

Notes:

- General
1. The development is to be undertaken in accordance with the Development Approval.
 2. The maximum height of building shall not exceed two (2) storeys.

Setbacks

3. Setbacks are as per the Plan of Development Table unless otherwise specified.
4. Built to boundary walls are optional. 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.
5. Boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres.
6. Boundary setbacks are measured to the outermost projection of wall or fascia.

Parking

7. A minimum of two (2) off street car park is required per dwelling.
8. All ~~double~~ garages ~~double~~ be setback behind the main face of the dwelling with doors articulated, comprising a mix of materials and colours, or staggered.

Site Cover and Amenity

9. The maximum width of any garage door shall be no more than 40% of the lot frontage on any lot more than 12.5m wide.
10. 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.
11. Site cover for each lot is not to exceed 70% of the lot except for traditional lots where the maximum is 60%.
12. Dwelling with their main living areas located at ground level should have a minimum area of private open space consisting of at least 15m² with a minimum width of 2.4 metres, preferably accessible from a living room.
13. Dwellings with their main living area above ground floor level should have a minimum area of private open space of at least 15m² with a minimum width of 2.4 metres, directly accessible from a living room.

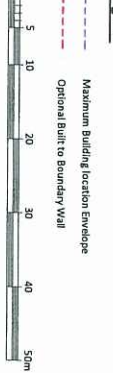
Building Articulation

15. All detached dwellings must have a porch, alcove or verandah providing an entry to the building which is visible from the street.
16. All buildings must incorporate two or more of the following design elements which provide diversity in building articulation as well as respond to the climate:
 - Verandahs
 - Roof Overhangs
 - Window Hood/Screens
 - Screening and Shading Devices

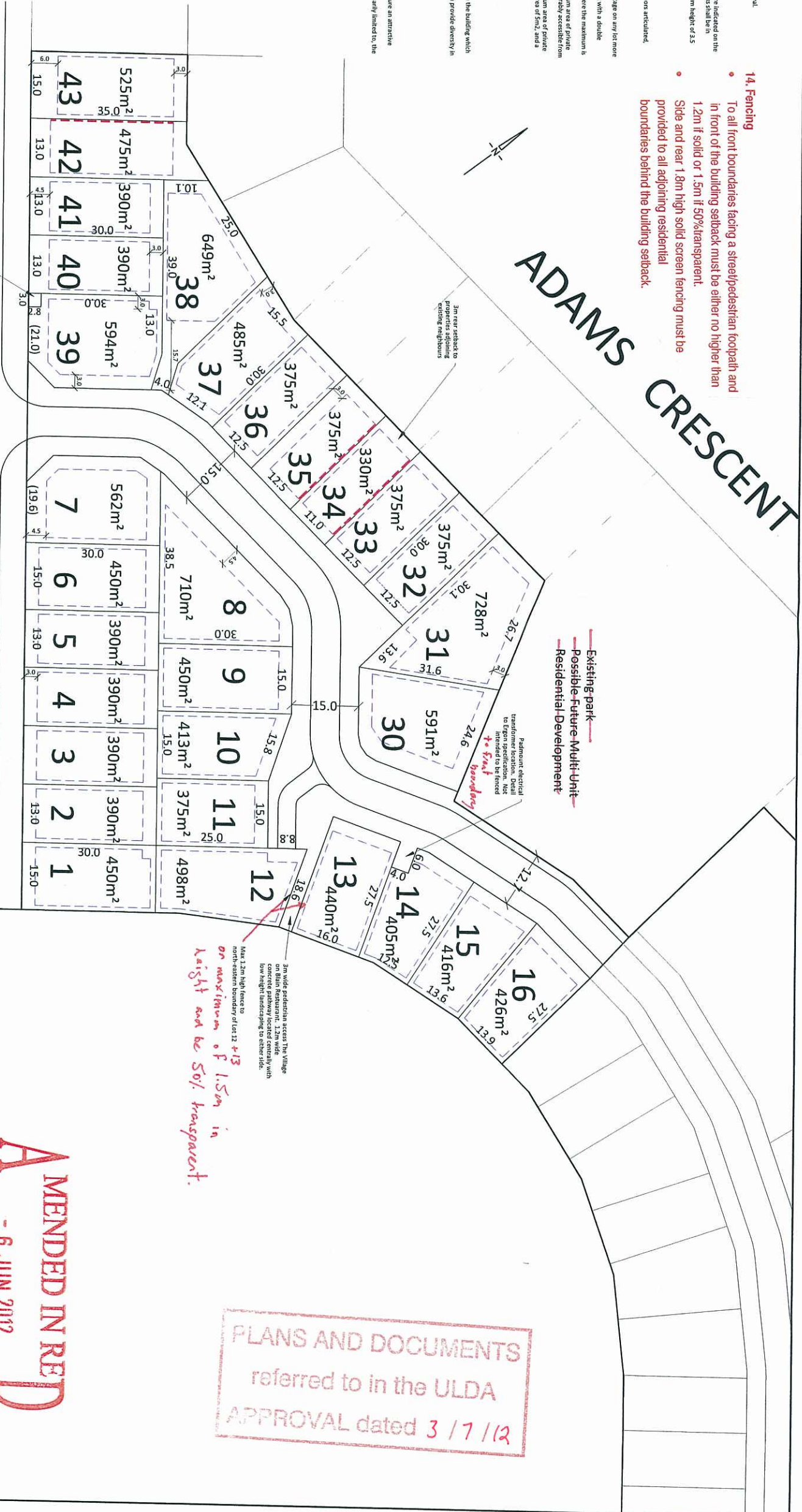
Buildings facing Adams Street

18. For buildings that have front on one street frontage, the building design must ensure an attractive street frontage.
19. Buildings must address each street frontage through the inclusion of, but not necessarily limited to, the following design elements:
 - Verandahs
 - Screening and Shading Devices
 - Variation to Roof and Building Lines
 - Inclusion of Window Openings

