

OLIVINE

Stage 8 - Conservation Reserve Fronting Lots / Native Road

GENERAL

- Corner Lots as well as lots with a frontage less than 12.5m wide must be double storey in height unless otherwise approved by the Design Review Panel (DRP).

BUILDING ENTRIES, ORIENTATION & ASPECT

- Main building entries to be oriented towards the primary frontage and be clearly visible. They must include a covered veranda, porch or portico or other integral entry feature.
- Balcony spaces, as well as larger scale porches and verandahs are strongly encouraged on front facade to address conservation reserve frontage.

ACTIVATING AN EDGE

- For corner lots, the Olivine Design Guidelines applies for corner treatment application.
- A continuation of materials is required along frontage facing Pattersons Drive, and should match or complement the front facade in design and quality.
- For double storey homes, the upper storey level must include 1x habitable room window facing Pattersons Drive.
- Frontage facing Pattersons Drive must be appropriately activated with inclusion of rear outdoor entertaining or alfresco space, unless otherwise approved by the DRP.
- Balconies, porches and verandahs are strongly encouraged along this frontage to increase usable outdoor space.



Balcony spaces, porches and verandahs are encouraged on front facade to address conservation reserve frontage.

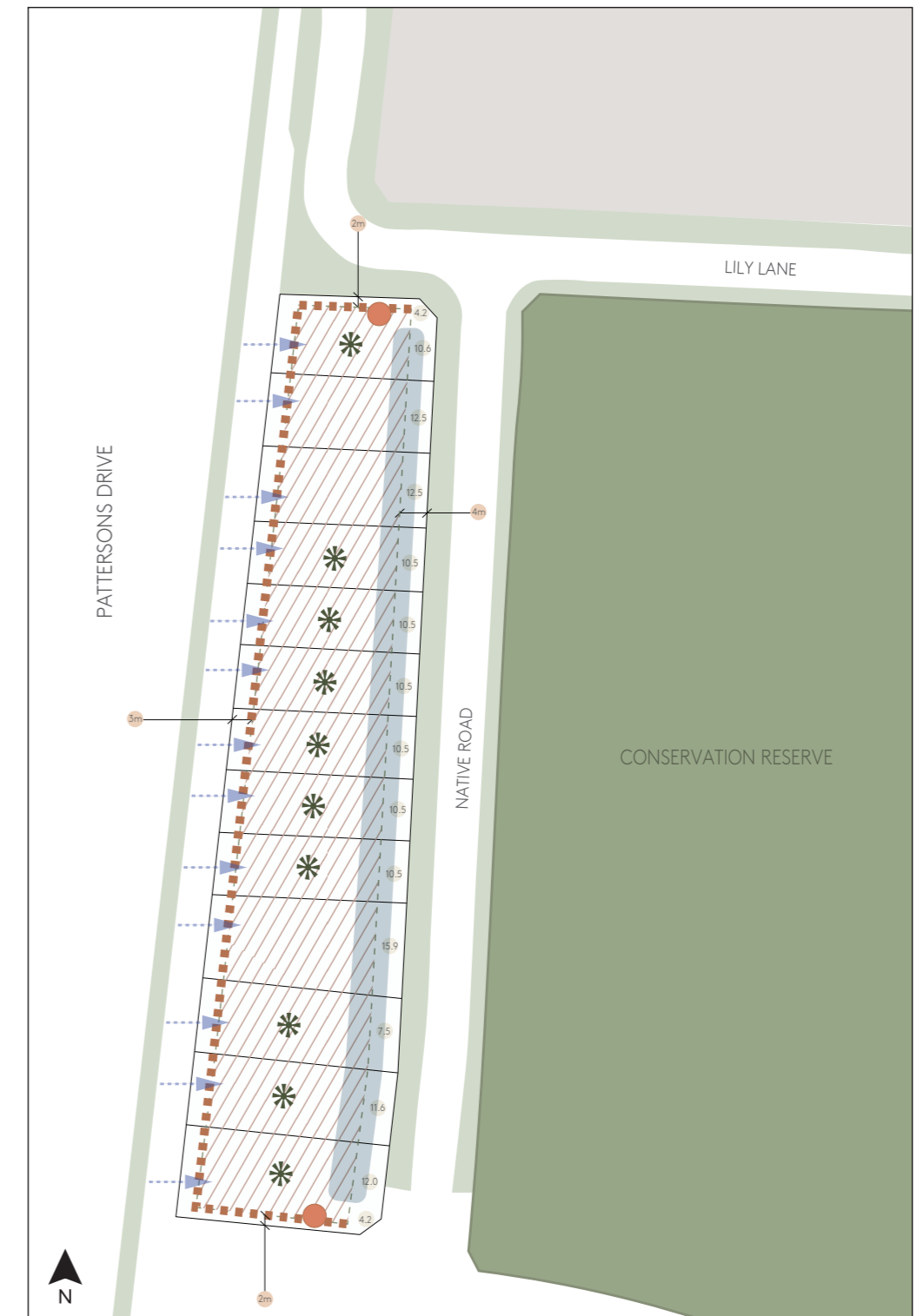
Secondary street to be addressed through appropriate corner treatment (see Olivine Design Guidelines).

