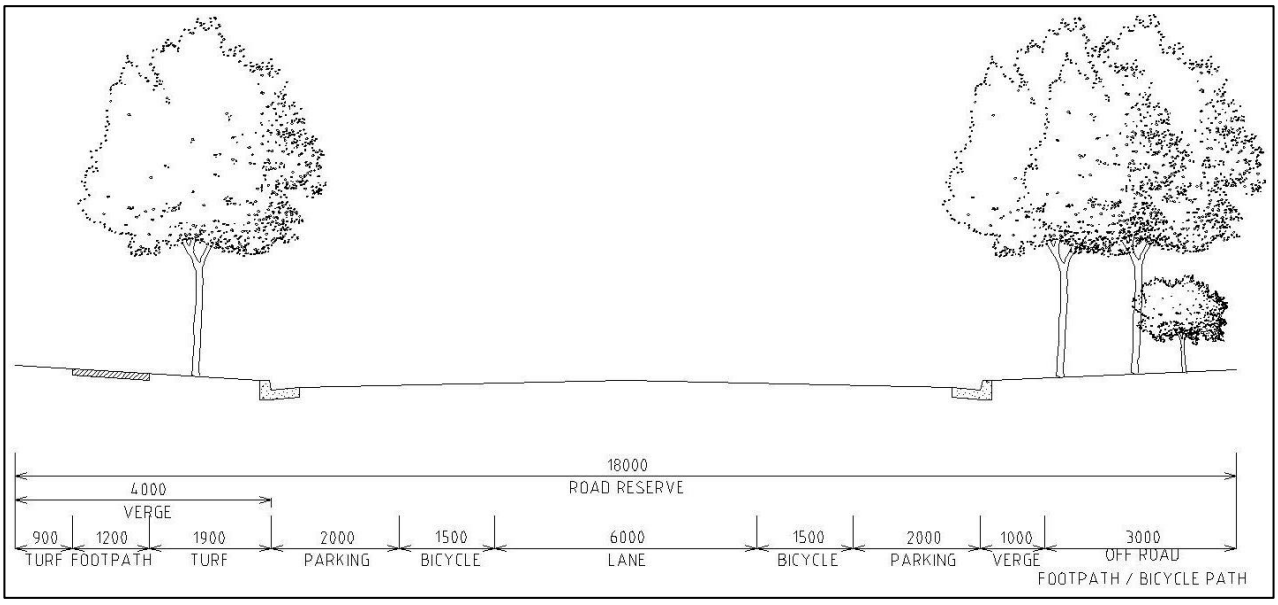


Figure 2-8: 18m Collector Road (Bush Corridor Edge) Spring Farm

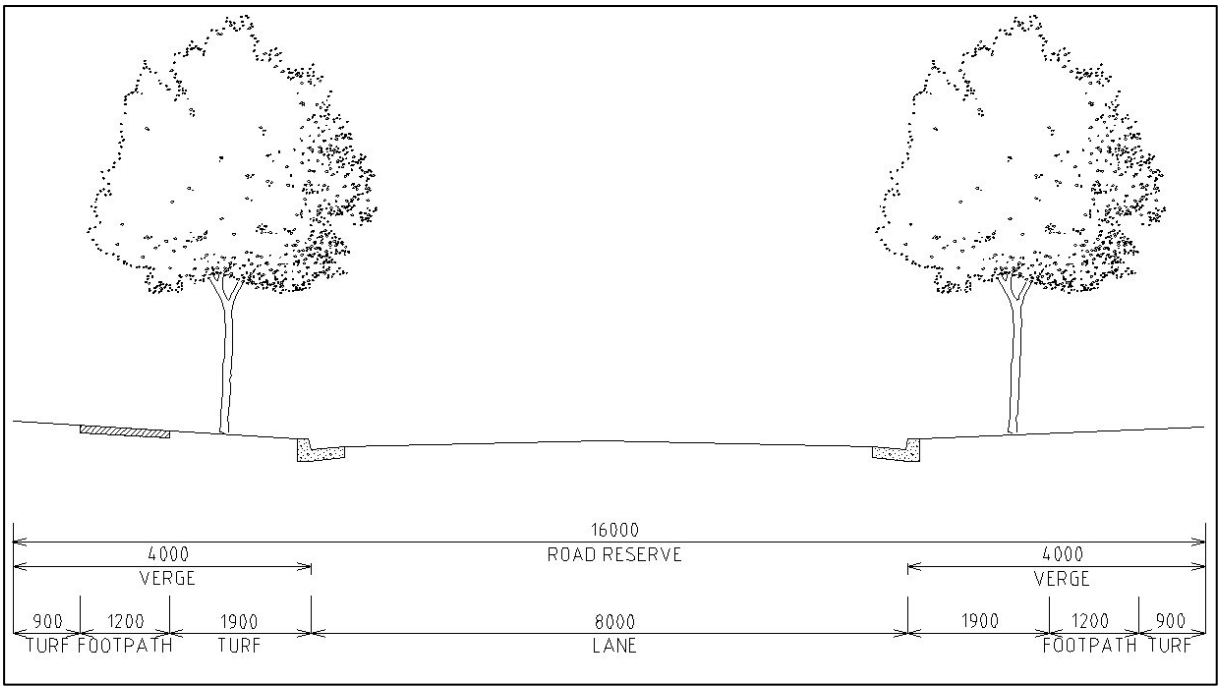


Figure 2-9: 16-17m Primary Access Road Spring Farm

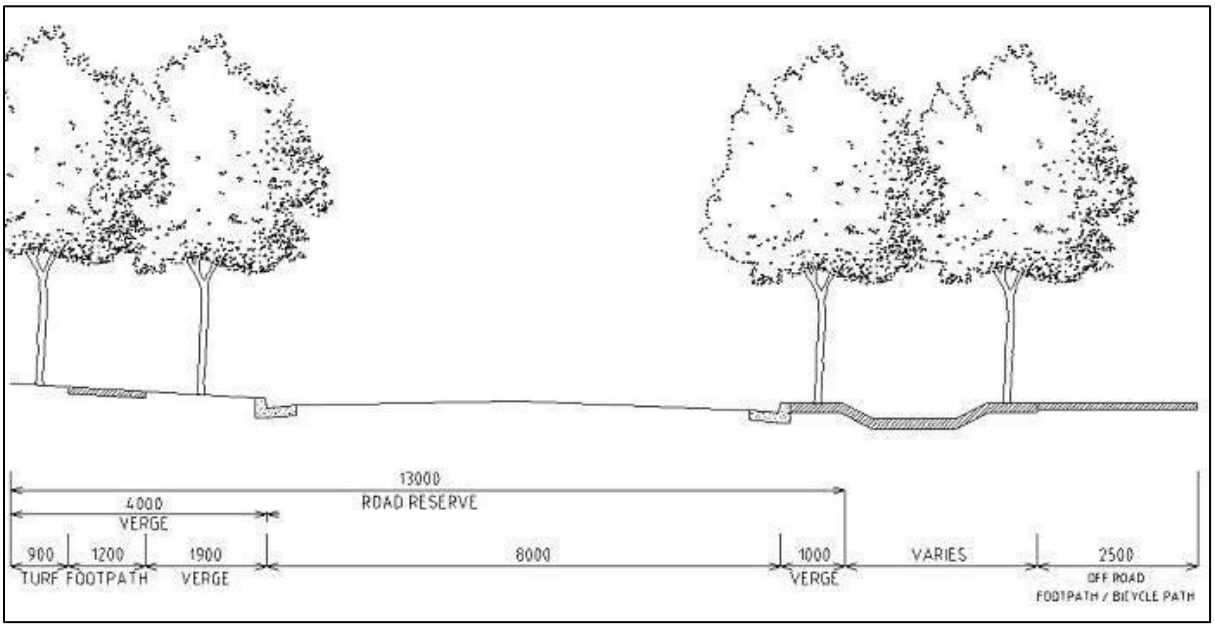


Figure 2-10: 13m Access Road (Bush Corridor Edge) Spring Farm

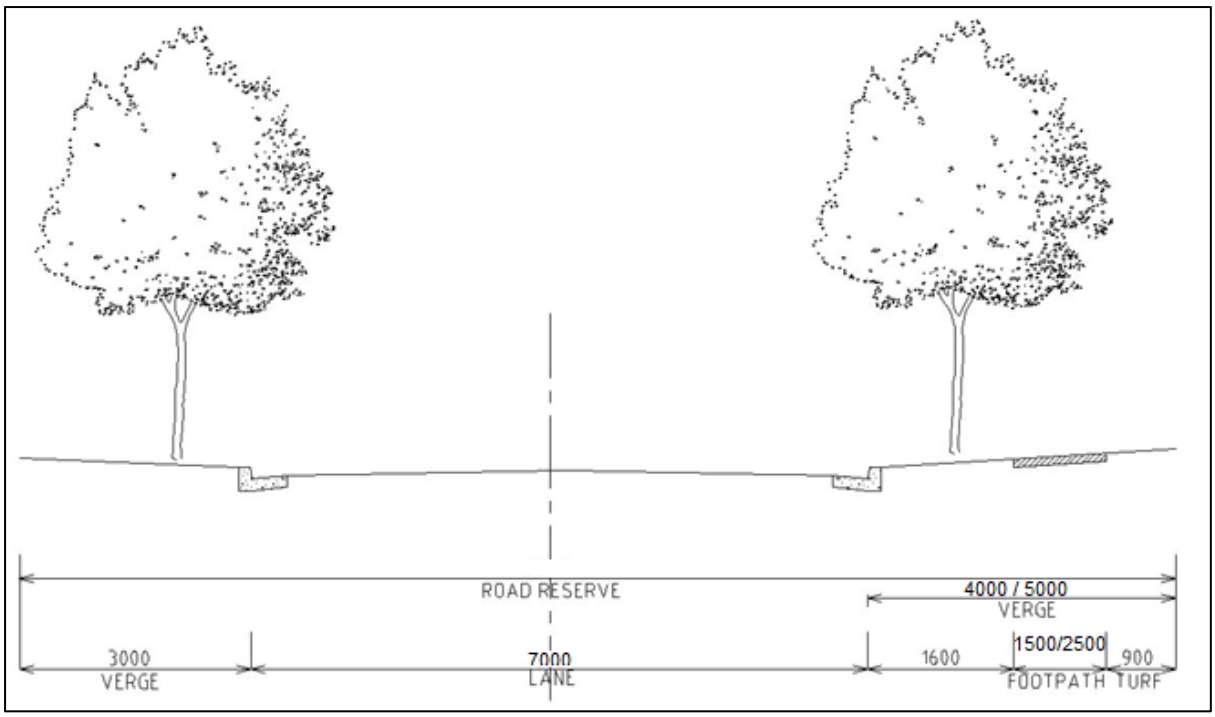


Figure 2-11: 14-15m Access Road Spring Farm

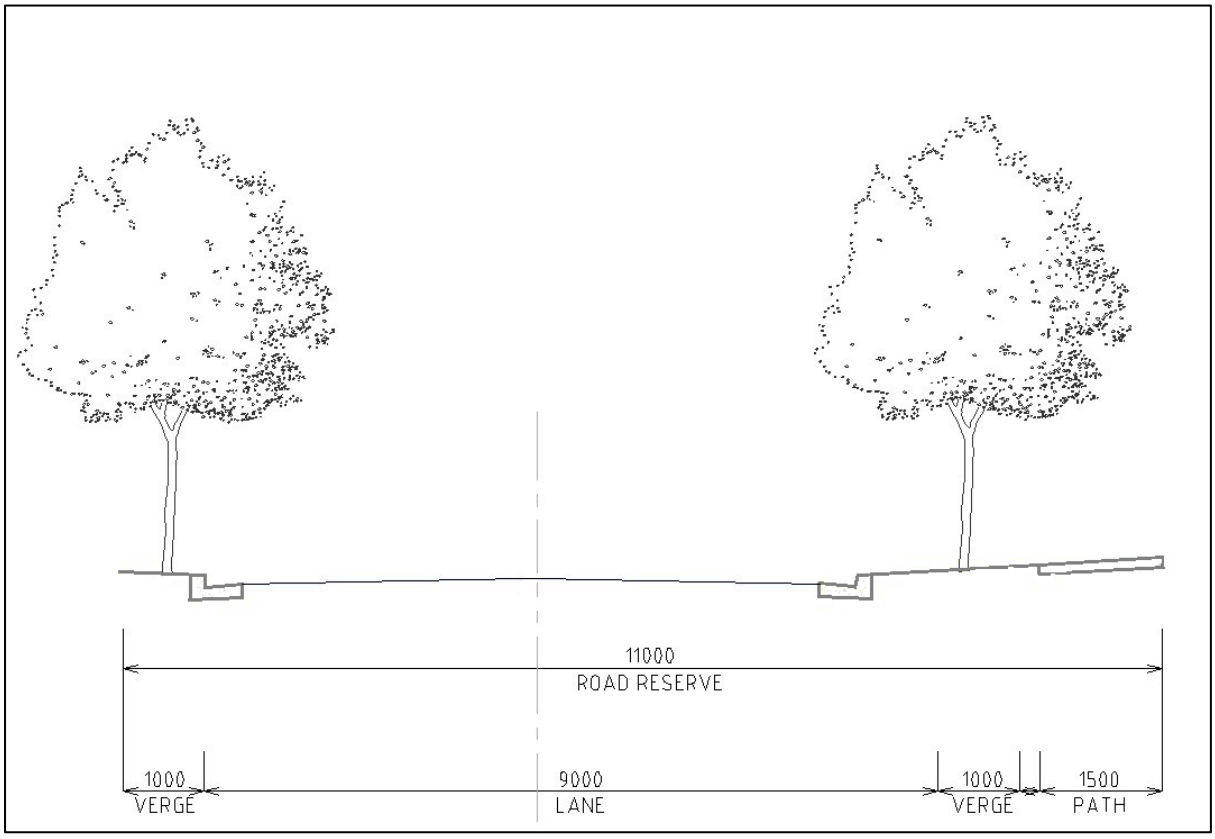


Figure 2-12: Bus-only Road Spring Farm

## S2.2.4 Pedestrian and Cycle Network

**Controls**

1. The pedestrian and cycle path network for Spring Farm is to be constructed to comply Figure 2-13.

2. Cycle and pedestrian bridges must be located above the 20 year ARI flood level.

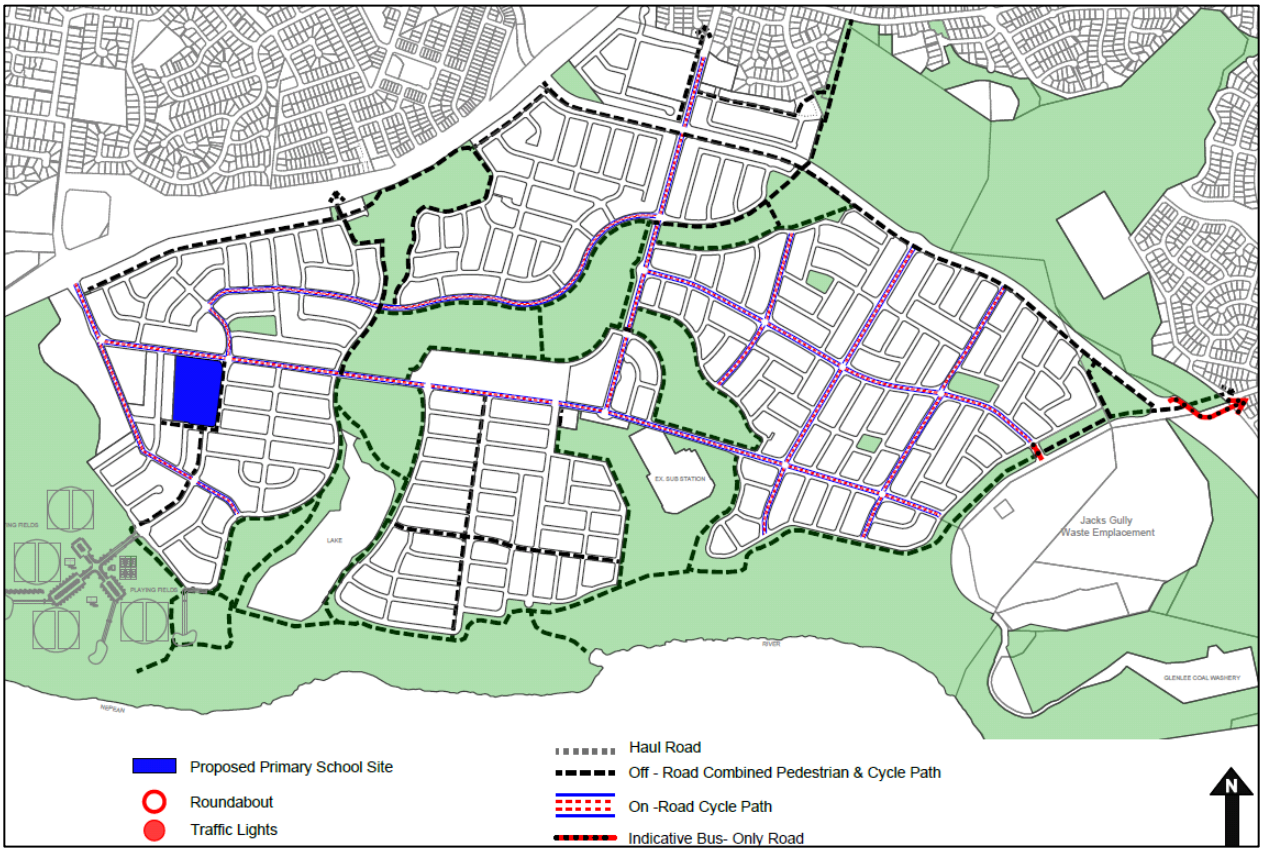


Figure 2-13: Spring Farm Pedestrian and Cycle Path Network

## S2.2.5 Public Transport Network

**Controls**

1. Figure 2-14 illustrates the proposed bus routes through Spring Farm and the connections to the surrounding areas.

