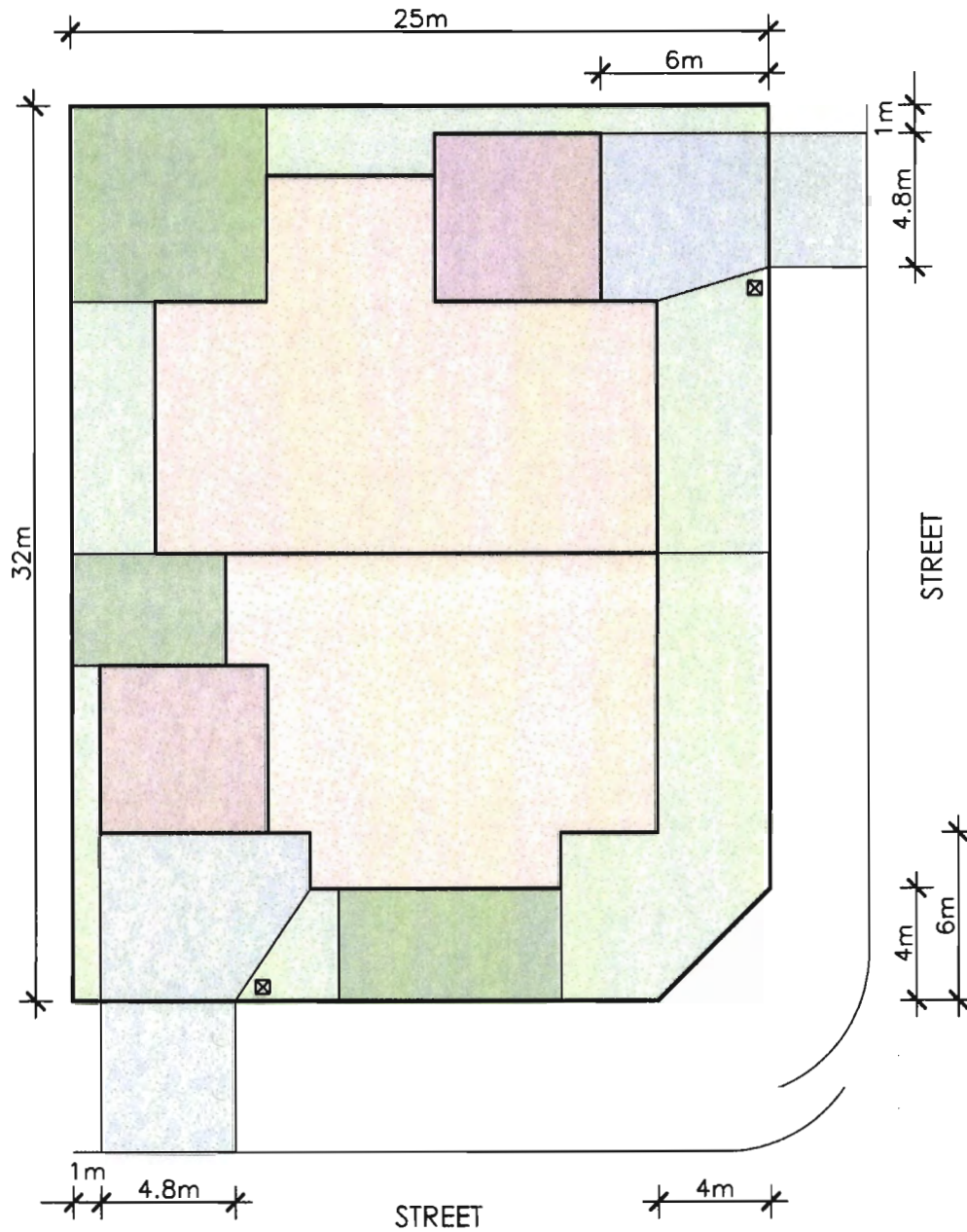


FERNGROVE BALLINA








DUPLEX – OPTION 1

- Lot sizes 800+sqm, typically 800 sqm, with 25 m wide frontages. Double storey (3 bed + study) house up to 190 sqm floor plate
- The primary street frontage of the allotments should have a 6 m setback for garage and 4 m for the ground and second level of the dwelling. Balconies may project beyond the building line provided:-
 - The balcony is cantilevered with no walls or columns below the balcony and no walls or roofs above the balcony
 - The balcony has a maximum projection of 1.8 m
- A reduced secondary frontage setback of 4 m applies to all corner Duplex allotments.
- The building configuration should encourage a north facing courtyard.
- Garages should be set back behind the primary building line where possible. Garages for each dwelling will not be built adjoining each other on the primary and secondary street frontages.
- A minimum of two (2) onsite car parking spaces will be provided for each dwelling.

FERNGROVE BALLINA DESIGN GUIDELINES INDICATIVE LAYOUT DUPLEX OPTION 1



Legend

- | | | |
|---|--|--|
|  Lot Boundary |  Open Space |  Indicative Driveway Location |
|  Indicative Building Footprint |  Indicative Courtyard |  Letterbox |
|  Indicative Garage Location | | |

FERNGROVE BALLINA








DUPLEX – OPTION 2

- Lot sizes 800+ sqm, Typically 800 sqm, with 25 m wide frontages.
- The primary street frontage of the allotments should have a 6 m setback for the garage and 4 m setback for the ground and second level of the dwelling. Balconies may project beyond the building line provided:-
 - The balcony is cantilevered with no walls or columns below the balcony and no walls or roofs above the balcony
 - The balcony has a maximum projection of 1.8 m
- A reduced secondary frontage setback of 4 m applies to all corner Duplex allotments.
- The building configuration should encourage a north facing courtyard.
- Garages should be set back behind the primary building line where possible. Garages to be located at the rear of the allotment to improve street amenity.
- A minimum of two (2) onsite car parking spaces will be provided for each dwelling.

FERNGROVE BALLINA DESIGN GUIDELINES INDICATIVE LAYOUT DUPLEX OPTION 2



Legend

- | | | |
|---|--|--|
|  Lot Boundary |  Open Space |  Indicative Driveway Location |
|  Indicative Building Footprint |  Indicative Courtyard |  Letterbox |
|  Indicative Garage Location | | |