Legend



14. Fencing
 - To all front boundaries facing a street/pedestrian footpath and in front of the building setback must be either no higher than 1.2m if solid or 1.5m if 50% transparent.
 - Side and rear 1.8m high solid screen fencing must be provided to all adjoining residential boundaries behind the building setback.



DEVELOPMENT DATA

STATISTICS	TOTAL	STAGE 1	STAGE 2	STAGE 3
LOTS 310 - 349 m ²	8	1	7	
LOTS 350 - 399 m ²	26	9	3	14
LOTS 400 - 449 m ²	21	7	3	11
LOTS 450 - 500 m ²	14	6		8
LOTS 501 - 600 m ²	19	2		17
LOTS 601 - 700 m ²	10	4		6
LOTS 701 - 800 m ²	2	1		1
MULTI UNIT RES.	4	-	3	1
TOTAL LOT YIELD	104	30	16	58
TOTAL AREA	8,0825 Ha	1,7104 Ha	1,7635 Ha	4,6085 Ha (incl Rd Cncl)
AREA MULTI-UNIT RES.	1,0980 Ha	-	0,5910 Ha	0,1040 Ha
AREA ROAD CLOSURE	0,3987 Ha	-	-	0,3987 Ha
AREA PARKLAND	0,8795 Ha	-	-	0,8795 Ha

Not part of this approval

YEATES AVE

Plan of Development Table	12.5m Allotments	15m Allotments	Traditional Allotments >550m ²
Front / Primary Frontage	Ground Floor 3.0	First Floor 3.0	Ground Floor 3.0
Exceptions: Minimum front setback to lots 40, 41, & 42 is 4.5m. Minimum front setback to lot 43 is 6.0m.			First Floor 4.5
Rear	1.2	2.0	1.2
Exceptions: Minimum rear setback to lots 32-38, 40-43 is 3.0m			2.0
Side			
Built to Boundary	0.0	1.0	0.0
Non Built to Boundary	1.0	1.0	1.5
Corner Lots - Secondary Frontage	1.5	1.5	2.0
Exceptions: Minimum side setback to lot 35 is 3.0m as indicated on drawing.			3.0
Garage location			
Site Cover (maximum)	70%	Single, tandem or double garage acceptable	60%

BLAIN ST

Geoff Walker Urban Design
The BAV Trust

Blackwater Residential Subdivision
Pantex

Pantex PL ABN 32 010 563 470
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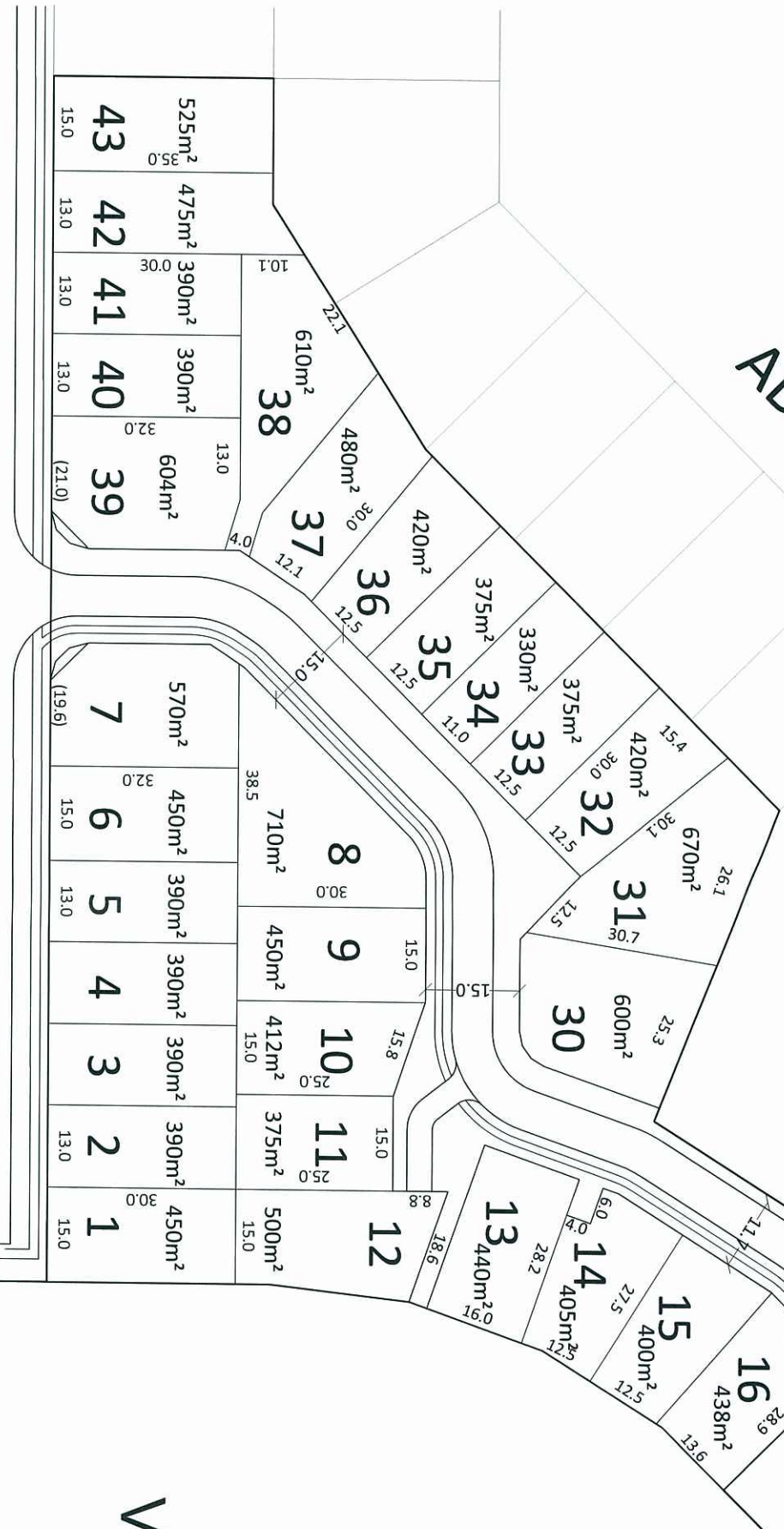
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- 6 JUN 2012
By: Matt Teo (name)
of the ULDA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 7 / 12



