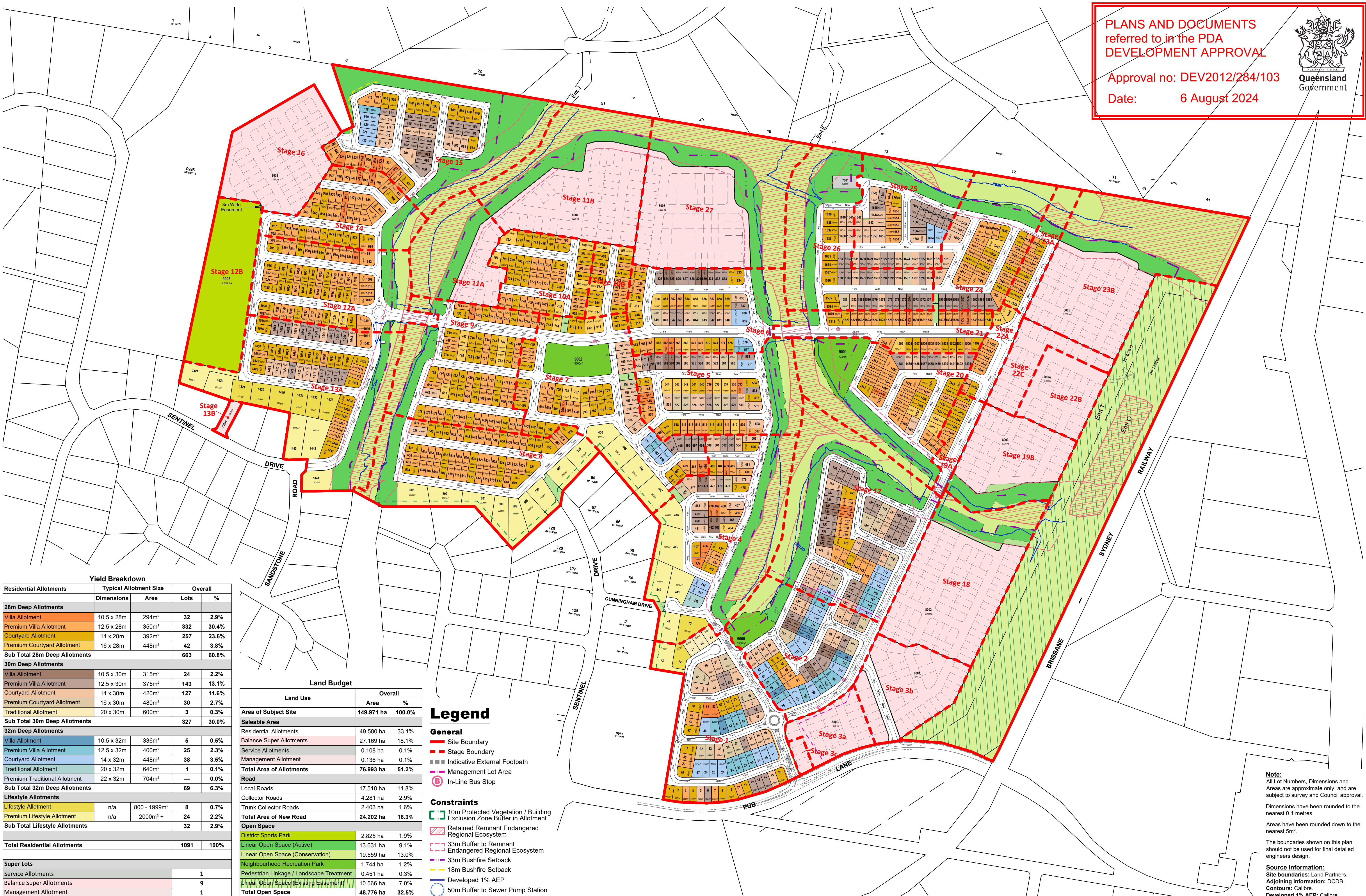




Yield Breakdown				
Residential Allotments	Typical Allotment Size	Overall		
	Dimensions	Area	Lots	%
28m Deep Allotments				
Villa Allotment	10.5 x 28m	294m ²	32	2.9%
Premium Villa Allotment	12.5 x 28m	350m ²	332	30.4%
Courtyard Allotment	14 x 28m	392m ²	257	23.6%
Premium Courtyard Allotment	16 x 28m	448m ²	42	3.8%
Sub Total 28m Deep Allotments			663	60.8%
30m Deep Allotments				
Villa Allotment	10.5 x 30m	315m ²	24	2.2%
Premium Villa Allotment	12.5 x 30m	375m ²	143	13.1%
Courtyard Allotment	14 x 30m	420m ²	127	11.6%
Premium Courtyard Allotment	16 x 30m	480m ²	30	2.7%
Traditional Allotment	20 x 30m	600m ²	3	0.3%
Sub Total 30m Deep Allotments			327	30.0%
32m Deep Allotments				
Villa Allotment	10.5 x 32m	336m ²	5	0.5%
Premium Villa Allotment	12.5 x 32m	400m ²	25	2.3%
Courtyard Allotment	14 x 32m	448m ²	38	3.5%
Traditional Allotment	20 x 32m	640m ²	1	0.1%
Premium Traditional Allotment	22 x 32m	704m ²	—	0.0%
Sub Total 32m Deep Allotments			69	6.3%
Lifestyle Allotments				
Lifestyle Allotment	n/a	800 - 1999m ²	8	0.7%
Premium Lifestyle Allotment	n/a	2000m ² +	24	2.2%
Sub Total Lifestyle Allotments			32	2.9%
Total Residential Allotments			1091	100%
Super Lots				
Service Allotments			1	
Balance Super Allotments			9	
Management Allotment			1	

Land Budget		
Land Use	Area	%
Area of Subject Site	149.971 ha	100.0%
Saleable Area		
Residential Allotments	49.580 ha	33.1%
Balance Super Allotments	27.169 ha	18.1%
Service Allotments	0.108 ha	0.1%
Management Allotment	0.136 ha	0.1%
Total Area of Allotments	76.993 ha	51.2%
Road		
Local Roads	17.518 ha	11.8%
Collector Roads	4.281 ha	2.9%
Trunk Collector Roads	2.403 ha	1.6%
Total Area of New Road	24.202 ha	16.3%
Open Space		
District Sports Park	2.825 ha	1.9%
Linear Open Space (Active)	13.631 ha	9.1%
Linear Open Space (Conservation)	19.559 ha	13.0%
Neighbourhood Recreation Park	1.744 ha	1.2%
Pedestrian Linkage / Landscape Treatment	0.451 ha	0.3%
Linear Open Space (Existing Easement)	10.566 ha	7.0%
Total Open Space	48.776 ha	32.5%

Legend

- General**
- Site Boundary
 - Stage Boundary
 - Indicative External Footpath
 - Management Lot Area
 - In-Line Bus Stop
- Constraints**
- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
 - Retained Remnant Endangered Regional Ecosystem
 - 33m Buffer to Remnant Endangered Regional Ecosystem
 - 33m Bushfire Setback
 - 18m Bushfire Setback
 - Developed 1% AEP
 - 50m Buffer to Sewer Pump Station

COVELLA

PLAN OF SUBDIVISION
OVERALL ALLOTMENT LAYOUT
APPLICATION 1 (AMENDMENT)

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m². The boundaries shown on this plan should not be used for final detailed engineers design.