2. A bus only link is to be created to Mount Annan as shown below.

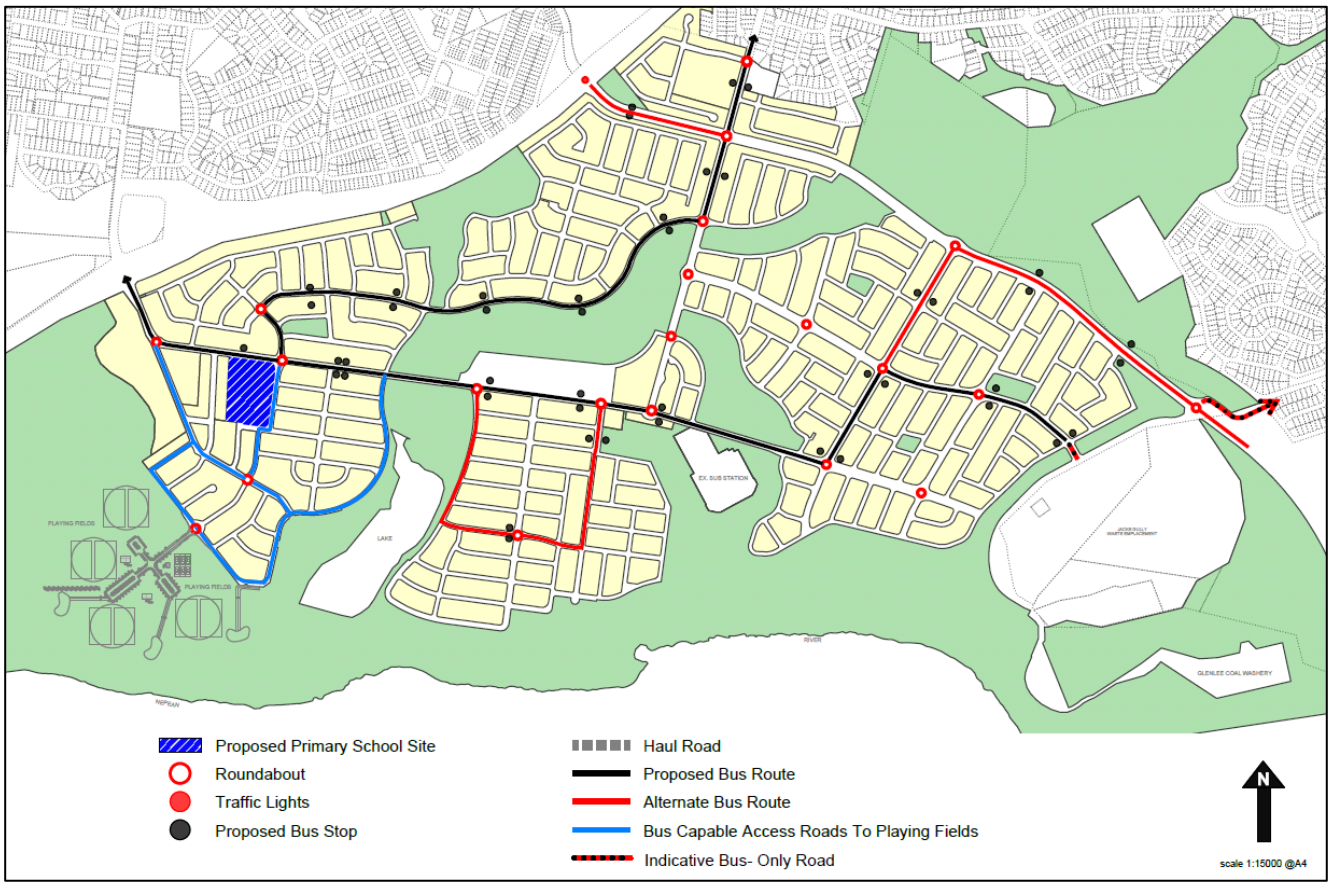


Figure 2-14: Spring Farm Indicative Bus Route

## S2.2.6 Parks and Open Space

**Controls**

1. The provision of parks and open space within the Spring Farm release area is to comply with the open space shown on the Landscape Master Plan Report (December 2003) by Context Landscape Design.

2. Landscaping of village greens and local parks for Spring Farm must be in accordance with the Landscape Master Plan Report by Context Landscape Design.

3. Pedestrian and cycle paths are to be located to the perimeter of village greens to provide central open space for activities.

4. Pedestrian and cycle paths are to be located on desire lines and integrated with landscaping.

5. Provide shade trees or shade structure to play and seating areas.