ADAMS CRESCENT

Existing park
Possible Future Multi Unit
Residential Development



YEATES AVE

BLAIN ST

Village on Blain

PLANS AND DOCUMENTS
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APPROVAL dated 3 / 7 / 12

AMENDED IN RED
- 6 JUN 2012

By: Math Teon (name)
of the ULDA

DEVELOPMENT DATA

STATISTICS	TOTAL	STAGE 1	STAGE 2	STAGE 3
LOTS 310 - 349 m2	8	1	7	-
LOTS 350 - 399 m2	26	9	3	14
LOTS 400 - 449 m2	21	7	3	11
LOTS 450 - 500 m2	14	6	-	8
LOTS 501 - 600 m2	19	2	-	17
LOTS 601 - 700 m2	10	4	-	6
LOTS 701 - 800 + m2	2	1	-	1
MULTI UNIT RES.	4	-	3	1
TOTAL LOT YIELD	104	30	16	58
TOTAL AREA	8,0825 Ha	1,7104 Ha	1,7635 Ha	4,6085 Ha (incl Rd Cms)
AREA MULTI UNIT RES.	1,0980 Ha	-	0,9940 Ha	0,4040 Ha
AREA ROAD CLOSURE	0,3987 Ha	-	-	0,3987 Ha
AREA PARKLAND	0,8795 Ha	-	-	0,8795 Ha



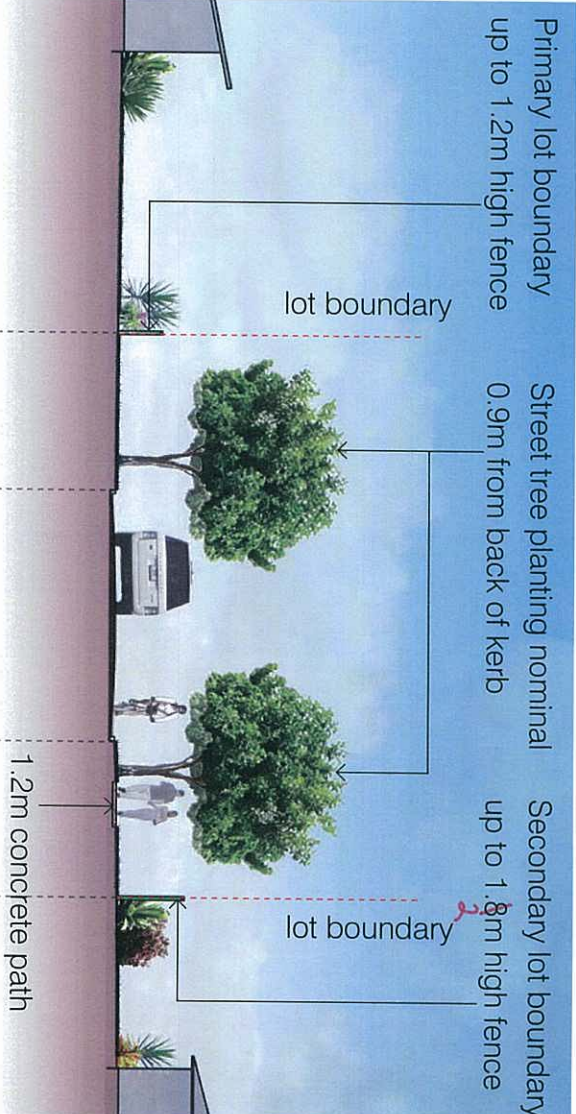
- 1 Estate entry with signage walls - use of contrasting materials and bold signage text.
 - 2 Pedestrian connectivity - 1.2m wide footpath with broom-finished concrete treatment within development.
 - 1.5m wide footpath with broom-finished concrete treatment along Yeates Avenue.
 - 3 Streetscape planting - selection of site specific tree species that will ensure survival and provide shade protection whilst creating an identity for the residents.
 - 4 Selection of house types and lot sizes.
 - 5 Existing open space - not a part of these works
- Site Boundaries
- A Proposed 1.8m high timber paling fence.
B Fencing to be agreed with adjoining resident/landowner.
C Existing fence to be retained

