

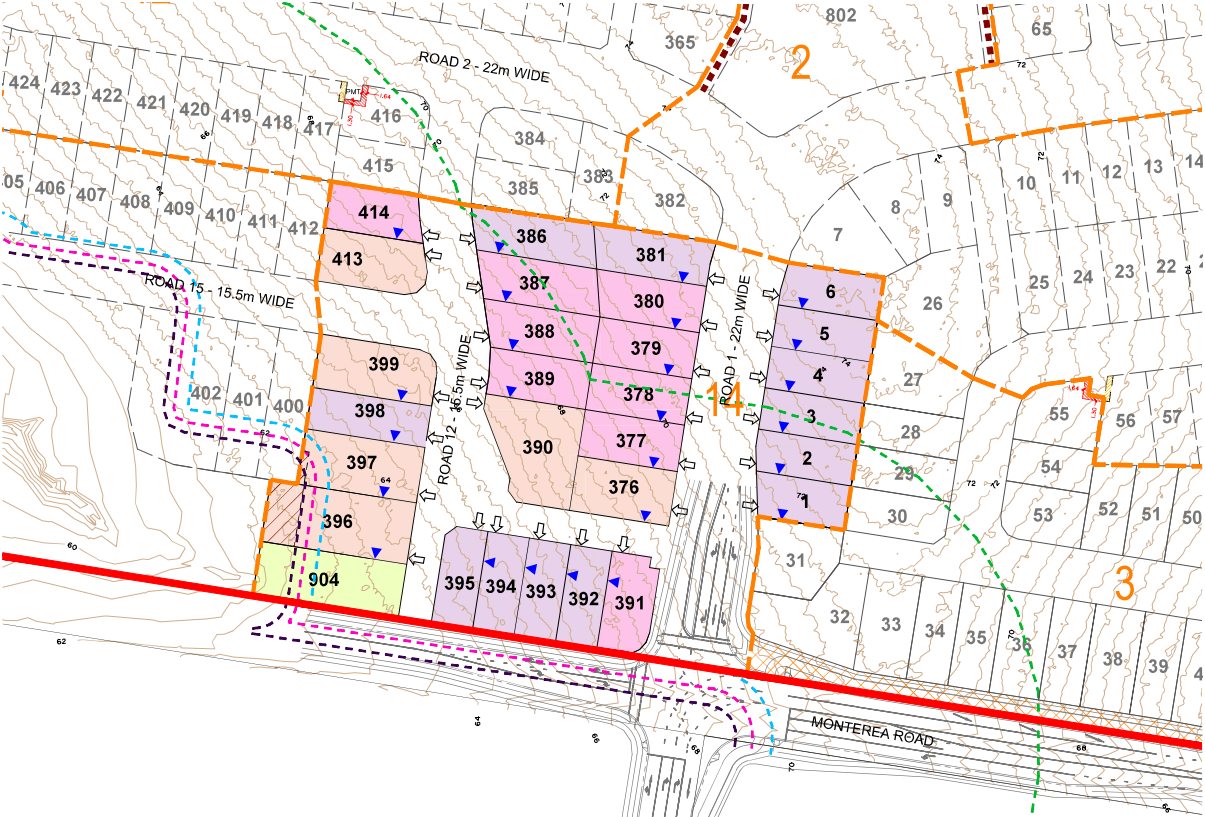
PLAN OF DEVELOPMENT - STAGE 14

- NOTES:**
- General**
- All development is to be undertaken in accordance with the Development Approval.
 - The maximum height of buildings shall not exceed two (2) storeys.
 - Building height is measured from natural ground level (to avoid any doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
 - Maximum building location envelopes may be subject to future proposed easements and/or other underground services.
 - A lot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
 - For corner lots, no building or structure over 2 metres high is to be built within a 4m x 4m truncation at the corner of two road frontages.
- Setbacks**
- Boundary setbacks are measured to the wall of the structure.
 - Setbacks are as per the Plan of Development Table unless otherwise specified.
 - The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
 - The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted, side setbacks shall be in accordance with the Plan of Development Table unless otherwise specified in these notes.
 - If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
 - Maximum length of a built-to-boundary wall is 15 metres long or 50% of the depth of the lot (whichever is lesser).
 - First floor setbacks must not encroach the minimum ground floor setbacks.
 - Garages must not project forward of the front building setback.
 - Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.
 - Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
 - For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage.
- On-Site parking and Driveways**
- Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling.
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one of which must be capable of being covered (may be provided in tandem).
 - The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
 - All double garages must be setback behind the main face of the dwelling, with doors articulated, comprising a mix of materials and colours, or staggered.
 - Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side, garages are to be located on the western or southern side of the lot.
 - Maximum of one driveway per dwelling unless it is a corner lot where the minimum distance required in note 23 can be achieved and no retaining walls are present.
 - Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres.
- Private Open Space**
- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension 2.4m.
 - Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbecue and shade; and
 - Maximum gradient not exceeding 1:10.
- Street Address**
- Letterboxes must be clearly visible and identifiable from street.
 - Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
 - Verandahs; and/or
 - Porches; and/or
 - Awning and shade structures; and/or
 - Variation to roof and building lines; and/or
 - Use of varying building materials.
 - All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade; and/or
 - Balconies, porches or verandah; and/or
 - Window Hoods/Screens; and/or
 - Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).
 - Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- Fencing**
- Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
 - Fencing on all primary frontages has a maximum height of 1.2 metres where solid or has a maximum height of 1.8 metres where containing openings that make the fence at least 50% transparent. Fencing on all secondary frontages has a maximum height of 1.8 metres where containing openings that make the fence at least 25% transparent.
 - Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.



PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5m x <14.0m frontage		Courtyard 14.0m x <15.0m frontage		Traditional >15.0m frontage & Irregular Lots	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front / Primary Frontage *	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*
Garage	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear ^	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - Setbacks ^						
Built to Boundary	0.0m Mandatory	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m
Non Built to Boundary	1.0m	1.0m	1.0m	1.0m	1.2m	2.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park / Drainage Reserve **	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m
Site Coverage (Maximum)			65%		65%	

- # Except where overridden by the Bushfire Management Plan (refer to notes) or as otherwise specified
- ^ Except on a boundary adjoining the Cunningham Highway or Ripley Road, where the setback is 3m.
- * 2.4m setback permitted to enclosed entry features such as porches, porticos, verandahs and balconies
- ** 0m setback permitted to enclosed verandahs and balconies.



NOTE:
BUILDING ENVELOPES SHOWN ARE
INDICATIVE ONLY. REFER TO BUILDING
ENVELOPE NOTES AND TABLE FOR DESIGN
PARAMETRES.

- LEGEND**
- Site Boundary
 - Stage Boundary
 - Built to Boundary Location
 - Indicative Driveway Location
 - 10m Wide Building Exclusion Zone
 - Split Level Lots
 - Proposed Easement for Services (Energex)
 - Building Exclusion Zone (PMT Site)
 - BAL 12.5
 - BAL 19
 - BAL 29
 - BAL 40

RP DESCRIPTION: Lot 2 on RP196150, Lot 1 on RP196152, Lot 2 on RP196154 & Lots 342 - 344 on S3173

SCALE @ 1:750 @ A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

