

LAND USE CONDITION	COMPLY (Y or N)
1. Roof <ul style="list-style-type: none"> • Minimum Pitch 28⁰ • For highest ridge - open gable at both ends • No single storey hip roofs facing road or reserve • A maximum of 20% of roof area may be flat (pitch less than 5⁰) 	
2. Front Door, Porch and Glazing <ul style="list-style-type: none"> • For dwellings facing a road, a hinged front door facing the road is required • Above any front door (facing a road) a 1m x 1m porch is required • Any façade facing a road or reserve boundary shall have a minimum of 15% glazing • Glazing on facades facing a road or reserve boundary shall be vertically oriented 	
3. Garages <ul style="list-style-type: none"> • For sites with a frontage width less than 9.5m the width of any garage shall ensure a setback of 3m to the internal boundary is maintained for the depth of the garage • Garages shall be setback further from any road boundary than the façade of the dwelling that faces the same road boundary 	
4. Roof <ul style="list-style-type: none"> • Materials shall not exceed 30% LRV • Materials shall not include the following: <ul style="list-style-type: none"> - Unglazed concrete tiles - Unglazed clay tiles - Timber shingles - Asphalt shingles 	
5. Maximum Height 11.0m	
6. Maximum Site Coverage <ul style="list-style-type: none"> • Standalone sites 45% • Duplex sites 50% 	
7. Outdoor Living 30m ²	
8. Recession Planes	
9. Internal setback 1.0m	
10. First Floor Living Room Setback 4.0m	
11. Parking Areas shall be screened by fencing or landscaping (or both)	
12. No garage shall comprise more than 50% of the ground floor elevation	
13. No garage shall be more than 6.5m wide	
14. Neighbourhood Plan <ul style="list-style-type: none"> • Front yard setback • Vehicle access 	

<ul style="list-style-type: none">• Typology• Two-storey (as required)	
<p>15. Landscaping</p> <ul style="list-style-type: none">• In accordance with Front Lot Landscape Guidelines• No bins or external plant located in front yard between the dwelling and road or reserve boundary	