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- 6 JUN 2012

By: Matt Tegg (name)

Section A-A
Typical street character

1:200 @ A3



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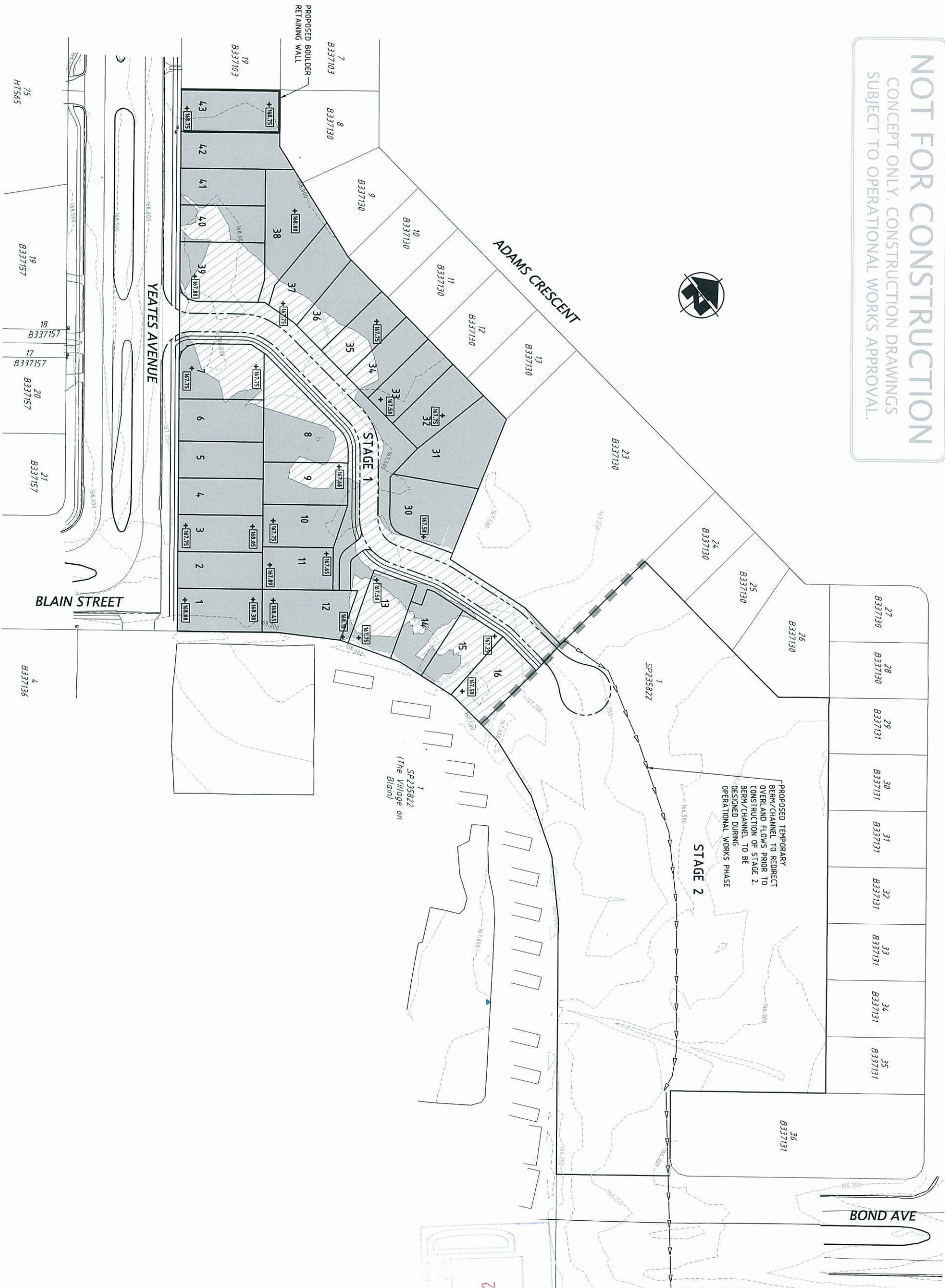
Camblemuckinnoongreen

FOR DA
APPROVAL

BLACKWATER RESIDENTIAL PROJECT - LANDSCAPE CONCEPT



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PROPOSED TEMPORARY
BERM/CHANNEL TO REDIRECT
OVERLAND FLOWS PRIOR TO
CONSTRUCTION OF STAGE 2.
BERM/CHANNEL TO BE
DESIGNED DURING
OPERATIONAL WORKS PHASE

STAGE 2

SP235822
(The Village on
Blain)

BOND AVE

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2102 B34 2 2

LEGEND

- 167.25 --- EXISTING CONTOURS
- + 166.00 PROPOSED LEVEL
- FILL AREA
- CUT AREA
- PROPOSED RETAINING WALL
- PROPOSED KERB
- STAGE BOUNDARY

