

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 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 staggered walls, multiple roof planes, 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 and the Street.
9. All windows are to be provided with adequate sun shading and weather protection by way of eaves, hoods or screens.
10. Building setbacks are measured to the wall or column.
11. Eaves are not to encroach within 0.45m of a boundary to an adjoining dwelling lot.
12. Building corners may extend to a truncated frontage boundary, conditional upon vehicle sight lines compliance.
13. No building is permitted within the 10m Buffer / No Build Zone.
14. Open Structures (refer definition) may extend to any boundary.

15. 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, (except for truncated boundaries noted in Item 12), excluding garage/carport and Open Structures noted separately.
16. A Primary Frontage street setback of 1.5m minimum 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 12), excluding garages/carports and Open Structures noted separately.
17. A non-Primary Street setback of 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.
18. No minimum setback is required to a Laneway.
19. A maximum setback of 0.5m is required to the Laneway boundary of a garage/carport accessed from the Laneway, with the exception of a garage/carport that requires a greater setback in order to comply with Practice note 12 in accordance with Item 29.
20. A Street setback of 4.5m minimum is to be provided (as measured to the vehicle door) for all garages/carports, or as otherwise noted on this POD as "Setback Variations to Standard Controls".
21. Mandatory built-to-boundary walls are to be constructed where indicated on this POD and are to extend to a minimum length of 7m or 30% of the boundary length (whichever is the lesser), a maximum continuous length of 20m and have a maximum height of 7.5m.
22. Optional built-to-boundary walls may only be constructed where indicated on this POD and are to extend to a maximum continuous length of 20m and have a maximum height of 7.5m.

Parking:

23. 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.
24. 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.
25. Side and rear boundary setbacks to an Open Space are to be 2m minimum for all levels.
26. 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 (may be in tandem)
 - At least one space per dwelling is to be covered.
27. Parking spaces on driveways do not have to comply with AS2890, but are to be 4.5m long with 2.7m clear width.
28. Garages/carports and their associated driveways are to be located as indicated on this POD.
29. Garages/carports served off a Laneway are to comply with ULDA (EDQ) Practice note no. 12 Issued: December 2011 or as updated.
30. 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 a double garages is permitted, it is 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. ~~Annexure A included in the Decision Notice for this POD.~~

Site Cover, Private Open Space (POS) and Privacy:

31. A maximum site cover (equal to roof area) of 65% applies for all lots over 300m² in area.
32. No maximum site coverage applies to any other lot.
33. Private Open Space accessible from a living area on the ground floor is to be provided and is to be not be less than 5m² with a minimum dimension of 1.2m for Studio and 1 Bedroom dwellings, and 9m² with a minimum dimension of 2.4m for other dwellings, except as noted in Item 34.
34. Private Open Space for dwellings with living areas located on the first floor 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. Living areas are not to be located on the second floor.
35. Private Open Space is generally to be provided in the location and on the storey indicated on this POD.
36. All first floor (second storey) 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 1.5m above the first floor (second storey) floor level.
37. All balustrades addressing a Street, Pathway or Open Space are to be 50% visually permeable.
38. Dwellings are to include landscaping along the street boundary to reinforce the dwelling entry and positively contribute to the streetscape.

Fencing:

39. Fencing on all frontages to Streets, Laneways, Open Space and Pathways is to be 1.5m high maximum with 50% minimum transparency (including sections of solid vs. transparent), or otherwise 1.2m and solid.

Special Requirements for Laneway Lots:

40. 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 (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, mondo grass, or other light ground covers, avoiding the use of pavers, gravel, trees or other finishes.

Definitions:

Laneway: A narrow public road (6.5m) providing vehicle access/services.
Pathway: A public pedestrian walkway 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 13m or greater) that provides vehicle access and services to dwellings and Open Spaces.

Legend

- A¹ Dwelling and Lot Type Code
- ▶ Mandatory Position of Covered Car
- ◀ Suggested Position of Covered Car
- ▲ Pedestrian Entry
- Ground Flr Private Open Space
- First Flr Private Open Space
- Mandatory Built-to-Bdy Walls
- - - Optional Built-to-Bdy Walls
- Primary Frontage
- 0.9m 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 Building Guidelines