Inclusion of rear outdoor entertaining or alfresco space. Consider balconies, porches and verandahs to backyard.

DIAGRAM 1

Legend/Key

- Conservation Reserve
- # Lot Frontage
- # Minimum Setback
- ▨ Building Envelope
- Corner Treatment Required
- ▭ Entryway
- ▨ Materials and Design to be consistent with Primary Facade
- ✱ Double Storey Mandated
- ▭ Pedestrian Rear Access via Gate
- Future Residential



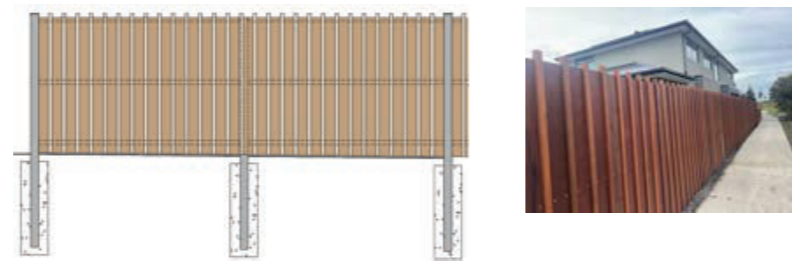
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FENCING

FENCE TYPE A

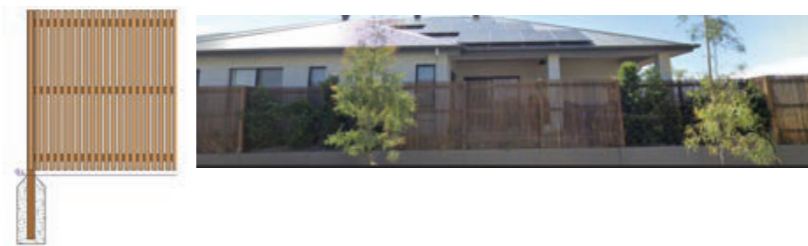
- 130x19mm Hardwood timber pailing alternating with 50x30mm timber battens.
- Stained in Sikksens Cetol HLSe in Walnut (010) or similar.



FENCE TYPE A

FENCE TYPE B

- Permeable timber battens 50x30mm with a maximum 20mm gap in between.
- Stained in Sikksens Cetol HLSe in Walnut (010) or similar.
- Optional side gate to be installed subject to Council approval.
- Type B fencing to be setback 750mm from rear boundary in lengths of 3000mm as per Diagram 1, to create landscaped alcoves.



FENCE TYPE B

INTERLOTMENT FENCING

- Interlotment fencing is to be a standard 1.8m high timber pailing as detailed in the Olivine Design Guidelines.

LANDSCAPING

- Rear landscaping that is visible from the street is to be of high quality. Plans are to be submitted to the DRP for approval prior to installation.

DIAGRAM 2

Legend/Key

- Conservation Reserve
- Lot Frontage
- 1.8m High Timber Feature Fencing - Type A
- ▤ 1.8m Permeable Feature Fencing - Type B
- Standard 1.8m High Interlotment Timber Pailing
- Future Residential

DIAGRAM 3

