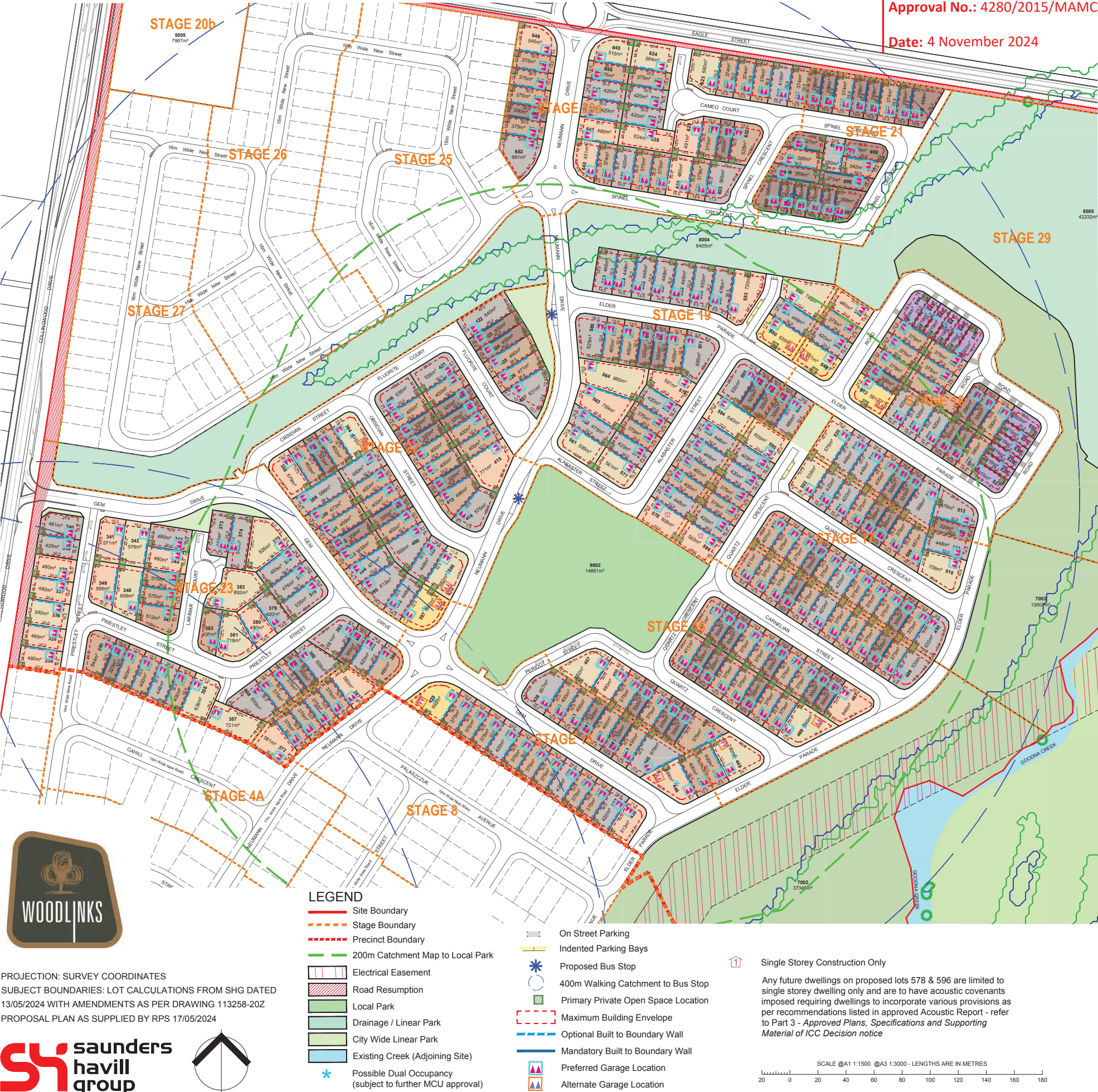


PLAN OF DEVELOPMENT - STAGES 15 - 23



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

Approval No.: 4280/2015/MAMC/I

Date: 4 November 2024

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 in accordance with applicable requirements.
- For Auxiliary Unit requirements refer to Table 12.6.1 (Lots 450m<sup>2</sup> or more) &/or Table 12.6.2 (Lots under 450m<sup>2</sup>) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP1.2 of Qld Development Code (QDC).
- For any details not listed in the table or corresponding notes refer to either Table 12.6.1 (Lots 450m<sup>2</sup> or more) &/or Table 12.6.2 (Lots under 450m<sup>2</sup>) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP 1.2 of Qld Development Code (QDC).
- Where not adjacent to a street frontage, eaves are not required over a non-habitable room.
- Setback
- 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 the 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 abut a shared access driveway, pedestrian link / connection / threshold, landscape buffer &/or 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 setback applies).
- For corner allotment, setbacks apply to any building or structure greater than 2m high as follows:
  - In the case of Cottage, 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.
  - 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 9m 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:
  - 9m for Premium Courtyard, Traditional and Premium Traditional allotments;
  - 12m for Cottage, Villa, Premium Villa and Courtyard Allotments.
- Where lots contain significant side and/or rear earthworks batters, 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 (ie. 2m from side boundary).
  - For lots with rear batters, up to 3m side, setbacks should start from toe of batter (ie. 3, from rear boundary).
- Outdoor Living Space
- Private outdoor living space, must be provided for each dwelling, not less than 16m<sup>2</sup> in areas with a minimum dimension of 4.0m;
- Fencing
- Fences, screens, retaining walls and other structures are not more than 1m high within a truncation made by 2 equal chords of a 6m radius curve at the corner of the two (2) road frontages. Refer to MP 1.1 & MP 1.2 of the Qld Development Code (QDC).
- Parking and Driveways
- Garages:
- Car Parking spaces maybe in tandem provided one space is behind the required road setback.
