

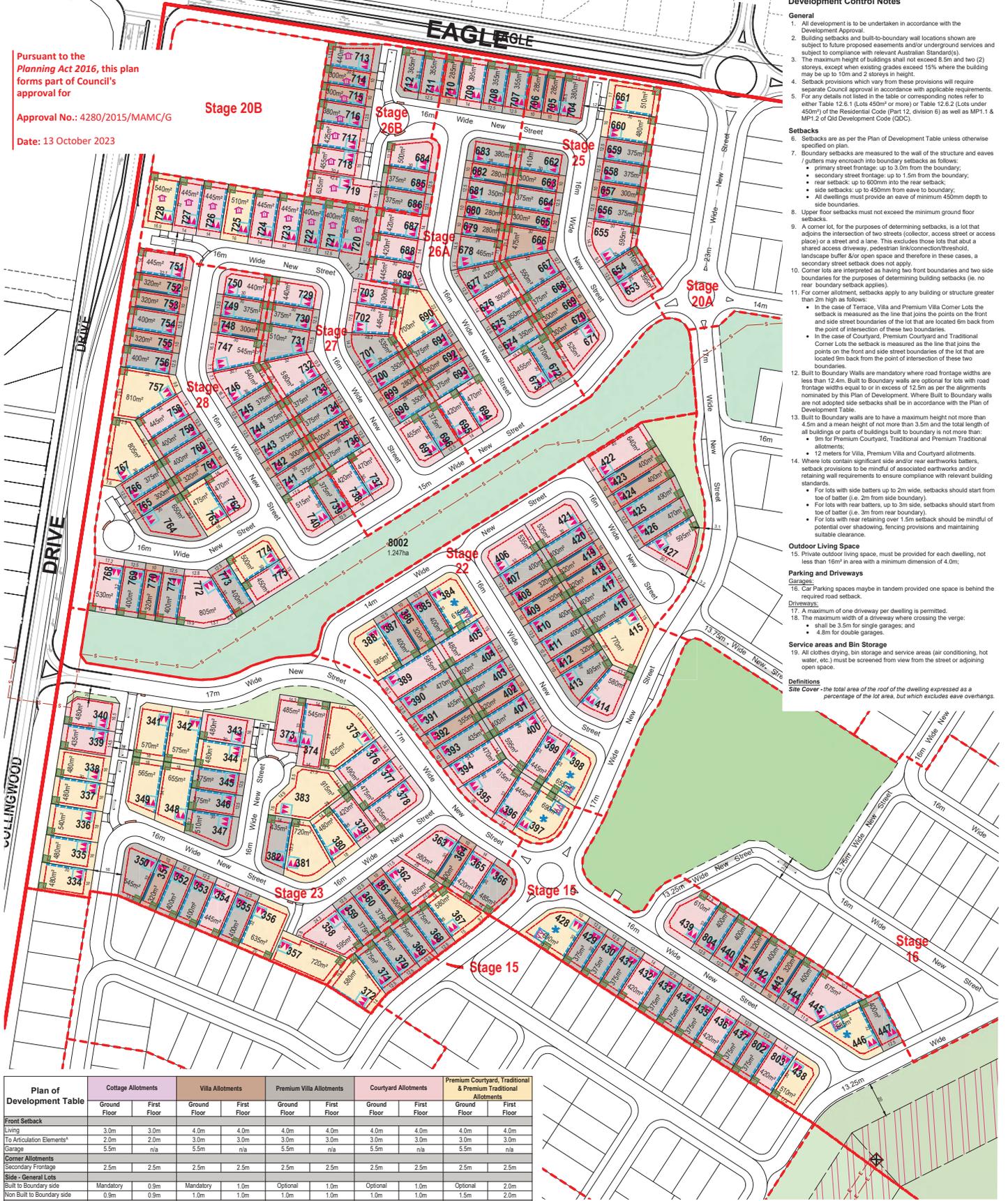
Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No.: 4280/2015/MAMC/G

