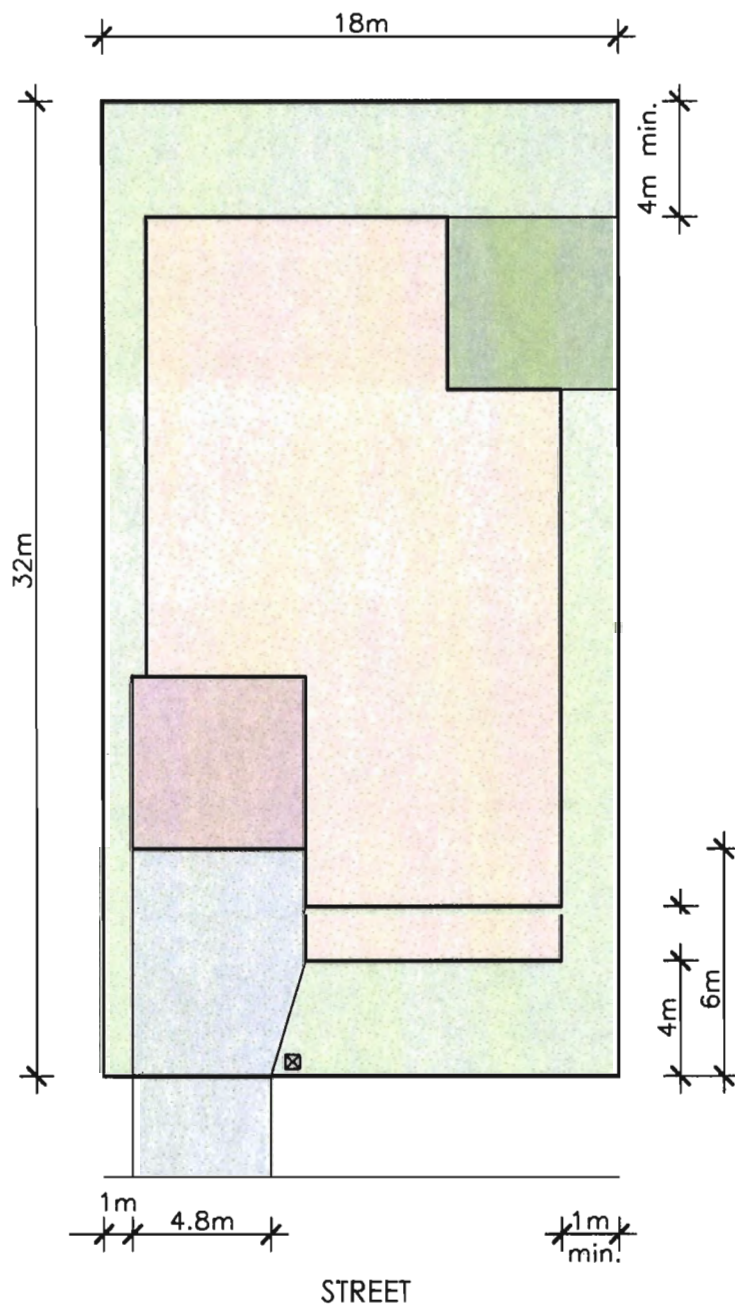


## **FERNGROVE BALLINA**

### **TYPICAL TRADITIONAL**

- Lot sizes 575+sqm/Acoustic, Typically 640 sqm, with 18-20 m wide frontages. Single storey (4 bed + study) house up to 220 sqm floor plate; Double storey (5 bed + study) house up to 250 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
- The building configuration should encourage a north facing courtyard.
- Garages should be set back behind the primary building line where possible.
- A reduced secondary frontage setback of 4 m applies to all corner traditional allotments.
- A minimum of one (1) onsite car parking space will be provided for each dwelling.