- On-site parking provisions pursuant with Table 12.6.1 (Lots 450m<sup>2</sup> or more) &/or Table 12.6.2 (Lots under 450m<sup>2</sup>) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP 1.2 of Qld Development Code (QDC).
- Driveway:
- A maximum of one driveway per dwelling is permitted.
- The maximum width of a driveway where crossing the verge:
  - Shall be 3.5m for single garages; and
  - 4.8m for double garages.
- Driveways should avoid on street works such as a dedicated on street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of two streets shall be 6.0 metres.
- 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.
- SEQ Service Provider's Asset(s)
- Offsets from all SEQ Service Provider's Asset(s) to be in accordance with applicable Service Provider requirements and/or easement provisions as nominated.
- 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 Allotments	
									Traditional Allotments	
									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										
Living	3.0m	3.0m	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m
To Articulation Elements <sup>a</sup>	2.0m	2.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	5.5	n/a	5.5m	n/a	5.5m	n/a	5.5m	n/a	5.5m	n/a
Corner Allotments										
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 parking spaces provided on-site of which 1 space is to be covered and enclosed.		Minimum of two parking spaces provided on-site of which 1 space is to be covered and enclosed.		Minimum of two parking spaces provided on-site of which 1 space is to be covered and enclosed.					
	Single, tandem or double garages acceptable. Double garages are only permitted on two storey dwellings		Single, tandem or double garages acceptable. Double garages only permitted on two storey dwellings		Single, tandem or double garages acceptable.					
Note: ^ - Articulation elements permitted within the front setback only: include front porched and associated features, verandahs, first floor balconies and bay windows.										

CANBERRA ESTATES CONSORTIUM NO 36 PTY LTD



PLAN OF DEVELOPMENT - STAGES 25-27

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

Approval No.: 4280/2015/MAMC/I

Date: 4 November 2024



PROJECTION: SURVEY COORDINATES  
SUBJECT BOUNDARIES: LOT CALCULATIONS FROM SHG DATED 13/05/2024 WITH AMENDMENTS AS PER DRAWING 113258-20Z  
PROPOSAL PLAN AS SUPPLIED BY RPS 17/05/2024



LEGEND

- Site Boundary

- - - Stage Boundary

- - - Precinct Boundary

— 200m Catchment Map to Local Park

Electrical Easement

Road Resumption

Local Park

Drainage / Linear Park

City Wide Linear Park

Existing Creek (Adjoining Site)