Date: 13 October 2023

Development Control Notes

- General**
- All development is to be undertaken in accordance with the Development Approval.
 - Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services and subject to compliance with relevant Australian Standard(s).
 - The maximum height of buildings shall not exceed 8.5m and two (2) storeys, except when existing grades exceed 15% where the building may be up to 10m and 2 storeys in height.
 - Setback provisions which vary from these provisions will require separate Council approval according to applicable requirements.
 - For any details not listed in the table or corresponding notes refer to either Table 12.6.1 (Lots 450m² or more) or Table 12.6.2 (Lots under 450m²) of the Resource Code (Division 6) as well as MP1.1.8, MP1.2 of Old Development Code (ODC).
- Setbacks**
- Setbacks are as per the Plan of Development Table unless otherwise specified on plan.
 - Boundary setbacks are measured to the wall of the structure and eaves / gutters may encroach into boundary setbacks as follows:
 - primary street frontage: up to 3.0m from the boundary;
 - secondary street frontage: up to 1.5m from the boundary;
 - rear setback: up to 600mm into the rear setback;
 - side setbacks: up to 450mm from eave to boundary;
 - All dwellings must provide an eave of minimum 450mm depth to side boundaries.
 - Upper floor setbacks must not exceed the minimum ground floor setbacks.
 - A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place) or a street and a lane. This excludes those lots that adjoin a shared access driveway, pedestrian link/connection/threshold, landscape buffer for open space and therefore in these cases, a secondary street setback does not apply.
 - Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (ie. no rear boundary setbacks applies).
 - For corner allotments, setbacks apply to any building or structure greater than 2m high as follows:
 - In the case of Terrace, Villa and Premium Villa Corner Lots the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 5m back from the point of intersection of these two boundaries.
 - In the case of Courtyard, Premium Courtyard and Traditional Corner Lots the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 5m back from the point of intersection of these two boundaries.
 - Built to Boundary Walls are mandatory where road frontage widths are less than 12.4m. Built to Boundary walls are optional for lots with road frontage widths equal to or in excess of 12.5m as per the alignments nominated by this Plan of Development. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
 - Built to Boundary walls are to have a maximum height not more than 4.5m and a mean height of not more than 3.5m and the total length of all buildings or parts of buildings built to boundary is not more than:
 - 8m for Premium Courtyard, Traditional and Premium Traditional allotments;
 - 12 metres for Villa, Premium Villa and Courtyard allotments.
 - Where lots contain significant side and/or rear earthworks setbacks, setback provisions to be mindful of associated earthworks and/or retaining wall requirements to ensure compliance with relevant building standards.
 - For lots with side batters up to 2m wide, setbacks should start from toe of batter (i.e. 2m from side boundary).
 - For lots with rear batters, up to 3m side, setbacks should start from toe of batter (i.e. 3m from rear boundary).
 - For lots with rear retaining over 1.5m setback should be mindful of potential over shading, fencing provisions and maintaining suitable clearance.
- Outdoor Living Space**
- Private outdoor living space, must be provided for each dwelling, not less than 16m² in area with a minimum dimension of 4.0m.
- Parking and Driveways**
- Garages:**
- Car Parking spaces maybe in tandem provided one space is behind the required road setback.
 - Driveways:
 - 17. A maximum of one driveway per dwelling is permitted.
 - 18. The maximum width of a driveway where crossing the verge:
 - shall be 3.5m for single garages; and
 - 4.8m for double garages.
- Service areas and Bin Storage**
- All clothes drying, bin storage and service areas (air conditioning, hot water, etc.) must be screened from view from the street or adjoining open space.
- Definitions**
- Site Cover** - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