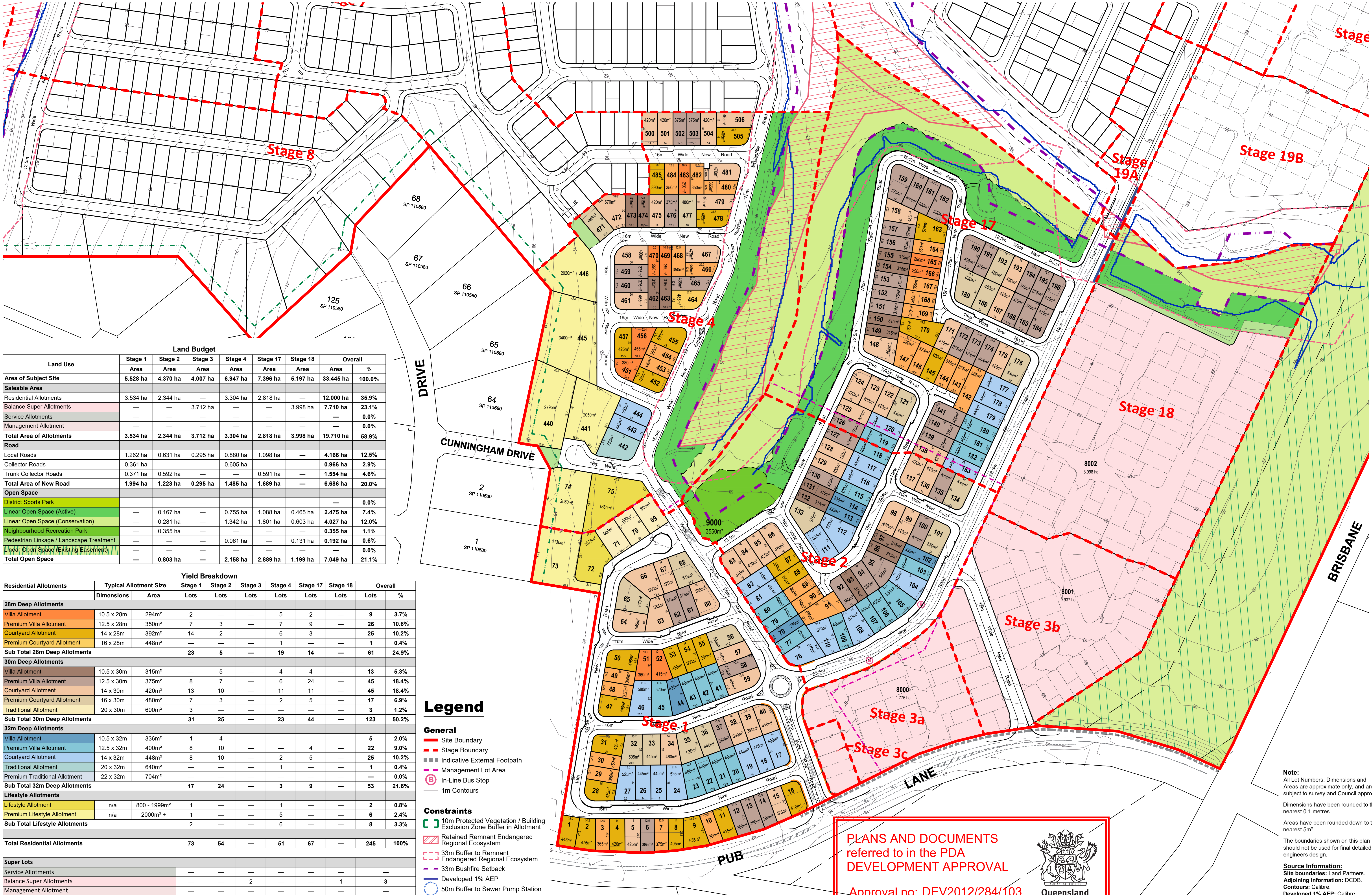
Source Information:
Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Calibre.
Developed 1% AEP: Calibre.

Queensland
Government

Land Use	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10A	Stage 10B	Stage 11A	Stage 11B	Stage 12A	Stage 12B	Stage 13A	Stage 13B	Stage 14	Stage 15	Stage 16	Stage 17	Stage 18	Stage 19A	Stage 19B	Stage 20	Stage 21	Stage 22A	Stage 22B	Stage 22C	Stage 23A	Stage 23B	Stage 24	Stage 25	Stage 26	Stage 27	No Stage	Overall		
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%	
Area of Subject Site	5,528 ha	4,370 ha	4,007 ha	6,947 ha	4,460 ha	4,232 ha	6,196 ha	6,047 ha	4,913 ha	2,377 ha	0,933 ha	2,687 ha	5,566 ha	4,302 ha	2,825 ha	6,965 ha	0,136 ha	2,916 ha	6,744 ha	3,264 ha	7,396 ha	5,197 ha	0,765 ha	2,966 ha	5,087 ha	2,377 ha	0,901 ha	1,663 ha	1,341 ha	1,062 ha	6,654 ha	3,616 ha	3,462 ha	4,702 ha	6,765 ha	10,602 ha	149,971 ha	100.0%	
Saleable Area																																							
Residential Allotments	3,534 ha	2,344 ha	—	3,304 ha	2,455 ha	2,425 ha	3,644 ha	4,044 ha	2,684 ha	1,760 ha	0,726 ha	—	—	2,267 ha	—	4,215 ha	—	1,683 ha	2,403 ha	—	2,818 ha	—	0,310 ha	—	1,883 ha	1,305 ha	0,386 ha	—	—	0,371 ha	—	1,650 ha	1,673 ha	1,696 ha	—	—	49,580 ha	33.1%	
Balance Super Allotments	—	—	3,712 ha	—	—	—	—	—	—	—	—	0,940 ha	3,380 ha	—	—	—	—	—	—	3,264 ha	—	3,998 ha	—	2,220 ha	—	—	1,663 ha	1,341 ha	—	3,061 ha	—	—	—	3,590 ha	—	—	27,169 ha	18.1%	
Service Allotments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0,108 ha	—	—	0,108 ha	0.1%	
Management Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0,136 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0,136 ha	0.1%
Total Area of Allotments	3,534 ha	2,344 ha	3,712 ha	3,304 ha	2,455 ha	2,425 ha	3,644 ha	4,044 ha	2,684 ha	1,760 ha	0,726 ha	0,940 ha	3,380 ha	2,267 ha	—	4,215 ha	0,136 ha	1,683 ha	2,403 ha	3,264 ha	2,818 ha	3,998 ha	0,310 ha	2,220 ha	1,883 ha	1,305 ha	0,386 ha	1,663 ha	1,341 ha	0,371 ha	3,061 ha	1,650 ha	1,673 ha	1,804 ha	3,590 ha	—	76,993 ha	51.3%	
Road																																							
Local Roads	1,262 ha	0,631 ha	0,295 ha	0,880 ha	0,797 ha	0,605 ha	1,446 ha	1,162 ha	0,817 ha	0,617 ha	0,207 ha	—	—	1,096 ha	—	0,890 ha	—	0,764 ha	1,370 ha	—	1,098 ha	—	0,029 ha	0,003 ha	0,872 ha	0,057 ha	0,066 ha	—	—	0,281 ha	—	0,809 ha	0,736 ha	0,728 ha	—	—	17,518 ha	11.7%	
Collector Roads	0,361 ha	—	—	0,605 ha	0,234 ha	0,623 ha	0,369 ha	—	0,387 ha	—	—	—	—	0,335 ha	—	0,505 ha	—	—	—	—	—	—	—	—	—	0,836 ha	0,026 ha	—	—	—	—	—	—	—	—	—	4,281 ha	2.9%	
Trunk Collector Roads	0,371 ha	0,592 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2,403 ha	1.6%	
Total Area of New Road	1,994 ha	1,223 ha	0,295 ha	1,485 ha	1,031 ha	1,228 ha	1,815 ha	1,162 ha	1,204 ha	0,617 ha	0,207 ha	—	—	1,431 ha	—	1,395 ha	—	0,764 ha	1,370 ha	—	1,689 ha	—	0,455 ha																

