



APPENDIX C2

Plan of Development – Neighbourhood 3b

Drawing No.: 23301-NH3B-POD001 (Rev C), dated 28.08.2019 &
23301-NH3B-POD02 (Rev A), dated 17.10.2019
Prepared by Mortons – Urban Solutions

LEGEND

NEIGHBOURHOOD BOUNDARY

BUILDING ENVELOPE

BUILD TO BOUNDARY PERMITTED

DUPLEXES PERMITTED

3-STOREYS PERMITTED

NO DRIVEWAYS PERMITTED

FOOTPATH

LOTS <10m WIDE

LOTS 10m to 14m WIDE

LOTS >14m WIDE

PUBLIC / OPENSOURCE



This Plan of Development shall be read in conjunction with the endorsed
FLINDERS PRECINCT ONE | LAND USE & DEVELOPMENT CODE
Particularly, dwellings shall be designed in accordance with Section 2.0 – Parts C, D and E

PROJECT NAME

FLINDERS
LAKES
NEIGHBOURHOOD 3B

CLIENT

PACIFIQ

RP DESCRIPTION:

LOT 3 ON S311896

ASSOCIATED CONSULTANTS

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DRAWING TITLE

PLAN OF
DEVELOPMENT

DESIGNED

APPROVED

RPE 4706

DRAWN CB

DATE 11/10/18

AMEND CB

DATE 28-08-19

DRAWING NUMBER

23301-NH3B-POD001

AMEND

C

PLAN OF DEVELOPMENT | DEVELOPMENT CONTROLS

Approved Uses:

- △ House
- △ Multiple Residential (where a duplex)
- △ Utility Installation

Building Height:

- △ Residential development has a maximum building height of 2 storeys and 9.5m above natural ground level unless nominated as 3 storeys on this Plan of Development.

Site Cover:

- △ Site cover shall be determined in accordance with the following table:

200 - <300m ²	300 - <400m ²	400 - <600m ²	>600m ²
160 m ² or 70%	210m ² or 60%	240m ² or 55%	330m ² or 50%
Whichever is the greater	Whichever is the greater	Whichever is the greater	Whichever is the greater

Setbacks:

- △ Setbacks shall be determined in accordance with the following table, unless a specific setback or building envelope is shown on sheet 1 or 2:

Lot widths	<10m	10-14m	>14m
Dwelling Setbacks (Ground and upper levels)			
Primary frontage	2.5m	3.0m	4.5m
Secondary frontage	1.5m	1.5m	2.0m
Side & rear setbacks	1.0m*	1.0m*	1.5m*
Garage Setbacks			
Primary frontage	5.0	5.0	5.0
Secondary Frontage	3.0 #	3.0 #	3.0 #

Notes:

- * Unless a built to boundary is nominated for a side boundary.
- # 3m setback applies where 2 off street car parking spaces are provided, otherwise the required setback is 5m.
- a) Setbacks are measured to the building wall.
- b) Setbacks to all frontages are reduced by 1.5m for a verandah, porch, covered first floor balcony or entry portico.
- c) Setbacks are not required to easements shown on this plan.
- d) Secondary frontage is the longer street frontage of a lot located on a corner.

Built to Boundary:

- △ Sheet 1 and 2 of this Plan of Development nominate locations where built to boundary design is suitable. Built to boundary walls (where applicable) do not exceed:
 - (a) For lots with a frontage <10m, 80% of the length of the side boundary
 - (b) For lots with a frontage ≥10m, 70% of the length of the side boundary

Street Address:

- △ Letterboxes are clearly visible and identifiable from the street.
- △ Address each frontage or park with inclusion of two or more of the following design elements in the related facade:
 - (a) verandahs;
 - (b) porches;
 - (c) awning and shade structures;
 - (d) variation to roof and building lines;
 - (e) inclusion of window openings;
 - (f) use of varying materials;
 - (g) front door that is clearly visible and identifiable from street.

Building Articulation - General:

- △ All buildings with a width of more than 10 metres that are visible from a street or a park provide articulation to reduce the mass of the building utilising one or more of the following:
 - (a) windows recessed into the façade;
 - (b) balconies, porches or verandahs;
 - (c) window hoods;
 - (d) shadow lines are created on the building through minor changes in the facade (100mm minimum).
- △ All buildings incorporate two or more of the following design elements:
 - (a) verandahs
 - (b) roof overhangs
 - (c) window hoods/screens
 - (d) awnings and shade structures.

Landscaping:

- △ No specific requirements apply for development that is a:
 - (a) house; or
 - (b) dual occupancy.

Private and Communal Open Space:

- △ All private and/or communal open space shall be provided with a maximum gradient not exceeding 1:10.
- △ Dwelling houses and Duplexes:
 - (a) With ground floor living areas provide ground floor private open space with a minimum area of 16m² and a minimum dimension of 4m; or
 - (b) With upper floor living areas provide a balcony, deck or rooftop terrace minimum area of 6m² and a minimum dimension of 1.5m.
 - (c) Provide private open space in a location that is accessible from a living room.

Refuse Container Storage:










Refuse storage is to be provided in a screened area behind the face of the dwelling.

Frontage fencing:

- △ Development ensures that:
 - (a) No fencing is provided; or
 - (b) The height of a new fence on a street frontage or adjacent to public open space is a maximum of:
 - 1.2m where fence construction is solid or less than 50% transparent; or
 - 1.5m where fence construction is at least 50% transparent; or
 - 1.5m and solid where it screens the dwelling's private open space area.
 - (c) Street frontage fences or walls with less than 25% transparency do not exceed 10 metres in length without some articulation or detailing to provide visual interest.

On-site Car parking:

- △ Carports and garages are to be compatible with the main building design.
- △ Garages:
 - (a) Development has double garages / carports when:
 - On lots ≥12.5m wide; and
 - On lots ≥10.5m and <12.5m where the dwelling is two storeys in height; and
 - On lots less than 10.5m wide where it is accessed by a rear lane.
- △ Carports and garages are compatible with the main building design in terms of height, roof form, detailing, materials and colours
- △ Car-parking rates (all dwellings):
 - (a) With three or more (3+) bedrooms, must be provided with two (2) car parks, one (1) of which must be covered (e.g. carport / garage)
 - (b) With one (1) or two (2) bedrooms, must be provided with one (1) carpark, which must be covered (e.g. carport / garage).
- △ Car Parking Dimensions:
 - (a) Minimum dimensions for on-site parking shall meet the requirements of AS2890.1
 - (b) Car parking spaces may be tandem, provided they are contained wholly within the lot
- △ Vehicular crossovers:
Development provides a maximum crossover width of:
 - (a) Single driveway – 3m
 - (b) Double driveway – 4.8m
- △ Development provides a maximum number of driveways of:
 - (a) 2 for a corner lot
 - (b) 1 where not a corner lot

PROJECT NAME	CLIENT	NOTE:	R.P. DESCRIPTION	ASSOCIATED CONSULTANTS	DRAWING TITLE												
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