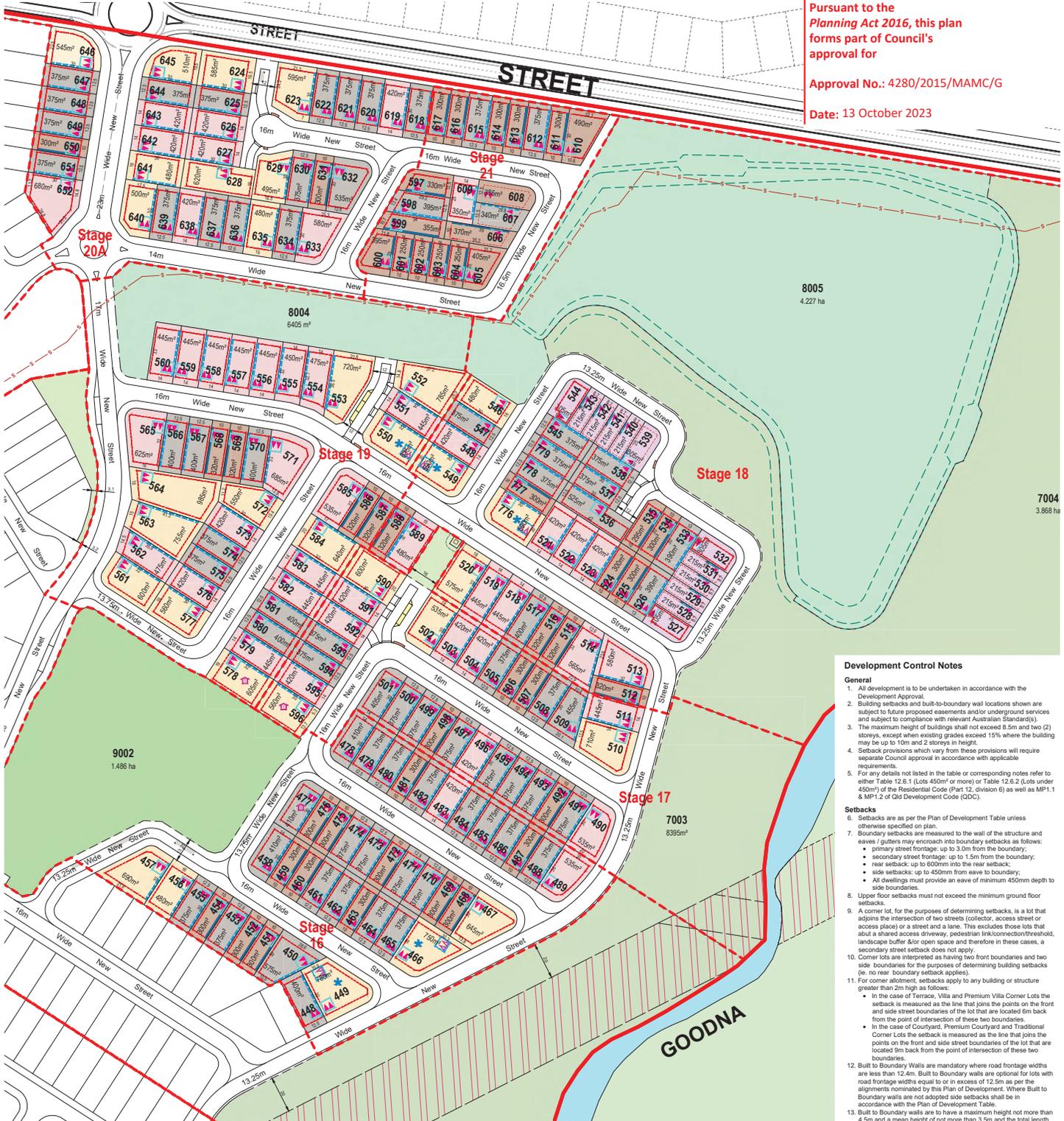


Plan of Development Table	Cottage Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard, Traditional & Premium Traditional Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback	3.0m	3.0m	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m
To Articulation Elements*	2.0m	2.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	5.5m	n/a	5.5m	n/a	5.5m	n/a	5.5m	n/a	5.5m	n/a
Corner Allotments	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
Secondary Frontage	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
Side - General Lots										
Built to Boundary side	Mandatory	0.9m	Mandatory	1.0m	Optional	1.0m	Optional	1.0m	Optional	2.0m
Non Built to Boundary side	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	2.0m
Rear Setback										
Rear (lot depth >28m)	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Rear (lot depth ≤ 28m)	0.9m	0.9m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m
Site Coverage (maximum)	65%		60%		60%		60%		60%	
Garage Location	Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.					
On site parking requirements (minimum)	Minimum of two car parking spaces provided on-site of which 1 space is to be covered and enclosed.		Minimum of two car parking spaces provided on-site of which 1 space is to be covered and enclosed.		Minimum of two car parking spaces provided on-site of which 1 space is to be covered and enclosed.					
	Single, tandem or double garage acceptable		Single, tandem or double garage acceptable		Single, tandem or double garage acceptable.					
	Double garages are only permitted on two storey dwellings.		Double garages are only permitted on two storey dwellings.		Single, tandem or double garage acceptable.					

Note: * - Articulation elements permitted within the front setback only include: front porches and associated features, verandahs, first floor balconies and bay windows.

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- Indicative Detention Basin
- Design 1m Contours HDR
- Electrical Easement
- Indented On Street Parking Bay
- Line Marked On Street Parking Bay
- Existing Open Space (Previous Approved Application)
- Local Park
- Existing Open Space (Adjoining site)
- Drainage / Linear open space
- Pedestrian Linkage / Landscape Buffer
- Proposed Drainage Easement
- Bin Pad
- Possible Dual Occupancy (Dual occupancy is subject to a further MCU Approval)
- Existing Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Garage Location
- Alternative Garage Location
- Any future dwellings on proposed Lots 713-728 are limited to single storey dwelling only and are to have acoustic coverings imposed requiring dwellings to incorporate various provisions as per recommendations listed in approved Acoustic Report - refer to Part 3 - Approved Plans, Specifications and Supporting Material of ICC Decision notice.



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 - Setback provisions which vary from these provisions will require separate Council approval in accordance with applicable requirements.
 - For any details not listed in the table or corresponding notes refer to either Table 12.6.1 (Lots 450m² or more) or Table 12.6.2 (Lots under 450m²) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP1.2 of Old Development Code (ODC).
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 - In the case of Terrace, Villa and Premium Villa Corner Lots the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
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 - 9m for Premium Courtyard, Traditional and Premium Traditional allotments;
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 - For lots with rear retaining over 1.5m setback should be mindful of potential over-shading, fencing provisions and maintaining suitable clearance.
- Outdoor Living Space**
- Private outdoor living space, must be provided for each dwelling, not less than 15m² in area with a minimum dimension of 4.0m.
- Parking and Driveways**
- Car parking spaces may be in tandem provided one space is behind the required road setback.
 - Optional Built to Boundary Wall
 - Preferred Garage Location
 - Alternative Garage Location
 - Single Storey Construction Only
- Service areas and Bin Storage**
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- Existing Open Space (Adjoining site)
- Existing Creek (Adjoining site)
- Local Park
- Drainage / Linear open space
- Pedestrian Linkage / Landscape Buffer
- City Wide Linear Park
- ★ Possible Dual Occupancy (Dual occupancy is subject to a further MCU Approval)
- Primary Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Garage Location
- Alternative Garage Location
- Single Storey Construction Only