

Development Controls

General:

1. All development is to be undertaken in accordance with the Development Approval.
2. Building height is a maximum of 2 storeys.
3. Dimensions have been rounded to the nearest 0.1m.
4. Areas have been rounded to the nearest 5m².
5. Refer to landscape plans for locations and extent of paved footpaths.
6. This Plan of Development (POD) is subject to relevant consultant input and review, including, but not limited to: landscape, traffic, engineering, stormwater, hydraulics, geotechnics, environment, survey and acoustics.

Building Siting:

7. All facades fronting a Street or Open Space are to be articulated with a combination of fenestration and Open Structures (refer definition).
8. Bins, air conditioners, clothes lines and other items of utilitarian nature are not to be located between the dwelling frontage and the street.
9. Building setbacks are measured to the wall or column. Eaves are not to encroach within 0.45m of a boundary to an adjoining dwelling lot.
10. Building corners may extend to a truncated frontage boundary, conditional upon vehicle sight lines compliance. No setback applies to the 10m Buffer/No Build Zone.
11. Open Structures (refer definition) may extend to any boundary.
12. A Primary Frontage Street setback of 3m minimum is to be provided to all lots designated as A, B, C, D, E, F and G, excluding garage/carport and Open Structures noted separately.
13. A minimum Primary Frontage street setback of 1.5m is to be provided to all lots designated as H, I, J, K, L, M, N and O (except for truncated boundaries noted in item 11), excluding garage/carports and Open Structures noted separately.
14. A non-Primary Street setback of 0.5m minimum for a maximum extent of 60% of the non-primary Street boundary and otherwise 0.9m minimum is to be provided, or as otherwise noted on this POD as "Setback Variations to Standard Controls", excluding garage/carport and Open Structures noted separately.
15. No minimum setback is required to a Laneway, excluding garage/carports noted separately (refer item 20).
16. A minimum Street setback of 4.5m is to be provided (as measured to the vehicle door) for all garage/carports, or as otherwise noted on this POD as "Setback Variations to Standard Controls".
17. Mandatory built-to-boundary walls are to be constructed where indicated on this POD and are to extend to a minimum of 30% of the nominated boundary, have a maximum height of 7.5m and a maximum continuous length of 15m.

Parking:

18. Optional built-to-boundary walls may be constructed where indicated on the POD and are to have a maximum height of 7.5m and a maximum continuous length of 20m.
19. Built-to-boundary walls of a height greater than 4.5m are not to extend closer to a Street, Laneway or Open Space than 3m unless they align with a mandatory built-to-boundary wall of an adjoining dwelling lot indicated on this POD.
20. In locations where built-to-boundary walls are not applicable or adopted, side and rear boundary setbacks to an adjoining dwelling lot are to be 0.9m minimum for all levels.
21. Side and rear boundary setbacks to an Open Space are to be 2m minimum for all levels.
22. Minimum off-street parking requirements:
 - Studio: 1 space per dwelling
 - 1 and 2 Bedroom: 1 space per dwelling
 - 3 or more Bedrooms: 2 spaces per dwelling (which may be in tandem)
23. At least one space per dwelling is to be covered.
24. Parking spaces on driveways do not have to comply with AS2890, but shall be 4.5m long with 2.7m clear width.
25. Garage/carports and their associated driveways are to be located as indicated on this POD.
26. Garage/carports served off a Laneway are to comply with ULDA Practice note no. 12 issued: Dec 2011 or as updated.

Site Cover and Private Open Space:

27. Double garages are not to be permitted for dwellings on lots with a vehicle access frontage of less than 12.5m, except as otherwise indicated on this POD (such as for lots of a tapered configuration or where double garages may be permitted as noted on the POD legend). Where double garages may be permitted, they are to comply with the current Building Guidelines applicable to the lot, and are only permitted at the discretion of the assessor of those Building Guidelines.
28. A maximum site cover (equal to roof area) of 65% is to be provided for all lots over 300m² in area.
29. No maximum site coverage applies to any other lot.
30. Private amenity space accessible from a living area on the ground floor is to be provided and is to be not less than 5m² with a minimum dimension of 1.2metres for Studio and 1 Bedroom dwellings, and 9m² with a minimum dimension of 2.4m for other dwellings, except as noted in item 32.
31. Private amenity space for dwellings with living areas located above ground are to be provided in the form of a balcony directly accessible from that living area with a minimum dimension of 1.2m and minimum area of 5m².
32. Private Open Space is generally to be provided in the location and on the storey indicated on this POD.

Special Requirements for Laneway Lots:

33. For any laneway lots with a cut-out of the site making provision for the installation of a power supply pillar, the following conditions are to be met:
 - Unrestricted access is to be provided to the front and two sides of each and every service pillar site (1m x 1.3m typical). Balustrades or fences are to be permitted to the sides of the pillar sites if they are constructed entirely outside of the pillar site (including foundations), are of light-weight construction and are easily removable.
 - The surface of the pillar site is to be finished entirely with turf, avoiding the use of pavers or other finishes.

Definitions:

Laneway: narrow public road (6.5m) providing vehicle access/services.
Pathway: A public pedestrian pathway within the road reserve.
Open Space: A park or open space as noted on the legend of this POD.
Open Structures: Balconies, hoods, porticoes, verandahs, etc. that are visually permeable at the ground level.
Street: A public road (generally 15m or greater) that provides vehicle access and services to dwellings and Open Spaces.

Legend

- A1 Dwelling Type Code
- Mandatory Position of Covered Car
- Suggested Position of Covered Car
- Pedestrian Entry
- Ground Fir Private Open Space
- First Fir Private Open Space
- Mandatory Built-to-Bdy Walls
- Optional Built-to-Bdy Walls
- Primary Frontage
- Setback Variations to Standard Controls
- No Vehicle Access
- Mandatory Pedestrian Link
- Bin Collection Point
- 10m Buffer / No Build Zone
- Proposed Park / Open Space
- Maximum Height of 4.5m (hatched)
- 10m Wide Lots Permitted to have Double Garages in Accordance with the Design Guidelines

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
29 MAY 2013
MEDQ

AMENDED IN RED
12 APR 2013
By: MT (name)
MEDQ

10m setback
no building zone
to Powerlink
Corridor

10m setback zone
no building zone

building within the