Residential Allotments		Typical Allotment Size		Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10A	Stage 10B	Stage 11A	Stage 11B	Stage 12A	Stage 13A	Stage 13B	Stage 14	Stage 15	Stage 16	Stage 17	Stage 18	Stage 19A	Stage 19B	Stage 20	Stage 21	Stage 22A	Stage 22B	Stage 22C	Stage 23A	Stage 23B	Stage 24	Stage 25	Stage 26	Stage 27	Overall	
		Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	%
28m Deep Allotments																																							
Villa Allotment	10.5 x 28m	294m²	2	—	—	—	5	3	2	3	—	1	—	—	—	—	1	—	—	4	5	—	2	—	—	—	1	3	—	—	—	—	—	—	—	—	—	32	2.9%
Premium Villa Allotment	12.5 x 28m	350m²	7	3	—	7	13	12	15	36	38	18	6	—	—	—	35	10	—	28	10	—	9	—	4	—	23	21	6	—	—	6	—	19	6	—	—	332	30.4%
Courtyard Allotment	14 x 28m	392m²	14	2	—	6	9	15	22	19	26	22	8	—	—	—	22	21	—	12	12	—	3	—	4	—	8	10	1	—	—	3	—	7	1	10	—	257	23.6%
Premium Courtyard Allotment	16 x 28m	448m²	—	—	—	1	6	5	6	—	5	5	4	—	—	—	2	—	—	—	—	—	—	—	—	—	3	1	2	—	—	1	—	1	—	—	—	42	3.8%
Sub Total 28m Deep Allotments				23	5	—	19	31	34	46	55	70	45	18	—	—	60	31	—	44	27	—	14	—	8	—	35	35	9	—	—	10	—	27	7	10	—	663	60.8%
30m Deep Allotments																																							
Villa Allotment	10.5 x 30m	315m²	—	5	—	4	3	4	—	—	—	—	—	—	—	—	—	—	—	1	—	—	4	—	—	—	—	—	—	—	—	—	—	2	—	1	—	24	2.2%
Premium Villa Allotment	12.5 x 30m	375m²	8	7	—	6	9	11	5	—	—	—	—	—	—	—	14	—	—	15	—	24	—	—	—	—	5	—	—	—	—	—	—	6	15	18	—	143	13.1%
Courtyard Allotment	14 x 30m	420m²	13	10	—	11	10	5	9	1	1	—	—	—	—	—	9	—	—	10	—	11	—	—	—	6	—	—	—	—	—	—	5	15	11	—	127	11.6%	
Premium Courtyard Allotment	16 x 30m	480m²	7	3	—	2	6	3	1	—	—	—	—	—	—	—	—	—	—	—	—	5	—	—	—	—	—	—	—	—	—	—	—	1	2	—	30	2.7%	
Traditional Allotment	20 x 30m	600m²	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	0.3%	
Sub Total 30m Deep Allotments				31	25	—	23	28	23	15	1	1	—	—	—	—	—	23	—	—	26	—	44	—	—	—	11	—	—	—	—	—	—	13	31	32	—		

[illegible]



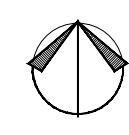
Land Budget							
Land Use	Stage 1	Stage 2	Stage 3	Stage 4	Stage 17	Stage 18	Overall
Area of Subject Site	5.528 ha	4.370 ha	4.007 ha	6.947 ha	7.396 ha	5.197 ha	33.445 ha
Saleable Area							
Residential Allotments	3.534 ha	2.344 ha	—	3.304 ha	2.818 ha	—	12.000 ha
Balance Super Allotments	—	—	3.712 ha	—	—	3.998 ha	7.710 ha
Service Allotments	—	—	—	—	—	—	—
Management Allotment	—	—	—	—	—	—	—
Total Area of Allotments	3.534 ha	2.344 ha	3.712 ha	3.304 ha	2.818 ha	3.998 ha	19.710 ha
Road							
Local Roads	1.262 ha	0.631 ha	0.295 ha	0.880 ha	1.098 ha	—	4.166 ha
Collector Roads	0.361 ha	—	—	0.605 ha	—	—	0.966 ha
Trunk Collector Roads	0.371 ha	0.592 ha	—	—	0.591 ha	—	1.554 ha
Total Area of New Road	1.994 ha	1.223 ha	0.295 ha	1.485 ha	1.689 ha	—	6.686 ha
Open Space							
District Sports Park	—	—	—	—	—	—	—
Linear Open Space (Active)	—	0.167 ha	—	0.755 ha	1.088 ha	0.465 ha	2.475 ha
Linear Open Space (Conservation)	—	0.281 ha	—	1.342 ha	1.801 ha	0.603 ha	4.027 ha
Neighbourhood Recreation Park	—	0.355 ha	—	—	—	—	0.355 ha
Pedestrian Linkage / Landscape Treatment	—	—	—	0.061 ha	—	0.131 ha	0.192 ha
Linear Open Space (Existing Easement)	—	—	—	—	—	—	—
Total Open Space	—	0.803 ha	—	2.158 ha	2.889 ha	1.199 ha	7.049 ha

Yield Breakdown										
Residential Allotments	Typical Allotment Size		Stage 1	Stage 2	Stage 3	Stage 4	Stage 17	Stage 18	Overall	
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	Lots	%
28m Deep Allotments										
Villa Allotment	10.5 x 28m	294m ²	2	—	—	—	5	2	9	3.7%
Premium Villa Allotment	12.5 x 28m	350m ²	7	3	—	—	7	9	26	10.6%
Courtyard Allotment	14 x 28m	392m ²	14	2	—	—	6	3	25	10.2%
Premium Courtyard Allotment	16 x 28m	448m ²	—	—	—	—	1	—	1	0.4%
Sub Total 28m Deep Allotments			23	5	—	—	19	14	61	24.9%
30m Deep Allotments										
Villa Allotment	10.5 x 30m	315m ²	—	5	—	—	4	4	13	5.3%
Premium Villa Allotment	12.5 x 30m	375m ²	8	7	—	—	6	24	45	18.4%
Courtyard Allotment	14 x 30m	420m ²	13	10	—	—	11	11	45	18.4%
Premium Courtyard Allotment	16 x 30m	480m ²	7	3	—	—	2	5	17	6.9%
Traditional Allotment	20 x 30m	600m ²	3	—	—	—	—	—	3	1.2%
Sub Total 30m Deep Allotments			31	25	—	—	23	44	123	50.2%
32m Deep Allotments										
Villa Allotment	10.5 x 32m	336m ²	1	4	—	—	—	—	5	2.0%
Premium Villa Allotment	12.5 x 32m	400m ²	8	10	—	—	4	—	22	9.0%
Courtyard Allotment	14 x 32m	448m ²	8	10	—	—	2	5	25	10.2%
Traditional Allotment	20 x 32m	640m ²	—	—	—	—	1	—	1	0.4%
Premium Traditional Allotment	22 x 32m	704m ²	—	—	—	—	—	—	—	0.0%
Sub Total 32m Deep Allotments			17	24	—	—	3	9	53	21.6%
Lifestyle Allotments										
Lifestyle Allotment	n/a	800 - 1999m ²	1	—	—	—	1	—	2	0.8%
Premium Lifestyle Allotment	n/a	2000m ² +	1	—	—	—	5	—	6	2.4%
Sub Total Lifestyle Allotments			2	—	—	—	6	—	8	3.3%
Total Residential Allotments			73	54	—	—	51	67	245	100%
Super Lots										
Service Allotments			—	—	—	—	—	—	—	—
Balance Super Allotments			—	—	2	—	—	1	3	—
Management Allotment			—	—	—	—	—	—	—	—

