

Development Controls

General:

1. All development is to be undertaken in accordance with the Development Approval.
2. Building height is a maximum of 3 storeys.
3. Dimensions have been rounded to the nearest 0.1m.
4. Areas have been rounded to the nearest 10m².
5. 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:

6. Building setbacks are measured to the wall or column, with the exception of setbacks to Norris and Roghan Roads noted separately.
7. Eaves are not to encroach within 0.45m of any boundary.
8. Open Structures (refer definition) may extend to the boundary, except in the case of the boundaries of Norris and Roghan Roads.
9. Setbacks to Norris and Roghan Roads are to be measured to the outermost projection, including to Open Structures, and are to be 2m.
10. The minimum Primary Frontage (refer legend) Street (refer definition) setback, including Narrow Streets (refer definition), is to be 3m, or as otherwise noted on this POD as "Setback Variations to Standard Controls", excluding garage/corridor and Open Structures noted separately.
11. All other Street or Narrow Street setbacks are to be 2m, or as otherwise noted on this POD as "Setback Variations to Standard Controls", excluding garage/corridor and Open Structures noted separately.
12. The minimum Street or Narrow Street setback to the garage/corridor is to be 4.5m, with the exception of lots 4040, 4041, 4042 and 4045 where the minimum Narrow Street garage/corridor setback is to be 4m (also refer legend).
13. Side and rear boundary setbacks are to be 0.8m minimum for construction up to and including 4.5m above ground level and 1.5m minimum for construction over 4.5m, except in the case of built-to-boundary walls where no minimum setback applies.
14. Built-to-boundary walls, where provided, are to be constructed where indicated on this POD and are to have a minimum aggregate length of 6m, a maximum continuous length of 15m and a maximum height of 4.5m where within 3m of a Street or Narrow Street, or otherwise 7.5m.
15. At least one built-to-boundary wall is mandatory for Nominal 10m wide lots (refer legend), and optional for all other situations where a built-to-boundary wall has been indicated on this POD, including the second built-to-boundary wall on lots 4030, 4031 and 4032.
16. All windows are to be provided with adequate sun shading and weather protection by way of eaves, hoods or screens.
17. Bins, air conditioners, clothes lines and similar fixtures are not to be positioned between the dwelling and a Street or Narrow Street.
18. All facades fronting a Street or Narrow Street boundary (including Roghan and Norris Roads) are to be articulated with a combination of staggered walls, multiple roof planes and Open Structures.

Parking:

19. 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)
20. At least one space per dwelling is to be covered.
21. Parking spaces on driveways do not have to comply with AS2890, but are to be 4.5m long with 2.7m clear width, except where designated otherwise (refer legend).
22. Double garages (excluding tandem garages) are not permitted for dwellings on lots with a vehicle access frontage boundary of less than 12.5m, except as otherwise indicated on the POD legend. Where a double garage is permitted, it is to comply with the Building Guidelines Annexure A included in the Decision Notice dated 27 November 2012.
23. No on-street parking is permitted on any Narrow Street, other than in an indicated car parking bay.

Site Cover, Open Space (POS) and Privacy:

24. The maximum site cover is to be 60% for all lots over 400m² in area and 75% for all other lots.
25. Private Open Space (refer legend) accessible from a living area on the ground floor is to be provided and is not to be less than 15m² with a minimum dimension of 2.4metres for lots greater than 400m² in area, and not less than 8m² with a minimum dimension of 2.4metres for lots of 400m² or less, except as noted separately for dwellings with their main living areas on the first floor.
26. Private Open Space for dwellings with living areas located on the first floor is to be provided in the form of a balcony directly accessible from the living area with an area of at least 5m² and minimum dimension of 1.2m.
27. Private Open Space is generally to be provided in the locations and on the storeys shown on this POD.
28. All second storey (first floor) windows addressing a dwelling on an adjoining lot (i.e., on a side elevation), are to have fixed, external privacy screens or fixed opaque glazing to a height not less than 1.5 metres above the second storey (first floor) floor level.
29. All balustrades addressing a Street, Narrow Street, pathway, park or public open space are to be 50% visually permeable. Dwellings are to include landscaping along the Street or Narrow Street boundary of a minimum depth of 0.5m in order to reinforce the dwelling entry and positively contribute to the streetscape.

Fencing:

30. Fencing on all frontages to Streets, Narrow Streets, pathways, parks or public open spaces is to be 1.5m high maximum and 50% transparent (either consistently or through alternating sections of solid vs. transparent), or 1.2m high maximum if solid, except for fencing to Norris or Roghan Roads, noted separately in item 31 below.
31. Fencing to Norris and Roghan Roads is to be 1.8m high and match the setback, style, colour, construction and materials of the existing fencing to these boundaries, with landscape planting of a low maintenance species provided between the fence and the street boundary.
32. Where there is no built-to-boundary wall, side and rear boundaries separating two dwelling lots are to be fenced with 1.8m high good neighbour timber fencing with capping. This fencing is to finish a minimum of 1m behind the front building wall.
33. If a fence is constructed on the boundary between two dwelling lots and a built-to-boundary wall is then constructed on that boundary, that fence is to be removed to the extent that it aligns with the built-to-boundary wall.

Special Requirements for Narrow Street Lots:

34. For any lots fronting a Narrow Street with a cut-out of the lot 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 (1.3m x 1.3m typical)
 - Balustrades or fences are 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:

Narrow Street: A narrow public road (6.5m or 12.5m) of limited extent that provides access to dwellings.

Open Space: A park, bushland area or other public space.

Open Structures: Balconies, hoods, porticoes, verandahs, etc. that are visually permeable at the ground level.

Street: A public road (generally 15m or more) that provides vehicle access and services to dwellings and Open Spaces.

Legend

- Nominal 20m wide lots (12)
- Nominal 14m wide lots (21)
- Nominal 12.5m wide lots (31)
- Nominal 10m wide lots (15)
- Total Number of lots (79)
- * Dble Garages May be Permitted
- Ground Floor Building Envelope
- 1m / 2m Setback Variations to Standard Controls
- ▲ Indicative Position of Covered Car/s (4.5m min setback to garage)
- ▽ Indicative Position of Covered Car/s (4m min setback to garage)
- ▲▲ Typical Recommended Position for Driveway
- ▲▲▲ Offset Recommended Position for Driveway (800mm min from bdy)
- Location for Built-to-Bdy Walls
- ▲ Indicative Pedestrian Entry
- Indicative 1st Flr Private Open Space
- Indicative Gnd Flr Private Open Space
- Primary Frontage
- No Vehicle Access
- Bin Collection Point
- No On-street Parking Permitted to a Narrow St (except as designated)
- Stormwater Easement
- 0.5m Wide St Front Landscaping (within private property)
- 1.8m h Fencing (set back 0.5m from Norris & Roghan Roads and within private property)

Landscape Diagram

