



KEY PLAN
1:500 @ A1; 1:1000 @ A1;

SITE DEVELOPMENT TABLE	TRADITIONAL ALLOTMENTS	
	Ground Floor	First Floor
Front/Primary Frontage	4.0m	4.0m
Garage	4.0m	4.0m
Carport	1.0m	n/a
Rear	1.5m	1.5m
Side (General)		
Non built to boundary	1.5m	1.5m
Built to boundary	n/a	n/a
Corner lots - secondary frontage	2.5m	2.5m
Other		
Site cover (Maximum)	60%	

NOTES

- General**
- All development is to be undertaken in accordance with the Development Approval;
 - The maximum height building height of buildings is not to exceed 2 storeys/ 8.5 metres above natural ground level;
- Setbacks**
- Setbacks are as per the Plan of Development Table unless specified otherwise (Refer to plan for front setbacks relating to Lots 7 and 23, noted in red);
 - Boundary setbacks are measured from the outermost projection of the façade;
- Parking**
- A minimum of two (2) off street car parks per dwelling a minimum of one (1) which must be covered;
- Site Cover and Amenity**
- The maximum site cover for lots is 60%;
 - The maximum width of a driveway at the lot boundary shall be 4.6 metres for a lot a with a double garage and 3.0 metres for a lot with a single garage;
- Dwelling Orientation**
- All buildings are to facilitate causal surveillance of the streets through the integration of porches, balconies or windows;
 - Dwellings are to be sited to address the relevant primary street frontage;
- Fencing**
- Fences to all front boundaries must be no higher than 1.2m if solid, otherwise 1.5m if 50% transparent;
 - Fences on corner lots should be designed as front fences addressing both streets;
- Private Open Space**
- Dwellings are to be provided with a minimum 16sqm of private open space with a minimum dimension of 2.4 m;
- Dwelling Articulation/ Design**
- Where habitable room windows look directly at habitable room windows in an adjacent dwelling within 2m at ground floor level or 9m at levels above ground floor, privacy is protected by:
 - sill heights a minimum 1.5m above floor level
 - OR
 - fixed opaque glazing in any part of the window below 1.5m above floor level
 - OR
 - fixed external screens
 - Any first floor deck/ balcony must be fitted with fixed screens along side boundaries;
 - A distinction in building design is to be achieved through the following:
 - A variation in building material/ finishes/ colours; and
 - Varied roof forms and roof pitches.