Legend

- General**
- Site Boundary
 - Stage Boundary
 - Indicative External Footpath
 - Management Lot Area
 - In-Line Bus Stop
 - 1m Contours
- Constraints**
- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
 - Retained Remnant Endangered Regional Ecosystem
 - 33m Buffer to Remnant Endangered Regional Ecosystem
 - 33m Bushfire Setback
 - Developed 1% AEP
 - 50m Buffer to Sewer Pump Station

PLAN REF: 132965 - 11
Rev No: V
DATE: 26 JUNE 2024
CLIENT: AVID
DRAWN BY: JC
CHECKED BY: PHE



0 20 40 60 80 100 1:1,500 @ A1

COVELLA
PLAN OF SUBDIVISION
PRECINCT 1
APPLICATION 1 (AMENDMENT)

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/284/103
Date: 6 August 2024



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Legend

General

- Site Boundary
- Stage Boundary
- In-Line Bus Stop
- 1m Contours

Constraints

- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Developed 1% AEP
- 50m Buffer to Sewer Pump Station

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Calibre.
Developed 1% AEP: Calibre.

Land Budget													
Land Use	Stage 19A	Stage 19B	Stage 20	Stage 21	Stage 22A	Stage 22B	Stage 22C	Stage 23A	Stage 23B	Stage 24	Stage 25	Stage 26	Overall
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	0.765 ha	2.966 ha	5.087 ha	2.377 ha	0.901 ha	1.663 ha	1.341 ha	1.062 ha	6.654 ha	3.616 ha	3.462 ha	34.596 ha	100.0%
Saleable Area													
Residential Allotments	0.310 ha	—	1.883 ha	1.305 ha	0.386 ha	—	—	0.371 ha	—	1.650 ha	1.673 ha	1.696 ha	26.8%
Balance Super Allotments	—	2.220 ha	—	—	—	1.663 ha	1.341 ha	—	3.061 ha	—	—	—	23.9%
Service Allotments	—	—	—	—	—	—	—	—	—	—	0.108 ha	—	0.3%
Management Allotment	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Area of Allotments	0.310 ha	2.220 ha	1.883 ha	1.305 ha	0.386 ha	1.663 ha	1.341 ha	0.371 ha	3.061 ha	1.650 ha	1.673 ha	1.804 ha	51.1%
Road													
Local Roads	0.029 ha	0.003 ha	0.872 ha	0.057 ha	0.066 ha	—	—	0.281 ha	—	0.809 ha	0.736 ha	0.728 ha	10.4%
Collector Roads	—	—	—	0.836 ha	0.026 ha	—	—	—	—	—	—	—	2.5%
Trunk Collector Roads	0.426 ha	—	—	—	0.423 ha	—	—	—	—	—	—	—	2.5%
Total Area of New Road	0.455 ha	0.003 ha	0.872 ha	0.893 ha	0.515 ha	—	—	0.281 ha	—	0.809 ha	0.736 ha	0.728 ha	15.3%
Open Space													
District Sports Park	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Linear Open Space (Active)	—	0.646 ha	0.569 ha	0.057 ha	—	—	0.089 ha	0.624 ha	0.343 ha	0.525 ha	1.067 ha	3.920 ha	11.3%
Linear Open Space (Conservation)	—	0.036 ha	1.040 ha	0.097 ha	—	—	0.321 ha	2.969 ha	0.786 ha	0.528 ha	1.103 ha	6.880 ha	19.9%
Neighbourhood Recreation Park	—	—	0.723 ha	—	—	—	—	—	—	—	—	—	2.1%
Pedestrian Linkage / Landscape Treatment	—	0.081 ha	—	0.025 ha	—	—	—	—	0.028 ha	—	—	—	0.3%
Linear Open Space (Existing Easement)	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	—	0.743 ha	2.332 ha	0.179 ha	—	—	0.410 ha	3.593 ha	1.157 ha	1.053 ha	2.170 ha	11.637 ha	33.6%

Yield Breakdown															
Residential Allotments	Typical Allotment Size		Stage 19A	Stage 19B	Stage 20	Stage 21	Stage 22A	Stage 22B	Stage 22C	Stage 23A	Stage 23B	Stage 24	Stage 25	Stage 26	Overall
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	%
28m Deep Allotments															
Villa Allotment	10.5 x 28m	294m²	—	—	1	3	—	—	—	6	—	19	6	—	4 1.7%
Premium Villa Allotment	12.5 x 28m	350m²	4	—	23	21	6	—	—	3	—	7	1	10	85 37.0%
Courtyard Allotment	14 x 28m	392m²	4	—	8	10	1	—	—	—	—	—	—	—	44 19.1%
Premium Courtyard Allotment	16 x 28m	448m²	—	—	3	1	2	—	—	1	—	1	—	—	8 3.5%
Sub Total 28m Deep Allotments			8	—	35	35	9	—	—	10	—	27	7	10	141 61.3%
30m Deep Allotments															
Villa Allotment	10.5 x 30m	315m²	—	—	—	—	—	—	—	—	—	2	—	1	3 1.3%
Premium Villa Allotment	12.5 x 30m	375m²	—	—	5	—	—	—	—	—	—	6	15	18	44 19.1%
Courtyard Allotment	14 x 30m	420m²	—	—	6	—	—	—	—	—	—	5	15	11	37 16.1%
Premium Courtyard Allotment	16 x 30m	480m²	—	—	—	—	—	—	—	—	—	—	1	2	3 1.3%
Traditional Allotment	20 x 30m	600m²	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Sub Total 30m Deep Allotments			—	—	11	—	—	—	—	—	—	13	31	32	87 37.8%
32m Deep Allotments															
Villa Allotment	10.5 x 32m	336m²	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Premium Villa Allotment	12.5 x 32m	400m²	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Courtyard Allotment	14 x 32m	448m²	—	—	—	—	—	—	—	—	—	—	2	—	2 0.9%
Traditional Allotment	20 x 32m	640m²	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Premium Traditional Allotment	22 x 32m	704m²	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Sub Total 32m Deep Allotments			—	—	—	—	—	—	—	—	—	—	2	—	2 0.9%
Lifestyle Allotments															
Lifestyle Allotment	n/a	800 - 1999m²	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Premium Lifestyle Allotment	n/a	2000m² +	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Sub Total Lifestyle Allotments			—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Residential Allotments			8	—	46	35	9	—	—	10	—	40	40	42	230 100%
Super Lots															
Service Allotments			—	—	—	—	—	—	—	—	—	—	—	1	1
Balance Super Allotments			—	1	—	—	—	—	—	—	—	—	—	—	3
Management Allotment			—	—	—	—	—	—	—	—	—	—	—	—	—

