

## Design Guide – Lots abutting the Reserve

### 29 Emu Creek Road Strathfieldsaye

The following covenants lots 68 – 71 (inclusive).

1. The primary dwelling on these lots must be designed and oriented with the frontage facing towards the reserve.
2. The dwelling must be setback from the access road frontage by a minimum of 4.5m and maximum of 7m. Porches, porticos and verandas less than 3.6m in height may encroach up to 1m into the minimum front setback.
3. A garage must be setback behind, or in-line with, the front facade building line of the dwelling. The design, colour and materials used for the garage must be kept in keeping with the dwelling.

The following covenants lots 22 and 63.

4. The primary dwelling on these lots must be designed and oriented toward the reserve.
5. Vehicle access through the public reserve is not permitted.
6. Solid or enclosed fencing, of a maximum 2m in height, must not extend for more than 50% of the common boundary with the reserve.
7. Enclosed fencing along the balance of the common boundary with the reserve must:
  - ▶ Be at least 30% permeable;
  - ▶ Be a maximum 1.2m in height.
8. The dwelling on lot 63 must be setback from the roadside boundary by a minimum of 4m.
9. The dwelling on lot 22 must be setback from the roadside boundary by a minimum of 2m.

**PLANNING AND ENVIRONMENT ACT 1987  
GREATER BENDIGO PLANNING SCHEME**

**PLAN REFERRED TO IN PLANNING PERMIT  
NO: AM/337/2017/B**

**Delegated Officer: Peter O'Brien  
For and on behalf of the City of Greater Bendigo**

**Date: 13 December 2023**

**Page 1 of 1**