PROJECT
30 BLAIN STREET
BLACKWATER
STAGE 1
TITLE
PROPOSED CONCEPT
EARTHWORKS PLAN



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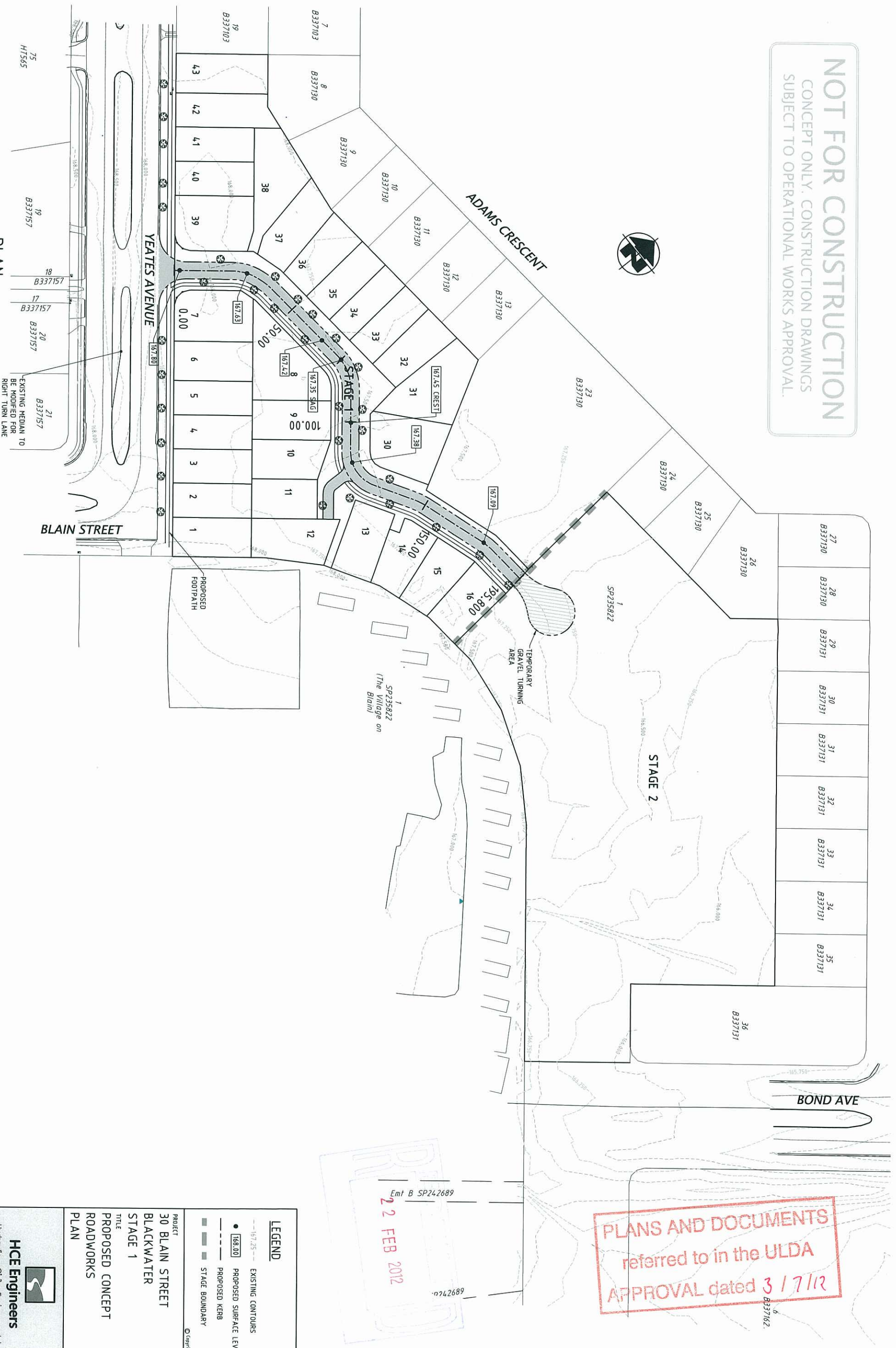
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PLAN

SCALE 1:1500 (A3)