Land Use	Land Budget											Overall	
	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10A	Stage 10B	Stage 11A	Stage 11B	Stage 27			
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%	
Area of Subject Site	4.460 ha	4.232 ha	6.196 ha	6.047 ha	4.913 ha	2.377 ha	0.933 ha	2.687 ha	5.566 ha	6.765 ha	44.176 ha	100.0%	
Saleable Area													
Residential Allotments	2.455 ha	2.425 ha	3.644 ha	4.044 ha	2.684 ha	1.760 ha	0.726 ha	—	—	—	17.738 ha	40.2%	
Balance Super Allotments	—	—	—	—	—	—	—	0.940 ha	3.380 ha	3.590 ha	7.910 ha	17.9%	
Service Allotments	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Management Allotment	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Total Area of Allotments	2.455 ha	2.425 ha	3.644 ha	4.044 ha	2.684 ha	1.760 ha	0.726 ha	0.940 ha	3.380 ha	3.590 ha	25.648 ha	58.1%	
Road													
Local Roads	0.797 ha	0.605 ha	1.446 ha	1.162 ha	0.817 ha	0.617 ha	0.207 ha	—	—	—	5.651 ha	12.8%	
Collector Roads	0.234 ha	0.623 ha	0.369 ha	—	0.387 ha	—	—	—	—	—	1.613 ha	3.7%	
Trunk Collector Roads	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Total Area of New Road	1.031 ha	1.228 ha	1.815 ha	1.162 ha	1.204 ha	0.617 ha	0.207 ha	—	—	—	7.264 ha	16.4%	
Open Space													
District Sports Park	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Linear Open Space (Active)	0.452 ha	0.226 ha	—	0.432 ha	0.454 ha	—	—	0.467 ha	0.910 ha	1.068 ha	4.009 ha	9.1%	
Linear Open Space (Conservation)	0.522 ha	0.353 ha	—	0.335 ha	0.571 ha	—	—	1.280 ha	1.276 ha	2.107 ha	6.444 ha	14.6%	
Neighbourhood Recreation Park	—	—	0.666 ha	—	—	—	—	—	—	—	0.666 ha	1.5%	
Pedestrian Linkage / Landscape Treatment	—	—	0.071 ha	0.074 ha	—	—	—	—	—	—	0.145 ha	0.3%	
Linear Open Space (Existing Easement)	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Total Open Space	0.974 ha	0.579 ha	0.737 ha	0.841 ha	1.025 ha	—	—	1.747 ha	2.186 ha	3.175 ha	11.264 ha	25.5%	

Yield Breakdown												
Residential Allotments	Typical Allotment Size	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10A	Stage 10B	Stage 11A	Stage 11B	Stage 27	Overall
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	%
28m Deep Allotments												
Villa Allotment	10.5 x 28m	294m²	3	2	3	—	1	—	—	—	—	9
Premium Villa Allotment	12.5 x 28m	350m²	13	12	15	36	38	18	6	—	—	138
Courtyard Allotment	14 x 28m	392m²	9	15	22	19	26	22	8	—	—	121
Premium Courtyard Allotment	16 x 28m	448m²	6	5	6	—	5	4	—	—	—	31
Sub Total 28m Deep Allotments			31	34	46	55	70	45	18	—	—	299
30m Deep Allotments												
Villa Allotment	10.5 x 30m	315m²	3	4	—	—	—	—	—	—	—	7
Premium Villa Allotment	12.5 x 30m	375m²	9	11	5	—	—	—	—	—	—	25
Courtyard Allotment	14 x 30m	420m²	10	5	9	1	1	—	—	—	—	26
Premium Courtyard Allotment	16 x 30m	480m²	6	3	1	—	—	—	—	—	—	10
Traditional Allotment	20 x 30m	600m²	—	—	—	—	—	—	—	—	—	—
Sub Total 30m Deep Allotments			28	23	15	1	1	—	—	—	—	68
32m Deep Allotments												
Villa Allotment	10.5 x 32m	336m²	—	—	—	—	—	—	—	—	—	—
Premium Villa Allotment	12.5 x 32m	400m²	—	1	1	—	—	—	—	—	—	2
Courtyard Allotment	14 x 32m	448m²	1	3	3	—	—	—	—	—	—	7
Traditional Allotment	20 x 32m	640m²	—	—	—	—	—	—	—	—	—	—
Premium Traditional Allotment	22 x 32m	704m²	—	—	—	—	—	—	—	—	—	—
Sub Total 32m Deep Allotments			1	4	4	—	—	—	—	—	—	9
Lifestyle Allotments												
Lifestyle Allotment	n/a	800 - 1999m²	—	—	—	—	—	—	—	—	—	—
Premium Lifestyle Allotment	n/a	2000m² +	—	—	4	9	—	—	—	—	—	13
Sub Total Lifestyle Allotments			—	—	4	9	—	—	—	—	—	13
Total Residential Allotments			60	61	69	65	71	45	18	—	—	389
Super Lots												
Service Allotments												
Balance Super Allotments									1	—	1	2
Management Allotment												

Legend

- General**
- Site Boundary
 - Stage Boundary
 - In-Line Bus Stop
 - 1m Contours
- Constraints**
- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
 - Retained Remnant Endangered Regional Ecosystem
 - 33m Buffer to Remnant Endangered Regional Ecosystem
 - 33m Bushfire Setback
 - Developed 1% AEP

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Calibre.
Developed 1% AEP: Calibre.

PLAN REF: 132965 – 13
Rev No: V
DATE: 26 JUNE 2024
CLIENT: AVID
DRAWN BY: JC
CHECKED BY: PHE

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/284/103
Date: 6 August 2024



COVELLA
PLAN OF SUBDIVISION
PRECINCT 3
APPLICATION 1 (AMENDMENT)

AVID
Property Group
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Yield Breakdown									
Residential Allotments	Typical Allotment Size		Stage 12A	Stage 13A	Stage 13B	Stage 14	Stage 15	Stage 16	Overall
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	%
28m Deep Allotments									
Villa Allotment	10.5 x 28m	294m²	1	—	—	4	5	—	10 4.4%
Premium Villa Allotment	12.5 x 28m	350m²	35	10	—	28	10	—	83 36.6%
Courtyard Allotment	14 x 28m	392m²	22	21	—	12	12	—	67 29.5%
Premium Courtyard Allotment	16 x 28m	448m²	2	—	—	—	—	—	2 0.9%
Sub Total 28m Deep Allotments			60	31	—	44	27	—	162 71.4%
30m Deep Allotments									
Villa Allotment	10.5 x 30m	315m²	—	—	—	—	1	—	1 0.4%
Premium Villa Allotment	12.5 x 30m	375m²	—	14	—	—	15	—	29 12.8%
Courtyard Allotment	14 x 30m	420m²	—	9	—	—	10	—	19 8.4%
Premium Courtyard Allotment	16 x 30m	480m²	—	—	—	—	—	—	— 0.0%
Traditional Allotment	20 x 30m	600m²	—	—	—	—	—	—	— 0.0%
Sub Total 30m Deep Allotments			—	23	—	—	26	—	49 21.6%
32m Deep Allotments									
Villa Allotment	10.5 x 32m	336m²	—	—	—	—	—	—	— 0.0%
Premium Villa Allotment	12.5 x 32m	400m²	—	—	—	—	1	—	1 0.4%
Courtyard Allotment	14 x 32m	448m²	—	—	—	—	4	—	4 1.8%
Traditional Allotment	20 x 32m	640m²	—	—	—	—	—	—	— 0.0%
Premium Traditional Allotment	22 x 32m	704m²	—	—	—	—	—	—	— 0.0%
Sub Total 32m Deep Allotments			—	—	—	—	5	—	5 2.2%
Lifestyle Allotments									
Lifestyle Allotment	n/a	800 - 1999m²	—	6	—	—	—	—	6 2.6%
Premium Lifestyle Allotment	n/a	2000m² +	—	5	—	—	—	—	5 2.2%
Sub Total Lifestyle Allotments			—	11	—	—	—	—	11 4.8%
Total Residential Allotments			60	65	—	44	58	—	227 100%
Super Lots									
Service Allotments	—	—	—	—	—	—	—	—	—
Balance Super Allotments	—	—	—	—	—	—	1	—	1
Management Allotment	—	—	—	—	1	—	—	—	1