6. Reference must be made to the *Water Cycle Master Plan* prepared by J. Wyndam Prince in park design.

7. Generally, no disturbance to existing ground levels are permitted within the drip line of existing significant trees to be retained, unless advised otherwise by a qualified arborist. Utilise physical barriers where necessary to prevent unauthorised vehicular access.

8. The location and detailed design of parks is to be consistent with the Spring Farm Conservation Strategy and Spring Farm Bush Corridor and Riparian land use provisions following.

9. Eight sports grounds are to be provided on land at the southern end of Spring Farm. The location and detailed design of sports grounds is to be consistent with the Spring Farm Conservation Strategy and Spring Farm Riparian and Bush Corridor Land Uses provisions which follow.

Note: Council will consider a district athletics facility in this location.

## S2.2.7 Bush and Riparian Corridors in Spring Farm

**Background**

The Spring Farm Bush Corridor is a significant environmental corridor that serves biodiversity conservation, fauna movements and natural drainage through bushland restoration, enhancement and reinstatement.


Figure 2-15: Spring Farm Riparian and Bush Corridor Land Uses

**Objectives**

a. Ensure protection and management of environmentally sensitive land for the principal purpose of biodiversity conservation, where this land has been identified for this purpose on the Riparian Area and Bush Corridor Land Uses Map shown at Figure 2-15.

b. Conserve, restore and enhance native flora and fauna habitat and the ecological viability of land identified for biodiversity protection purposes.

c. Provide a buffer around areas identified for biodiversity protection purposes.

d. Provide for development in locations identified on Figure 2-15 that will not destroy, damage or compromise:
    i. the extent, quality or integrity of the ecological attributes of the land or watercourses.
    ii. the potential for restoration and enhancement of native fauna and flora habitat on the land identified for biodiversity protection.

e. Provide links with other natural areas, as part of an open space and bush corridor network.

f. Ensure viable management, long-term survival and enhancement of the bush corridor through the preparation and implementation of plans of management.

g. Facilitate passive recreation, pedestrian and cyclist access within the bush corridor, to link the urban villages and beyond, with minimal impact on the bushland.

**Controls**

1. Remnant vegetation must be protected and management plans must be established in accordance with the Spring Farm Conservation Strategy Documents (Anne Clements & Associates, December 2003).

