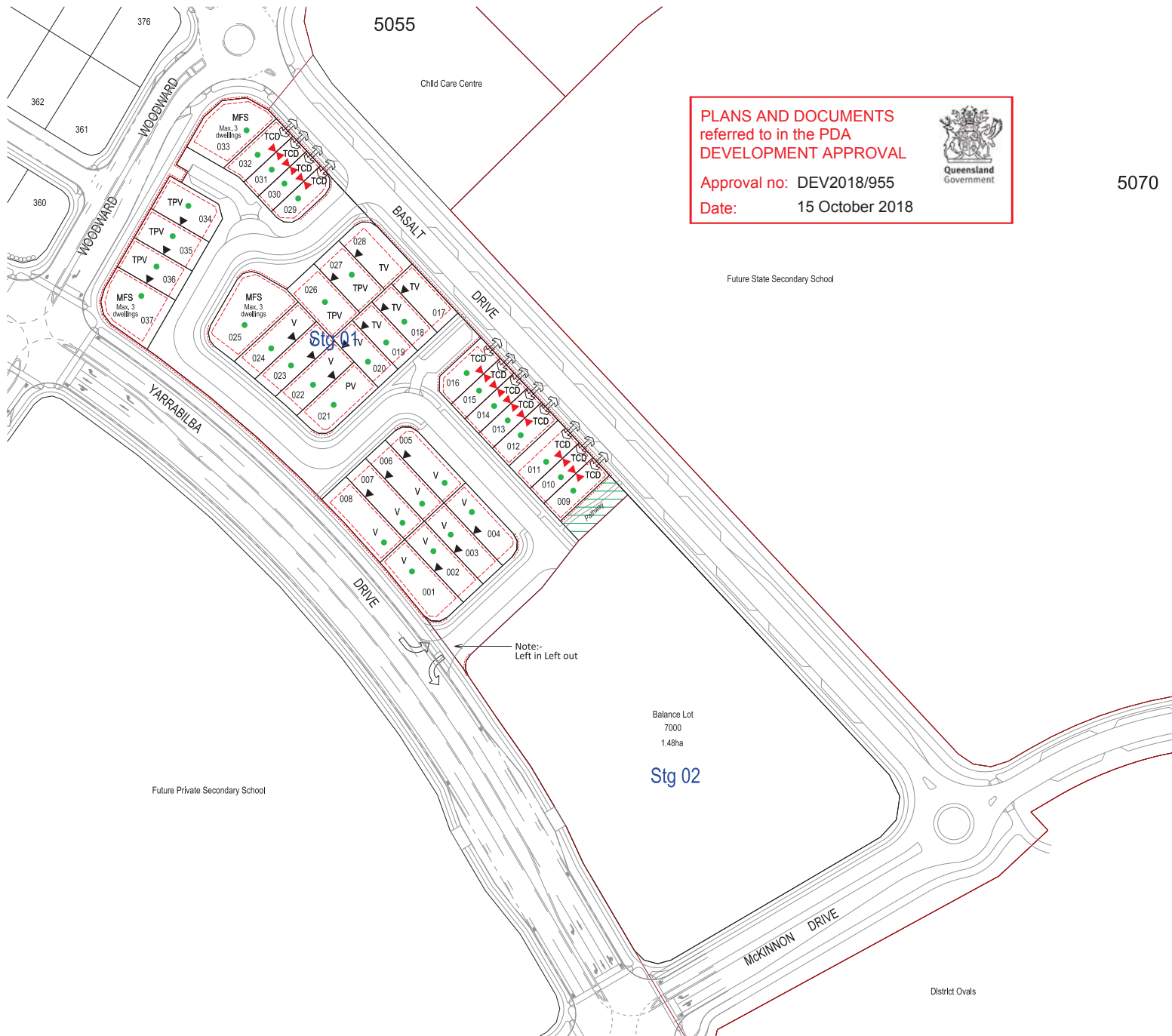




PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/955
Date: 15 October 2018

5070

LEGEND

- MANDATORY BUILD TO BOUNDARY LINE
- BUILD TO BOUNDARY LINE
- MANDATORY PRIMARY STREET FRONTAGE ***
- ACOUSTIC ATTENUATION MAY BE REQUIRED **
- NO VEHICULAR ACCESS
- PROPOSED STAGE BOUNDARY
- BUILDING ENVELOPE
- APPLICATION FOUR BOUNDARY

*** In accordance with the approved Traffic Noise Assessment report prepared by MVA Environmental
 ** Dwelling to address the primary frontage (Basalt Drive) by incorporating the following - Entry portico/overland
 - Principal front door and windows (facing Basalt Drive)
 - Letterbox
 - Pedestrian Access
 - Max. fence height of 1.2m to road facing Basalt Drive

SETBACK TABLE

LOT TYPE	GROUND FLOOR			FIRST FLOOR			CORNER LOTS - SECONDARY FRONTAGE
	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	
(PV) PREMIUM VILLA	3.0	0.5	0.5	3.0	1.0	0.5	1.5
(TV) TOWN VILLA	3.0	0.5	0.5	3.0	1.0	0.5	1.5
(TPV) TOWN PREMIUM VILLA	3.0	0.5	0.5	3.0	1.0	0.5	1.5
(TVI) TOWN VILLA	3.0	0.5	0.5	3.0	1.0	0.5	1.5
(TCD) TERRACE (TOWN LOADED)	0.5	0.5	0.5	0.5	0.5	0.5	1.5
(MFS) MULTIFAMILY STRATA**	3.0	0.5	0.5	3.0	1.0	0.5	1.5

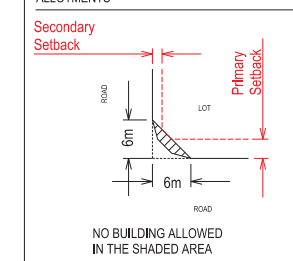
NOTE:
 ALL GARAGES MUST BE SETBACK 5.0m TO THE FRONT WALL AT THE GARAGE AND A FURTHER 240mm TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS ARE TO WALL.
 * INCLUDES GARAGES
 ** CONSTITUTES MULTIPLE RESIDENTIAL DEVELOPMENT

RETAINING WALL HEIGHT TABLE

LOT TYPE	Premium Villa Town Premium Villa	Villa Town Villa	Terrace	MFF (Multi-Family Freehold) MFS (Multi-Family Strata)	Maximum Retaining Height
	EARTHWORKS				
Front Boundaries	Cut Average: 1.25 Fill Maximum height of 1.0 m	1.0	0.5	0.5	1.8
Side Boundaries	Cut Average: 0.5 Fill Average: 0.5	0.5	0.5	0.5	1.8
Rear Boundary	Cut Average: 1.5 Fill Maximum height of 1.0 m	1.5	1.5	1.5	1.8

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEQ CERTIFICATION

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NOTE:
 MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi-family strata (MFS) lot. MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot and three dwellings on each multi-family strata (MFS).
 DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park. The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 2 OF 2 [DGN No YAR.P03A.ROL4.POD181012] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PRECINCT THREE - VILLAGE 3A (APPLICATION FOUR) PLAN OF DEVELOPMENT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2018 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.