Land Budget									
Land Use	Stage 12A	Stage 12B	Stage 13A	Stage 13B	Stage 14	Stage 15	Stage 16	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	4.302 ha	2.825 ha	6.965 ha	0.136 ha	2.916 ha	6.744 ha	3.264 ha	27.152 ha	100.0%
Saleable Area	—	—	—	—	—	—	—	—	—
Residential Allotments	2.267 ha	—	4.215 ha	—	1.683 ha	2.403 ha	—	10.568 ha	38.9%
Balance Super Allotments	—	—	—	—	—	—	3.264 ha	3.264 ha	12.0%
Service Allotments	—	—	—	—	—	—	—	—	0.0%
Management Allotment	—	—	—	0.136 ha	—	—	—	0.136 ha	0.5%
Total Area of Allotments	2.267 ha	—	4.215 ha	0.136 ha	1.683 ha	2.403 ha	3.264 ha	13.968 ha	51.4%
Road	—	—	—	—	—	—	—	—	—
Local Roads	1.096 ha	—	0.890 ha	—	0.764 ha	1.370 ha	—	4.120 ha	15.2%
Collector Roads	0.335 ha	—	0.505 ha	—	—	—	—	0.840 ha	3.1%
Trunk Collector Roads	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	1.431 ha	—	1.395 ha	—	0.764 ha	1.370 ha	—	4.960 ha	18.3%
Open Space	—	—	—	—	—	—	—	—	—
District Sports Park	—	2.825 ha	—	—	—	—	—	2.825 ha	10.4%
Linear Open Space (Active)	0.260 ha	—	0.618 ha	—	0.221 ha	2.128 ha	—	3.227 ha	11.9%
Linear Open Space (Conservation)	0.344 ha	—	0.737 ha	—	0.248 ha	0.843 ha	—	2.172 ha	8.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	0.0%
Pedestrian Linkage / Landscape Treatment	—	—	—	—	—	—	—	—	0.0%
Linear Open Space (Existing Easement)	—	—	—	—	—	—	—	—	0.0%
Total Open Space	0.604 ha	2.825 ha	1.355 ha	—	0.469 ha	2.971 ha	—	8.224 ha	30.3%

Legend

General

- Site Boundary
- Stage Boundary
- In-Line Bus Stop
- 1m Contours

Constraints

- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- 18m Bushfire Setback
- Developed 1% AEP

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Calibre.
Developed 1% AEP: Calibre.

PLAN REF: 132965 – 14

Rev No: V
DATE: 26 JUNE 2024
CLIENT: AVID
DRAWN BY: JC
CHECKED BY: PHE

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/284/103

Date: 6 August 2024



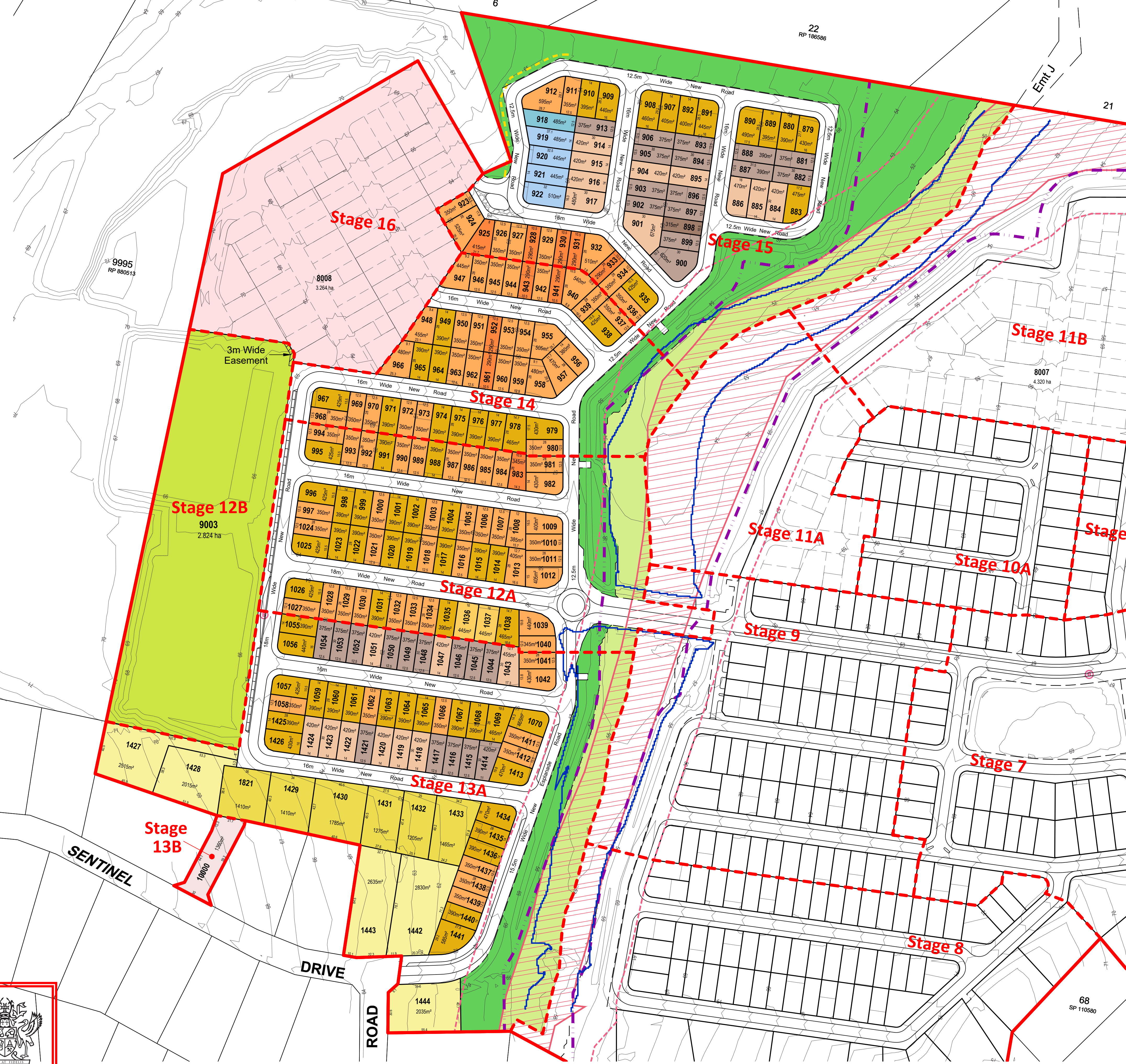
Queensland
Government

COVELLA
PLAN OF SUBDIVISION
PRECINCT 4
APPLICATION 1 (AMENDMENT)

AVID
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Notes:

General

- All development is to be undertaken in accordance with the Development Approval.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- 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.
- Boundary setbacks are measured to the wall of the structure.
- Maximum length of built-to-boundary wall in 9.0 meters long.
- First floor setbacks must not encroach the minimum ground floor setbacks.
- Garages must not project forward of the front building setback.
- Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

- Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.8m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional tilt or roller door.
 - The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - One or more features comprising:
 - A front entrance door with glass inserts;
 - A sidelight where the front door is solid;
 - Window to a habitable room.
 - A front verandah, portico or porch connecting to the front entrance, which extends a minimum of 1600mm forward of the front facade
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.5m in width at the boundary on Lots between 10.0m and 12.49m wide.
- Tandem garages are permitted on any lot less than 12.5m wide.
- 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.
- All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.
- Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
- Maximum of one driveway per dwelling unless it is a corner lot.
- Minimum distance of a driveway from an intersection of one street with another street 6.0 meters.