2. The bush corridor must be designed to accommodate stormwater flows and natural functions for Spring Farm.

3. Crossings of the bush corridors must be minimised and limited only to critical locations to minimise disturbance to existing vegetation. Bush corridor/creek crossings and service corridors must be co-located.

4. Pedestrian and cycle paths must be located on desire lines and integrated with existing vegetation, landform and landscaping.

5. Screen planting and landscape structures must be used to screen the Integral Energy substation compound.

6. Acoustic barriers and screen planting must be used to minimise acoustic and visual impact on nearby dwellings.

7. When designing bush and riparian corridors, reference must be made to the Water Cycle Master Plan prepared by Wyndham Prince as shown at Figure 2-16.

8. A riparian zone of 20m on either side of a minor stream bank and 40m from a major stream bank must be preserved, or as negotiated with the Department of Environment, Climate Change and Water (DECCW).

9. Bio-retention swales are to be located adjacent to public reserves/bush corridor and/or within central medians of wide roads.

10. Off-line bio-retention basins are to be located within public reserves, public roads, or adjacent to bush corridors.

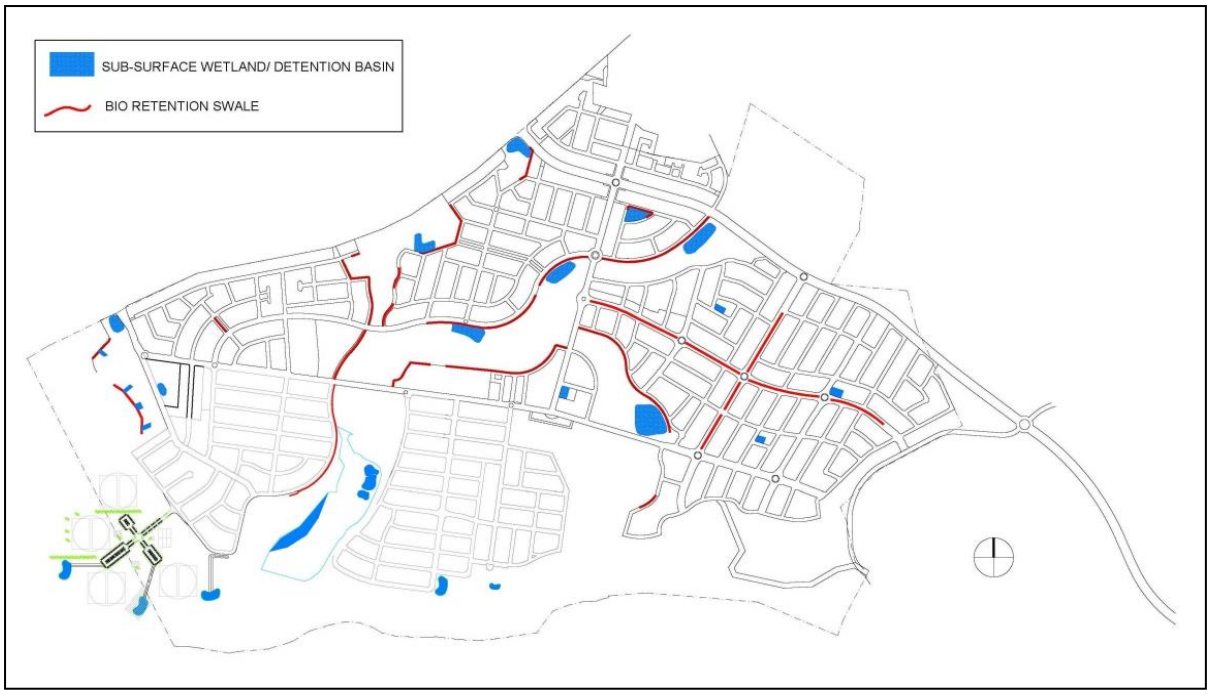


Figure 2-16: Spring Farm Bush Corridor Water Management Features

# S2.3 Centre Development Controls

**Background**

The Spring Farm B1 Neighbourhood Centre will form part of the Spring Farm Urban Release Area. It is located as shown in Figure 2-17 below. The Spring Farm Neighbourhood Centre is to allow for a mix of retail, commercial, residential, community and recreational facilities and civic uses. It is intended to located shopping and entertainment/recreation facilities, a childcare centre, preschool, multi-function hall, sports centre/youth centre, village green, residential uses (including opportunities for flexi-units) and off-street parking areas.