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22 FEB 2012

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LEGEND

EXISTING CONTOURS

PROPOSED SURFACE LEVEL

PROPOSED KERB

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PROJECT
30 BIRAIN STREET

BLACKWATER

SLAGE 1

PROPOSED CONCEPT

ROADWORKS

PLAN



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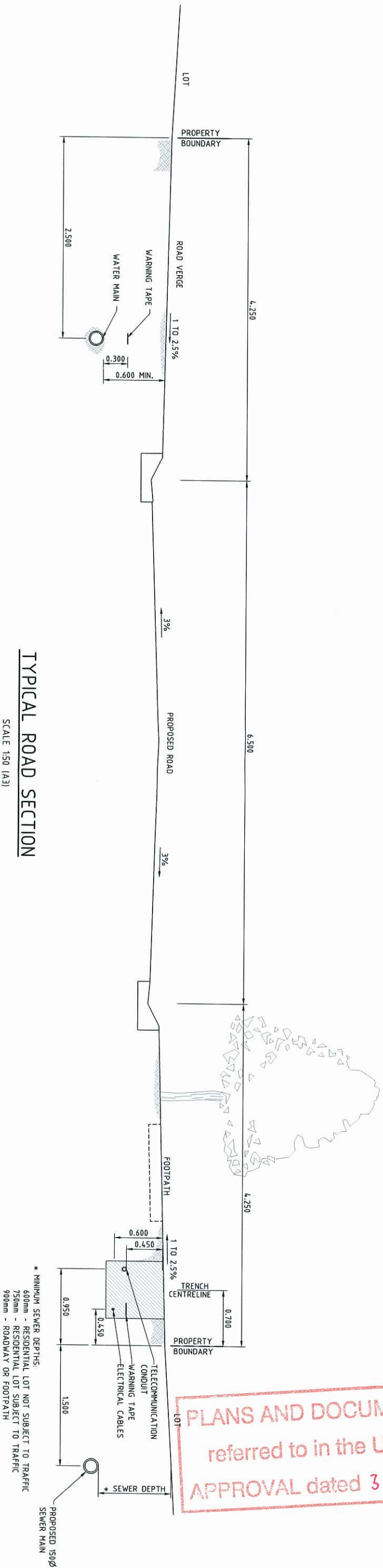
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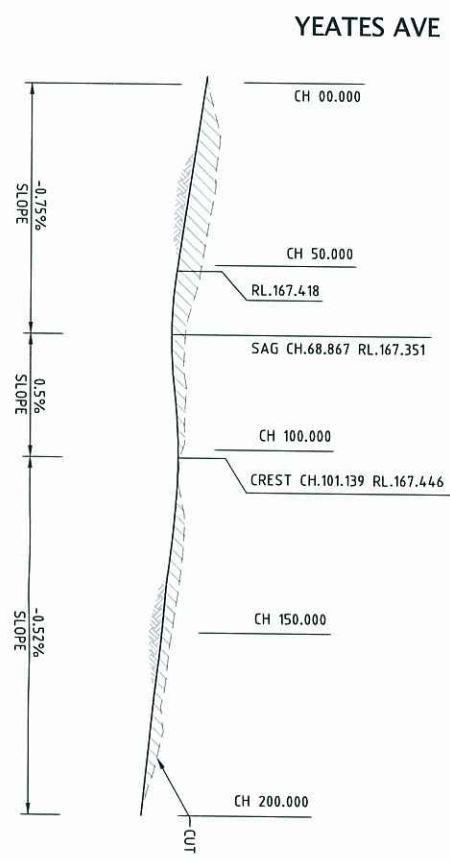
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SCALE 1:1500 (A3)

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TYPICAL ROAD SECTION
SCALE 1:50 (A3)



ROAD 1 LONGITUDINAL SECTION
SCALE 1:100 (A3)