On-Street Parking

- On-street car park is to be provided in accordance with the following minimum requirement – 0.75 spaces per dwelling.
- All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
- Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbeque and shade; and
 - Maximum gradient not exceeding 1:10.

Street Address

- Letterbox clearly visible and identifiable from street.
- Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
 - verandahs; and/or
 - porches; and/or
 - awning and shade structures; and/or
 - variation to roof and building lines; and/or
 - use of varying building materials.

Fencing

- Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
- Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Fences in key locations are to be consistent and articulated fence design to :
 - Non-access roads;
 - High visibility open space areas.
- Fences on pedestrian linkages are to have a maximum height of 1.2m where solid, or have a maximum height of 1.8m where containing openings that make the fence more than 50% transparent.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following :
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window Hoods/Screens
 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures

Protected Vegetation / Building Exclusion Zone

- The vegetation in the 10m Protected Vegetation / Building Exclusion Zone Buffer is to be preserved and maintained.
- No buildings or structures are to be constructed in the buffer.
- The buffer takes precedence over the minimum setbacks stated in the Plan of Development Table.

Additional Criteria for Multiple Residential Allotments

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Have drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.
- Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
- The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.
- Any secondary dwelling is not permitted its own letterbox and must be shared with the primary dwelling.
- Any secondary dwelling is unable to be separately titled to the primary dwelling.
- No secondary infrastructure servicing to the secondary dwelling is permitted (i.e. water, gas, electricity).

Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- 1.5m Footpath
- 2.0m Footpath
- In-Line Bus Stop
- 1m Contours

Development Controls

- Built to Boundary Location
- Indicative Driveway Location
- No Vehicular Access
- Front Boundary

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Developed 1% AEP

Open Space

- Linear Open Space (Active)
- Linear Open Space (Conservation)
- Neighbourhood Recreation Park
- Pedestrian Linkage / Landscape Treatment
- Linear Open Space (Existing Easement)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/284/103

Date: 6 August 2024



Note:
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Calibre.
Developed 1% AEP: Calibre.

COVELLA
PLAN OF DEVELOPMENT
PRECINCT 1
APPLICATION 1 (AMENDMENT)

Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard & Premium Courtyard Allotments		Traditional & Premium Traditional Allotments		Lifestyle Allotments		Premium Lifestyle Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	6.0m***	6.0m***
Garage	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	7.5m***	7.5m***
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m***	1.0m***
Side - Setbacks												
Built to Boundary	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary	0.75m	0.9m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m	1.5m	2.0m	1.5m***	2.0m***
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Park**	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Maximum Site Cover	75%		75%		70%		60%		50%		50%	

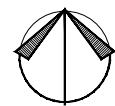
*2.4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies

**0m setback permitted to unenclosed verandahs and balconies

*** Except where overridden by Protected Vegetation / Building Exclusion Zone - see notes 33-35.

PLAN REF: 132965 – 19

Rev No: V
DATE: 26 JUNE 2024
CLIENT: AVID
DRAWN BY: JC
CHECKED BY: PHE



0 20 40 60 80 100 1:1,500 @ A1

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Notes:

General

- All development is to be undertaken in accordance with the Development Approval.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- 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.
- Boundary setbacks are measured to the wall of the structure.
- Maximum length of built-to-boundary wall in 9.0 meters long.
- First floor setbacks must not encroach the minimum ground floor setbacks.
- Garages must not project forward of the front building setback.
- Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

- Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.8m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional tilt or roller door.
 - The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - One or more features comprising:
 - A front entrance door with glass inserts;
 - A sidelight where the front door is solid;
 - Window to a habitable room.
 - A front verandah, portico or porch connecting to the front entrance, which extends a minimum of 1600mm forward of the front facade
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.5m in width at the boundary on Lots between 10.0m and 12.49m wide.
- Tandem garages are permitted on any lot less than 12.5m wide.
- 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.
- All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.
- Garages are to located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
- Maximum of one driveway per dwelling unless it is a corner lot.
- Minimum distance of a driveway from an intersection of one street with another street 6.0 meters.

On-Street Parking

- On-street car park is to be provided in accordance with the following minimum requirement – 0.75 spaces per dwelling.
- All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
- Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbeque and shade; and
 - Maximum gradient not exceeding 1:10.

Street Address

- Letterbox clearly visible and identifiable from street.
- Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
 - verandahs; and/or
 - porches; and/or
 - awning and shade structures; and/or
 - variation to roof and building lines; and/or
 - use of varying building materials.

Fencing

- Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
- Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Fences in key locations are to be consistent and articulated fence design to :
 - Non-access roads;
 - High visibility open space areas.
- Fences on pedestrian linkages are to have a maximum height of 1.2m where solid, or have a maximum height of 1.8m where containing openings that make the fence more than 50% transparent.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following :
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window Hoods/Screens
 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures

Protected Vegetation / Building Exclusion Zone

- The vegetation in the 10m Protected Vegetation / Building Exclusion Zone Buffer is to be preserved and maintained.
- No buildings or structures are to be constructed in the buffer.
- The buffer takes precedence over the minimum setbacks stated in the Plan of Development Table.

Additional Criteria for Multiple Residential Allotments

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Have drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.
- Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
- The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.
- Any secondary dwelling is not permitted its own letterbox and must be shared with the primary dwelling.
- Any secondary dwelling is unable to be separately titled to the primary dwelling.
- No secondary infrastructure servicing to the secondary dwelling is permitted (i.e. water, gas, electricity).

Legend

General

- Site Boundary
- Stage Boundary
- 1.5m Footpath
- 2.0m Footpath
- 2.5m Footpath
- In-Line Bus Stop
- 1m Contours

Development Controls

- Built to Boundary Location
- Indicative Driveway Location
- Front Boundary

Constraints

- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Developed 1% AEP
- 50m Buffer to Sewer Pump Station

Open Space

- Linear Open Space (Active)
- Linear Open Space (Conservation)
- Neighbourhood Recreation Park
- Pedestrian Linkage / Landscape Treatment
- Linear Open Space (Existing Easement)

Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard & Premium Courtyard Allotments		Traditional & Premium Traditional Allotments		Lifestyle Allotments		Premium Lifestyle Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	6.0m***	6.0m***
Garage	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	7.5m***	7.5m***
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m***	1.0m***
Side - Setbacks												
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
	Optional		Optional		Optional							
Non Built to Boundary	0.75m	0.9m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m	1.5m	2.0m	1.5m***	2.0m***
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Park**	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Maximum Site Cover	75%		75%		70%		60%		50%		50%	

*2.4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies

**0m setback permitted to unenclosed verandahs and balconies

*** Except where overridden by Protected Vegetation / Building Exclusion Zone - see notes 33-35.

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Calibre.
Developed 1% AEP: Calibre.

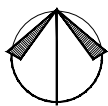
COVELLA
PLAN OF DEVELOPMENT
PRECINCT 2
APPLICATION 1 (AMENDMENT)



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/284/103

Date: 6 August 2024



Notes:

General

- All development is to be undertaken in accordance with the Development Approval.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- 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.
- Boundary setbacks are measured to the wall of the structure.
- Maximum length of built-to-boundary wall in 9.0 meters long.
- First floor setbacks must not encroach the minimum ground floor setbacks.
- Garages must not project forward of the front building setback.
- Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

- Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.8m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional tilt or roller door.
 - The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - One or more features comprising:
 - A front entrance door with glass inserts;
 - A sidelight where the front door is solid;
 - Window to a habitable room.
 - A front verandah, portico or porch connecting to the front entrance, which extends a minimum of 1600mm forward of the front facade
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.5m in width at the boundary on Lots between 10.0m and 12.49m wide.
- Tandem garages are permitted on any lot less than 12.5m wide.
- 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.
- All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.
- Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
- Maximum of one driveway per dwelling unless it is a corner lot.
- Minimum distance of a driveway from an intersection of one street with another street 6.0 meters.

