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, but base on merit where not shown as three stories in the POD Street Elevations.
3. Dimensions have been rounded to the nearest 0.1m.
4. Refer to landscape plans for locations and extent of paved footpaths.
5. Areas have been rounded to the nearest $5m^2$.
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.
7. Alternative solutions may be permitted where Fitzgibbon Chase Design Guideline approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.

Building Siting:

8. No minimum setbacks are required to any boundaries, with the exception of setbacks necessary to provide an articulated built form to all frontages, generally in accordance with this POD.
9. No minimum setback is required to laneway garages or carports other than those required to achieve compliance with ULDA Practice note no. 12 Issued: December 2011 or as updated (alternate solutions will be considered based on the provision of a compliant vehicle swept path diagram supporting the proposed setback).
10. The location of mandatory built-to-boundary walls are indicated on this POD.
11. Built-to-boundary walls are to extend to a minimum of 50% of the boundary for which they have been nominated and shall have maximum height of 9m.
12. In sections where built-to-boundary walls are not adopted, side boundary setbacks shall be 0.9m minimum (with the exception of setbacks from service pillar cut-out site boundaries where no setback is required).
13. Boundary setbacks are measured to the wall of the structure, excluding minor items such as pilasters, columns, mouldings, window hoods, etc.

Parking:

14. Minimum off-street parking requirements:
- Studio:1 space per dwelling
- 1 and 2 Bedroom: 1 space per dwelling
- 3 + Bedrooms: 2 spaces per dwelling (which may be in tandem)
- At least one space per dwelling shall be covered.

15. Allotments adjoining a laneway must locate garages and carports off the laneway. Garages and carports served off a laneway shall comply with ULDA Practice note no. 12 Issued: December 2011 or as updated.
16. Double garages shall generally not be permitted for dwellings on lots with a vehicle access frontage of less than 12.5m.
17. The car parking bays located on lot 35 shall be for the exclusive use of the Convenience Centre.

Site Cover and Private Open Space:

18. There is no maximum site coverage.
19. Private amenity space accessible from a living area shall be located on first floor balconies and not be less than $4m^2$ with a minimum dimension of 1.2m for Studio and 1 Bedroom dwellings and $6m^2$ for other dwellings.
20. Private amenity space for dwellings with living areas located above ground shall be located directly adjacent to and accessible from the main living area.

Fencing:

21. Fencing on all Primary Frontages shall be 1.5m high maximum and 50% transparent (including sections of solid vs. transparent), or 1.2m and solid.
22. A limited extent of 1.8m high solid fencing is permitted to a laneway.

Special Requirements for Laneway Lots:

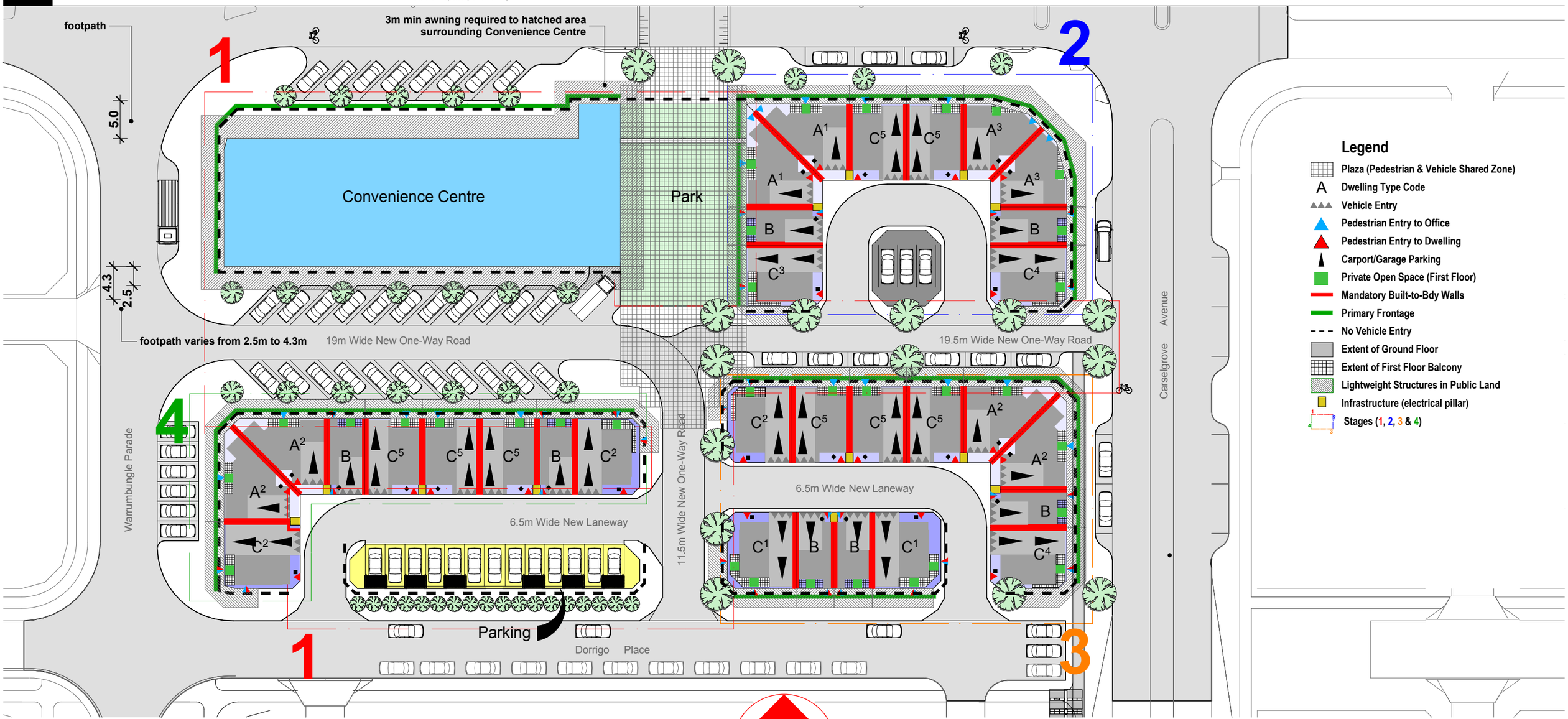
23. For any laneway lots with a cut-out of the site making provision for the installation of a power supply pillar, the following conditions shall be met:
- Unrestricted access shall be provided to the front and two sides of each and every service pillar site (1m x 1.3m typical)
- Balustrades or fences shall 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 shall be finished entirely with turf, avoiding the use of pavers or other finishes.

Awnings, Balconies and Verandahs:

24. Open balconies, porches, awnings and roof eaves cantilevered from the building etc. may project to the street or laneway and shall have a minimum height of 3m from the finished ground level.
25. Separate arbour, verandahs, gatehouse and balcony structures may be constructed in road reserves or in the park (subject to restrictions where conflicts with pedestrian movement, vehicle manoeuvring and/or services exist) where indicated on the POD.
26. EcHo developments are required to provide awnings that extends a minimum of 2m into the public verge to a minimum of 50% of the Primary Frontage.
27. A 5m footpath with 3m minimum of cover is required to be provided as an integral part of the design to the north, east and west frontages of the Convenience Centre.

Definitions:

Laneway: A narrow public road (6.5m-7.5m) that primarily provides vehicle access and services to dwellings.
Frontage Boundary: A boundary to a road, lane or other public space.
EcHo: A combination of an Economic generator (i.e., a business or shop) and a Home.



Plan of Development *for* **Urban Land Development Authority** *of* **'Area C' Neighbourhood Centre** *by* degenhart SHEDD

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