22 FEB 2012

PROJECT
30 BLAIN STREET
BLACKWATER
STAGE 1
TITLE
PROPOSED CONCEPT
ROADWORKS DETAIL
PLAN

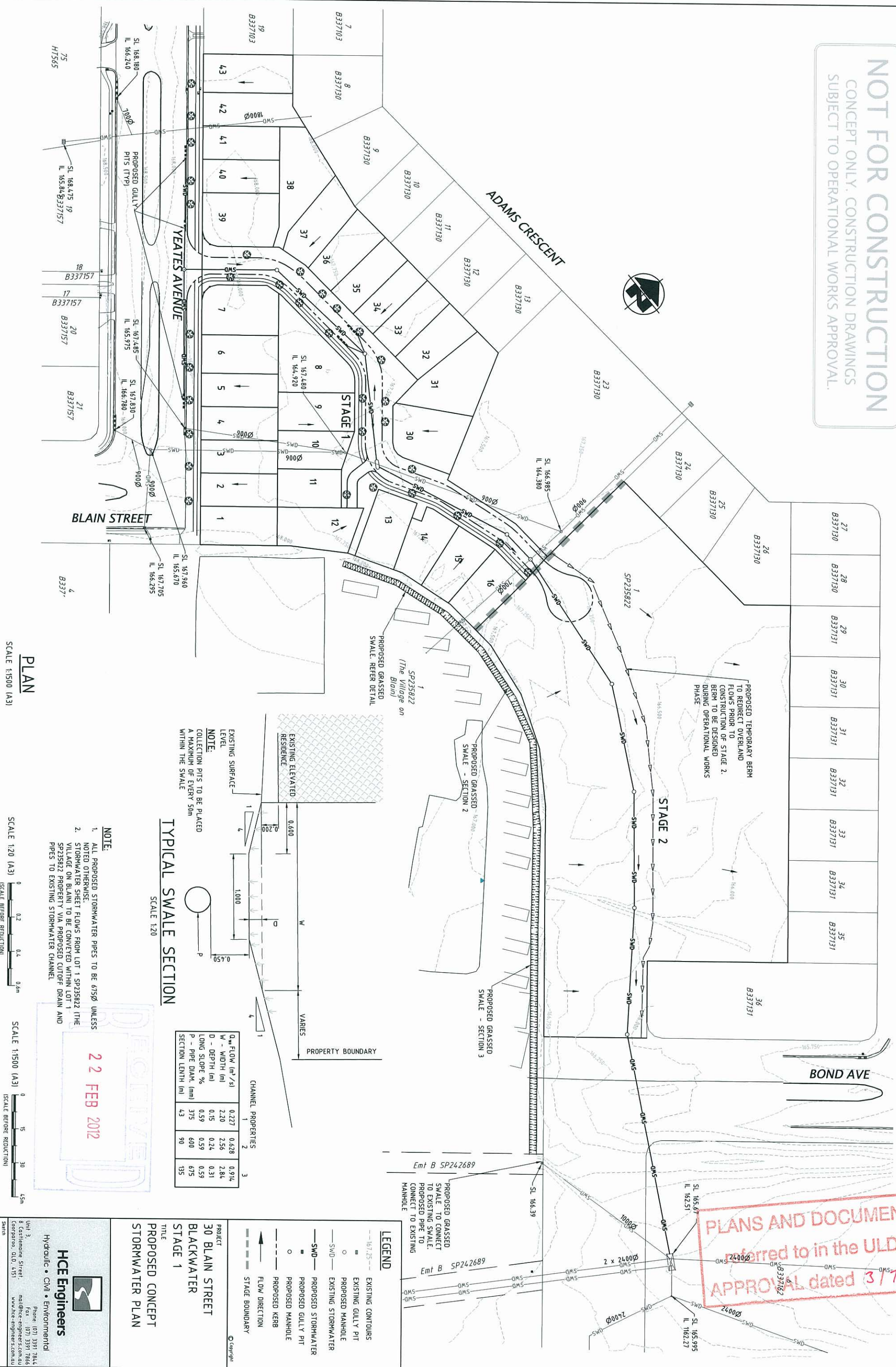


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30 BLAIN STREET
BLACKWATER
STAGE 1
TITLE
PROPOSED CONCEPT
STORMWATER PLAN

HCE Engineers

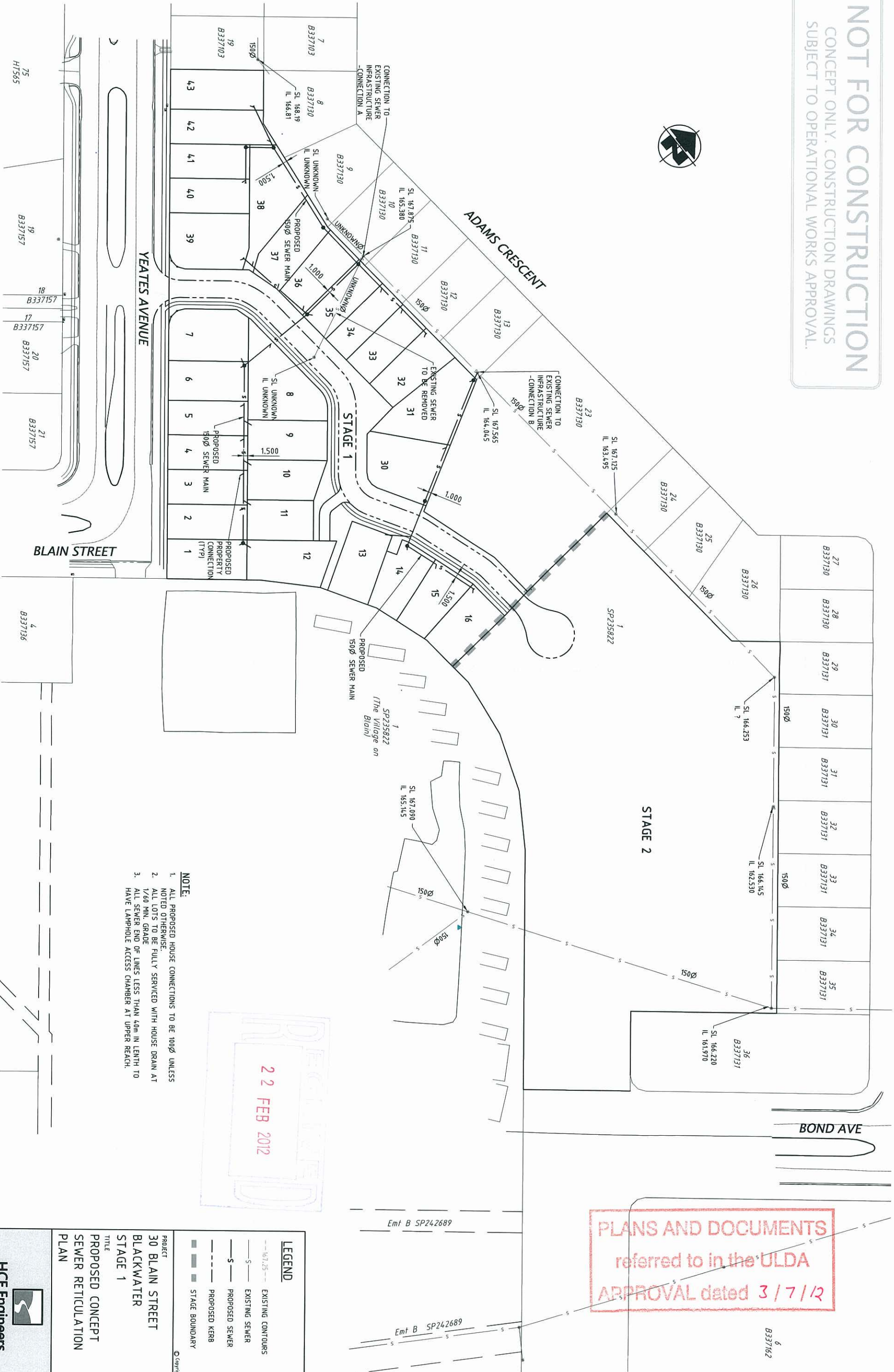
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PLAN

SCALE 1:1500 (A3)

- NOTE:**
1. ALL PROPOSED HOUSE CONNECTIONS TO BE 100Ø UNLESS NOTED OTHERWISE.
 2. ALL LOTS TO BE FULLY SERVICED WITH HOUSE DRAIN AT 1/50 MIN. GRADE
 3. ALL SEWER END OF LINES LESS THAN 40m IN LENGTH TO HAVE LAMPHOLE ACCESS CHAMBER AT UPPER REACH.