On-Street Parking

- On-street car park is to be provided in accordance with the following minimum requirement – 0.75 spaces per dwelling.
- All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
- Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbeque and shade; and
 - Maximum gradient not exceeding 1:10.

Street Address

- Letterbox clearly visible and identifiable from street.
- Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
 - verandahs; and/or
 - porches; and/or
 - awning and shade structures; and/or
 - variation to roof and building lines; and/or
 - use of varying building materials.

Fencing

- Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
- Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Fences in key locations are to be consistent and articulated fence design to :
 - Non-access roads;
 - High visibility open space areas.
- Fences on pedestrian linkages are to have a maximum height of 1.2m where solid, or have a maximum height of 1.8m where containing openings that make the fence more than 50% transparent.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following :
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window Hoods/Screens
 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures

Protected Vegetation / Building Exclusion Zone

- The vegetation in the 10m Protected Vegetation / Building Exclusion Zone Buffer is to be preserved and maintained.
- No buildings or structures are to be constructed in the buffer.
- The buffer takes precedence over the minimum setbacks stated in the Plan of Development Table.

Additional Criteria for Multiple Residential Allotments

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Have drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.
- Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
- The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.
- Any secondary dwelling is not permitted its own letterbox and must be shared with the primary dwelling.
- Any secondary dwelling is unable to be separately titled to the primary dwelling.
- No secondary infrastructure servicing to the secondary dwelling is permitted (i.e. water, gas, electricity).

Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- 1.5m Footpath
- 2.0m Footpath
- 2.5m Footpath
- In-Line Bus Stop
- 1m Contours

Development Controls

- Built to Boundary Location
- Indicative Driveway Location

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Developed 1% AEP

Open Space

- Linear Open Space (Active)
- Linear Open Space (Conservation)
- Neighbourhood Recreation Park
- Pedestrian Linkage / Landscape Treatment



Notes:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Calibre.
Developed 1% AEP: Calibre.

COVELLA
PLAN OF DEVELOPMENT
PRECINCT 3
APPLICATION 1 (AMENDMENT)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/284/103

Date: 6 August 2024



Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard & Premium Courtyard Allotments		Traditional & Premium Traditional Allotments		Lifestyle Allotments		Premium Lifestyle Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	6.0m***	6.0m***
Garage	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	7.5m***	7.5m***
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m***	1.0m***
Side - Setbacks												
Built to Boundary	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary	0.75m	0.9m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m	1.5m	2.0m	1.5m***	2.0m***
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Park**	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Maximum Site Cover	75%		75%		70%		60%		50%		50%	

*2.4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies

**0m setback permitted to unenclosed verandahs and balconies

*** Except where overridden by Protected Vegetation / Building Exclusion Zone - see notes 33-35.

PLAN REF: 132965 – 21

Rev No: V
DATE: 26 JUNE 2024
CLIENT: AVID
DRAWN BY: JC
CHECKED BY: PHE



0 20 40 60 80 100 1:1,500 @ A1

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Notes:

General

1. All development is to be undertaken in accordance with the Development Approval.
2. The maximum height of buildings shall not exceed two (2) storeys.
3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. 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.
6. Boundary setbacks are measured to the wall of the structure.
7. Maximum length of built-to-boundary wall in 9.0 meters long.
8. First floor setbacks must not encroach the minimum ground floor setbacks.
9. Garages must not project forward of the front building setback.
10. Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

11. Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
12. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.8m
 - b. The garage door:
 - i. Width must not exceed 4.8m
 - ii. Must have a minimum 450mm eave above it
 - iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - iv. Must have a sectional tilt or roller door.
 - c. The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - i. One or more features comprising:
 - a. A front entrance door with glass inserts;
 - b. A sidelight where the front door is solid;
 - c. Window to a habitable room.
 - ii. A front verandah, portico or porch connecting to the front entrance, which extends a minimum of 1600mm forward of the front facade
 - iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - d. Driveways cannot exceed 3.5m in width at the boundary on Lots between 10.0m and 12.49m wide.
13. Tandem garages are permitted on any lot less than 12.5m wide.
14. 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.
15. All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.
16. Garages are to located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
17. Maximum of one driveway per dwelling unless it is a corner lot.
18. Minimum distance of a driveway from an intersection of one street with another street 6.0 meters.

On-Street Parking

19. On-street car park is to be provided in accordance with the following minimum requirement – 0.75 spaces per dwelling.
20. All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

Private Open Space

21. Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
22. Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbeque and shade; and
 - Maximum gradient not exceeding 1:10.

Street Address

23. Letterbox clearly visible and identifiable from street.
24. Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
 - verandahs; and/or
 - porches; and/or
 - awning and shade structures; and/or
 - variation to roof and building lines; and/or
 - use of varying building materials.

Fencing

25. Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
26. Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
27. Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
28. Fences in key locations are to be consistent and articulated fence design to :
 - Non-access roads;
 - High visibility open space areas.
29. Fences on pedestrian linkages are to have a maximum height of 1.2m where solid, or have a maximum height of 1.8m where containing openings that make the fence more than 50% transparent.

Building Articulation

30. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window Hoods/Screens
 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)
31. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
32. All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures

Protected Vegetation / Building Exclusion Zone

33. The vegetation in the 10m Protected Vegetation / Building Exclusion Zone Buffer is to be preserved and maintained.
34. No buildings or structures are to be constructed in the buffer.
35. The buffer takes precedence over the minimum setbacks stated in the Plan of Development Table.

Additional Criteria for Multiple Residential Allotments

36. Buildings must address all street frontages with driveways, pedestrian entries or both.
37. All dwellings must have a clearly identifiable front door, which is undercover.
38. Have drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.
39. Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

40. Floor area must be between a minimum of 30m² and 75m².
41. Materials, detailing, colours and roof form are consistent with those of the primary house.
42. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
43. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
44. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
45. A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
46. The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
47. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
48. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.
49. Any secondary dwelling is not permitted its own letterbox and must be shared with the primary dwelling.
50. Any secondary dwelling is unable to be separately titled to the primary dwelling.
51. No secondary infrastructure servicing to the secondary dwelling is permitted (i.e. water, gas, electricity).

Legend

General

- Site Boundary
- Stage Boundary
- 1.5m Footpath
- 2.0m Footpath
- 2.5m Footpath
- 1m Contours

Open Space

- District Sports Park
- Linear Open Space (Active)
- Linear Open Space (Conservation)
- Pedestrian Linkage / Landscape Treatment

Development Controls

- Built to Boundary Location
- Indicative Driveway Location

Constraints

- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- 18m Bushfire Setback
- Developed 1% AEP

Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard & Premium Courtyard Allotments		Traditional & Premium Traditional Allotments		Lifestyle Allotments		Premium Lifestyle Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	6.0m***	6.0m***
Garage	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	7.5m***	7.5m***
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m***	1.0m***
Side - Setbacks												
Built to Boundary	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary	0.75m	0.9m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m	1.5m	2.0m	1.5m***	2.0m***
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Park**	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Maximum Site Cover	75%		75%		70%		60%		50%		50%	

*2.4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies

**0m setback permitted to unenclosed verandahs and balconies

*** Except where overridden by Protected Vegetation / Building Exclusion Zone - see notes 33-35.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/284/103

Date: 6 August 2024



Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Calibre.
Developed 1% AEP: Calibre.

COVELLA
PLAN OF DEVELOPMENT
PRECINCT 4
APPLICATION 1 (AMENDMENT)

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