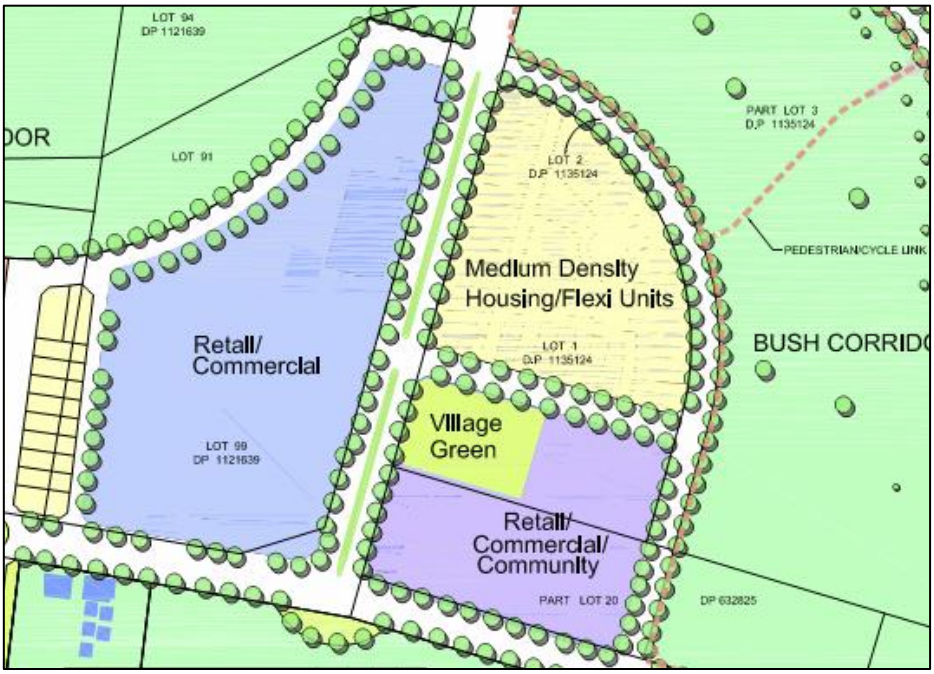


Figure 2-17: Proposed Spring Farm Neighbourhood Centre

**Controls**

## S2.3.1 Maximum Floor Area

1. The neighbourhood centre will have a combined gross floor area of up to 7,000m$^2$ for a retail neighbourhood centre and 1,000m$^2$ for commercial uses.

**Layout/Design**

1. Layout and design of development in the Spring Farm Neighbourhood Centre must have regard to Figure 2-17 and the Spring Farm Town Centre Guiding Principles which are provided below.

2. The layout and design must support the vitality of the neighbourhood centre and permit a level of activity to be maintained over long periods to create a vibrant atmosphere. It should also be recognised that there needs to be a balance between urban design principles, such as street

activation, and design considerations important to the long term economic sustainability of retail and commercial services in the centre.

3. The village green must have good solar access and be suitably landscaped to enable a range of public and communal activities. Elements such as formal gardens, recreational facilities, sculptures or memorials should be provided.

4. The development must be designed to provide good exposure to surrounding streets and the village green.

5. The neighbourhood centre must be provided with on-street parking for convenience and to contribute to the street life and surveillance.

6. The neighbourhood centre must also be provided with properly screened off-street parking. Landscaping should be provided to reduce the visual impact of large expanses of parking areas.

7. All parking configurations must be in accordance with the relevant Australian Standards. Disabled bays are encouraged to be close to main entrances and clearly marked. Reference should be made to Council's car parking requirements and retail industry standard of 5 car spaces per 100sqm of gross lettable floor area.

8. Potential noise and amenity conflicts from the Nepean/Camden zone substation must be taken into consideration when designing the development.

9. Where possible, travel distances for pedestrians and cyclists should be minimised to and within the neighbourhood centre. Consideration should be given to accessibility for pedestrian and cyclists connectivity in surrounding residential areas to the neighbourhood centre.

10. In addition to any relevant controls for the neighbourhood centre, residential buildings within the residential precinct of the neighbourhood centre are subject to the controls contained in Part 4 of this DCP. An exception to those controls is that the minimum front setback is 3m.

## S2.3.2 Built Form and Appearance

1. Subject to compliance with the building height limits contained in LEP 2010, development within the neighbourhood centre should have a range of building heights up to a maximum of 3 storeys.

Note: Clause 4.3B of CLEP 2010 contains specific provisions for building height at specific sites in Spring Farm

2. All development in the neighbourhood centre should respect the human scale and limit the visual impact of building height and mass, as to create a sense of visual comfort to the public.

3. Buildings are to be visible from and address the street frontages. Where buildings are not proposed to be built to the street frontage, setbacks are to be minimised. Buildings are also to be designed and located to take advantage of proximity to open space areas, including riparian corridors.

4. Blank walls visible from principal streets and the public domain are to be limited. Large format retail premises are to be sleeved, where appropriate, with active uses. In other circumstances,

careful building design and landscaping must be used to minimise the extent and visibility of blank walls.

5. Dedicated service access to loading facilities for retail and commercial buildings must be provided via back or side lanes that are screened from view on the main street. The potential for service traffic to conflict with other vehicle movements is to be minimised.

6. Development within the Retail/Commercial precincts must be built to the street alignment.

7. Important public buildings should be designed as landmark buildings which exhibit high quality design, are preferably two storeys in height, and sited at visually prominent locations such as corners and entries.

8. Street trees providing shelter from both sun and rain are important to encourage pedestrian use of the neighbourhood centre.

9. Development must use design solutions to reduce opportunities for crime and reduce the perception of crime within the community. Housing designs must provide casual surveillance over adjacent streets and public spaces. Public spaces must also have good linkages i.e. the village green with the adjoining retail/commercial/community precincts to reinforce the concept of safety and accessibility.