22 FEB 2012

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LEGEND

- 1:67.25 --- EXISTING CONTOURS
- S- EXISTING SEWER
- S- PROPOSED SEWER
- - - PROPOSED KERB
- STAGE BOUNDARY

PROJECT
30 BLAIN STREET
BLACKWATER
STAGE 1
TITLE
PROPOSED CONCEPT
SEWER RETICULATION
PLAN



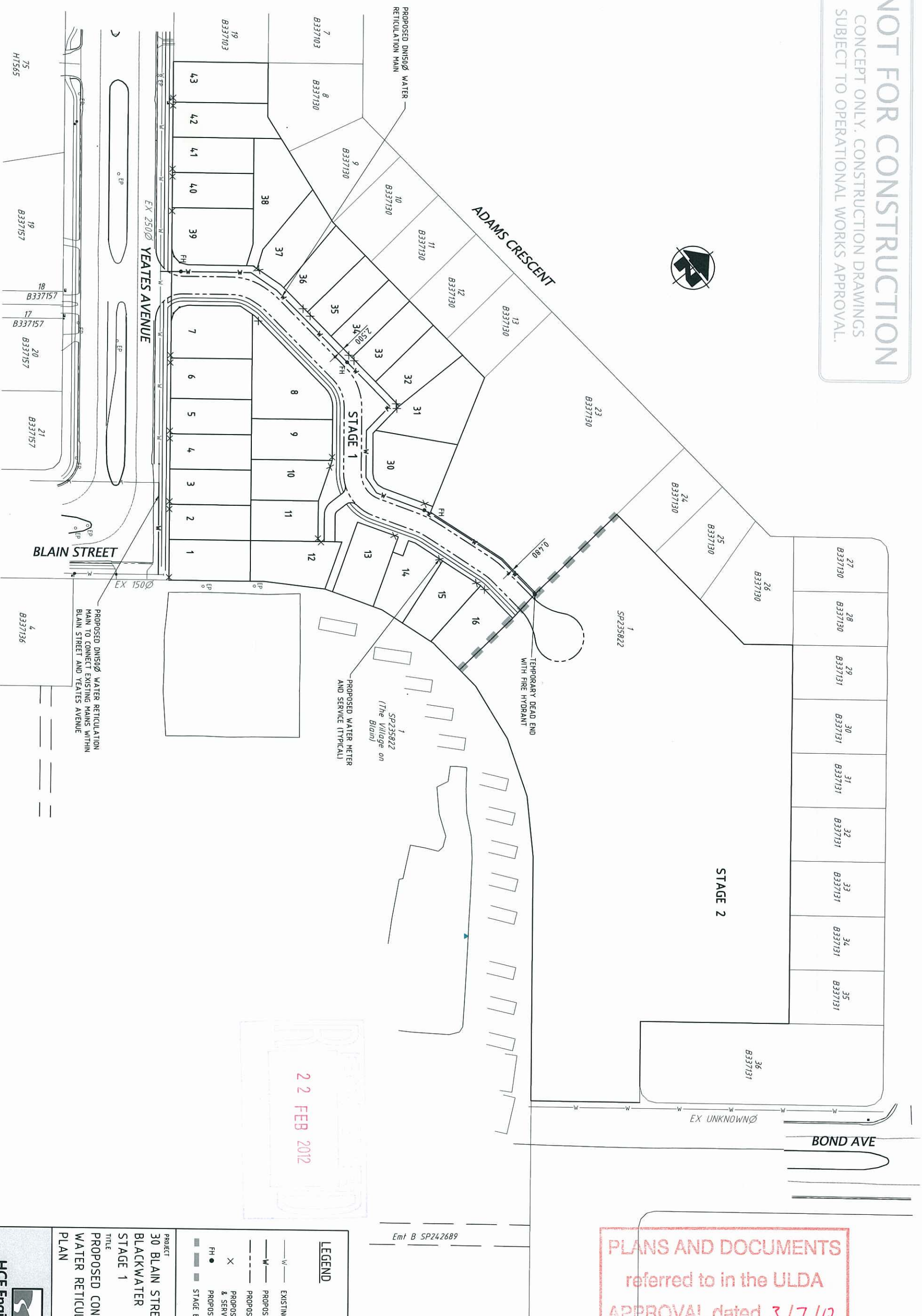
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LEGEND

—W— PROPOSED WATE

—W— PROPOSED WATE

PROPOSED WATER METER

PROPOSED WATER METER

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PLAIN SIREI

PAGE 1

PAGE 1

REFUSED CONCEPT

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CHAIN

CHAIN



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