Possible Dual Occupancy (subject to further MCU approval)
- On Street Parking

Indented Parking Bays

Proposed Bus Stop

400m Walking Catchment to Bus Stop

Primary Private Open Space Location

Maximum Building Envelope

Optional Built to Boundary Wall

Mandatory Built to Boundary Wall

Preferred Garage Location

Alternate Garage Location
- Single Storey Construction Only

Any future dwellings on proposed lots 671-685 are limited to single storey dwelling only and are to have acoustic covenants 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

SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES  
10 0 10 20 30 40 50 60 70 80 90 100 110 120

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 in accordance with applicable requirements.
  - ~~For Auxiliary Unit requirements refer to Table 12.6.1 (Lots 450m<sup>2</sup> or more) &/or Table 12.6.2 (Lots under 450m<sup>2</sup>) of the Residential Code (Part 12, division 6) as well as MP 1.1 & MP 1.2 of Qld Development Code (QDC).~~
  - For any details not listed in the table or corresponding notes refer to either Table 12.6.1 (Lots 450m<sup>2</sup> or more) &/or Table 12.6.2 (Lots under 450m<sup>2</sup>) of the Residential Code (Part 12, division 6) as well as MP 1.1 & MP 1.2 of Qld Development Code (QDC).
  - Where not adjacent to a street frontage, eaves are not required over a non-habitable room.
- Setback
- 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 the 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 abut a shared access driveway, pedestrian link / connection / threshold, landscape buffer &/or 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 setback applies).
  - For corner allotment, 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 6m 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 9m 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:
    - 9m for Premium Courtyard, Traditional and Premium Traditional allotments;
    - 12m for Villa, Premium Villa and Courtyard Allotments.
  - Where lots contain significant side and/or rear earthworks batters, 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 (ie. 2m from side boundary).
    - For lots with rear batters, up to 3m side, setbacks should start from toe of batter (ie. 3, from rear boundary).
  - Outdoor Living Space
  - Private outdoor living space, must be provided for each dwelling, not less than 16m<sup>2</sup> in areas with a minimum dimension of 4.0m;
  - Fencing
  - Fences, screens, retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the two (2) road frontages - Refer to MP 1.1 & MP 1.2 of the Qld Development Code (QDC).
  - Parking and Driveways
  - Garages:
  - Car Parking spaces maybe in tandem provided one space is behind the required road setback.
  - Onsite parking provisions pursuant to Table 12.6.1 (Lots 450m<sup>2</sup> or more) &/or Table 12.6.2 (Lots under 450m<sup>2</sup>) of the Residential Code (Part 12, division 6) as well as MP 1.1 & MP 1.2 of Qld Development Code (QDC).
  - Driveway:
  - A maximum of one driveway per dwelling is permitted.
  - The maximum width of a driveway where crossing the verge:
    - Shall be 3.5m for single garages; and
    - 4.8m for double garages.
  - Driveways should avoid on-street works such a dedicated on-street parking bays, drainage pits and service pillars.
  - The minimum distance of a driveway from an intersection of two streets shall be 6.0 metres.
  - 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.
  - SEQ Service Provider's Asset(s)
  - Offsets from all SEQ Service Provider's Asset(s) to be in accordance with applicable Service Provider requirements and/or easement provisions as nominated.
- 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	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments	
							Traditional Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Gound Floor	First Floor	Premium Traditional Allotments	
Front Setback								
Living	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m
To Articulation Elements <sup>a</sup>	3.0m	3.0m	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	5.0m	n/a
Corner Allotments								
Secondary Frontage	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Side - General Lots								
Built to Boundary side	Mandatory	1.0m	Optional	1.0m	Optional	1.0m	Optional	2.0m
Non Built to Boundary side	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
Rear (Lot depth ≤ 28m)	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m
Site Coverage (Maximum)	60%		60%		60%		60%	
Garage Location	Garages are to be located along the built to boundary wall		Garages are to located along the built to boundary wall					
On Site Parking Requirements (Minimum)	Minimum of two parking spaces provided on-site of which 1 space is to be covered and enclosed.		Minimum of two parking spaces provided on-site of which 1 space is to be covered and enclosed.					
	Single, tandem or double garages acceptable. Double garages only permitted on two storey dwellings		Single, tandem or double garages acceptable.					
Note: ^ - Articulation elements permitted within the front setback only; include front porched and associated features, verandahs, first floor balconies and bay windows.								

CANBERRA ESTATES CONSORTIUM NO 36 PTY LTD