

## A wide choice of housing options will contribute to the creation of a diverse community

The design of the Eastern precinct will ensure that a wide choice in housing styles are available throughout the village. This approach will in turn ensure that the living options will appeal to a broad market, catering to a wide range of purchasers, from young families seeking to establish their first family home, through to “empty nesters” downsizing to a smaller residence with less maintenance hassles.

Some higher density housing options may also be provided in selected locations such as the village centre.



### Design and Building Covenants

Housing controls will be in place for all allotments. They will include parameters for the visual, location, size, sustainability, and character aspects of all homes constructed throughout the village.

In formulating these design controls, a balance will be targeted between achieving architectural control, promoting an attractive and diverse streetscape, and maintaining affordability.

### Sustainable Housing

In keeping with the sustainability objectives of the St Marys development, all housing constructed throughout the Eastern Village will be required to comply with a range of sustainability controls, covering aspects such as solar access, ventilation, building materials, and landscaping.

### Affordable Housing

3% of all allotments produced will be transferred to the NSW government for affordable housing. These allotments will be dispersed throughout the village, and the finished housing on these lots will be of a quality in keeping with the rest of the village.



*A range of housing options to suit all lifestyles*