10. The neighbourhood centre must be provided with on-street parking that is conveniently located, attractive and open for surveillance.

11. Development located on the edges of the neighbourhood centre must consider the surrounding environment, in order to address the potential for land use conflict and to ensure that the neighbourhood centre relates sympathetically to the surrounding development, providing for an appropriate visual transition between areas.

12. An allocation of 6,200sqm of land must be provided for the combined area of the Village Green, Multi-Purpose Community Facility and Youth Recreation Facility. Should the Youth Recreation Facility not be required at Spring Farm the surplus land allocation must be incorporated into the Village Green.


Figure 2-18: Spring Farm Neighbourhood Centre Village Green Concept Plan

# S2.4 Site Specific Residential Controls

## S2.4.1 Background

The controls listed below (Table 2.1) are specific to the Spring Farm Release Area. They must be read in conjunction with the controls in section Part 4 of this DCP. In the event of any inconsistency, the controls included in this subsection will take precedence.

**Front setback**

1. The minimum front setback of a residential building is 4m.
2. The minimum front setback of a residential building fronting collector roads (including Liz Kernohan Drive) is 4.5m.

**Secondary street setback**

1. The minimum secondary street setback of a residential building is 1m.
2. The minimum secondary street setback of a residential building fronting Liz Kernohan Drive is 2m.

**Table 2-1: Summary of residential accommodation controls – Spring Farm Release Area**

| **SETBACKS** | |
|---|---|
| Front setback (min) | 4m |
| Front setback – collector road (incl. Liz Kerhohan Drive) (min) | 4.5m |
| Secondary street setback (min) | 1m |
| Secondary street setback - collector road (incl. Liz Kernohan Drive) (min) | 2m |
| Side setback (min) | 0.9m |
| Rear setback ground floor (min) | 4m |
| Rear setback first floor (min) | 6m |
| Garage setback (min) | 1m behind principal building line and 5.5m from front boundary; third garage to be set back 2m behind principal building line. |

| | |
|---|---|
| Architectural element front setback encroachment (max) | 1.5m |
| Rear lane setback (min) | 1m.<br><br>Notwithstanding this, the rear lane setback can be reduced to 0.5m only if it can be adequately demonstrated to Council's satisfaction, that the development can facilitate waste collection in a safe and orderly manner. |
| Public reserve setback (min) | 3m |
| **HEIGHT** | |
| As per LEP 2010 and Part 4 of this DCP. | |
| **PRIVATE OPEN SPACE, LANDSCAPING AND SITE COVERAGE** | |
| Site coverage (max) – lots less than 450m$^2$ | Single storey development - 60% |
| | Two storey development – 50% ground floor, 35% upper floor |
| Site coverage (max) – lots 450m$^2$ or greater | Single storey development - 50% |
| | Two storey development – 50% ground floor, 30% upper floor |
| Landscaped area (min) | 30% |
| Landscaped area (min) within the front setback | 40% |
| Principal private open space (PPOS) (min) | 24m$^2$ with a minimum dimension of 4m |
| Gradient of PPOS (max) | 1:10 |
| Solar access to PPOS (min) | Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21 June.<br><br>Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints.<br><br>At least one window to a living area of dwellings on |

| | |
|---|---|
| | neighbouring properties must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June. |
| **GARAGE DESIGN** | |
| Garage door width (max) – lots 7-15m wide | 60% of front elevation width |
| Garage door width (max) – lots greater than 15m wide | 50% of front elevation width |

## S2.4.2 Double Garages on Narrow Lots equal to or greater than 10m and less than 12.5m

Double Garages are permitted on lots equal to or greater than 10m and less than 12.5m, subject to the below.

**Objectives**

a. To facilitate additional parking behind the building line on narrow allotments without reducing on street parking

b. To reduce the visual impact of garages, carports, and parking areas on the streetscape.

c. To ensure the dwelling is designed to provide casual surveillance of the street.

d. To reduce the apparent bulk and scale of the dwelling.

**Controls**

1. Where a residential dwelling is proposed with a double garage on a lot with a frontage equal to or greater than 10 metres and less than12.5 metres (measured at the building line);

    a. It must be in conjunction with a 2 storey dwelling.

    b. It must be demonstrated that there is no loss of on street parking, site plans must show:

    c. an unencumbered area within the property line for on-street parking;

    d. driveway crossover (minimum 4m for double garage); and

    e. 500mm driveway setback (minimum) from the side boundary and demonstrate no conflict with services as per Council's Design and Construction Specification – Access driveways.

2. The floor plan must include a habitable room overlooking the street with a balcony incorporated into the design of the front façade.

3. The balcony must cover at least 50% of the width of the dwelling.

4. The double garage must be recessed from the main building.

5. To break up the bulk of the facade, the balcony element must be of a different finish to the main dwelling.

6. The front entrance must be visible from the street.

7. Non-habitable rooms are discouraged from being located at the front of the dwelling (apart from the front entrance).

**- End of Schedule –**

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