# FERNGROVE BALLINA DESIGN GUIDELINES INDICATIVE LAYOUT TYPICAL TRADITIONAL



## Legend

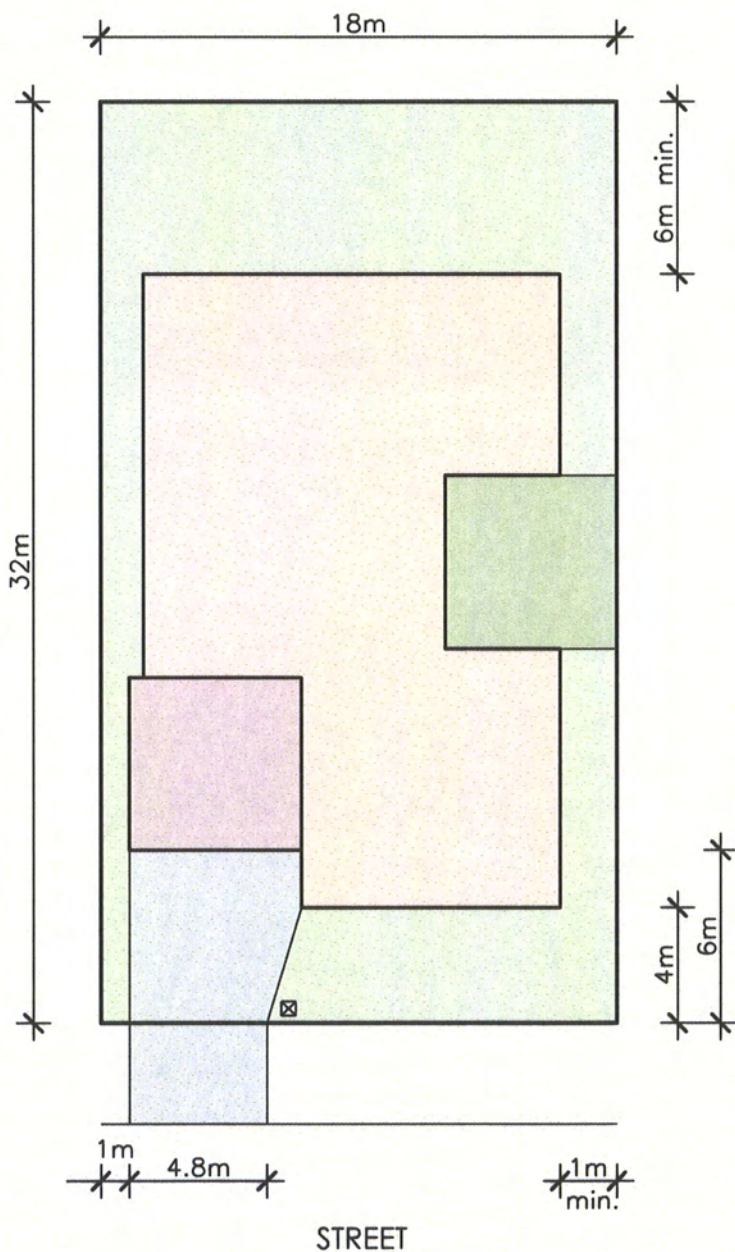
-  Lot Boundary
-  Indicative Building Footprint
-  Indicative Garage Location
-  Open Space
-  Indicative Courtyard
-  Indicative Driveway Location
-  Letterbox

# **FERNGROVE BALLINA**







## **TYPICAL ACOUSTIC TRADITIONAL**

- Lot sizes 575+sqm/Acoustic, Typically 640 sqm, with 18-20 m wide frontages. Single storey (4 bed + study) house up to 220 sqm floor plate; Double storey (5 bed + study) house up to 250 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
- The building configuration should encourage a north-east facing outdoor room.
- Garages should be set back behind the primary building line where possible.
- Rear setback min 6 m, secondary frontage setback of 4 m applies to all corner traditional allotments.
- A minimum of one (1) onsite car parking space will be provided for each dwelling.

# FERNGROVE BALLINA DESIGN GUIDELINES INDICATIVE LAYOUT TYPICAL ACOUSTIC TRADITIONAL



## Legend

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