

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 31/1/2013

PRELIMINARY ONLY

REVISION
A: 12/07/12 Amend layout
B: 18/12/12 Amend P3 layout & status
C: 10/01/13 Amend P3 Stages 14 & 15

Note:
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approximate only, and are subject to
survey and Council approval.
Dimensions have been rounded to the
nearest 0.1 metres.
Areas have been rounded down to the
nearest 5m².
The boundaries shown on this plan
should not be used for final detailed
engineers design.

Source Information:
Site boundaries: Land Partners.
Adjoining Information: DCDB.
Contours: Land Partners.
Flood: BMD

Legend

- Site Boundary
- Stage Boundary
- Indicative Footpath (Outside Site)
- Indicative Footpath in Open Space
(To be confirmed on site)
- Constraints
- Retained Remnant Endangered
Regional Ecosystem
- Retained Remnant Endangered
Regional Ecosystem (Original)
- 33m Buffer to Remnant
Endangered Regional Ecosystem
- 10m Retained Vegetation
Buffer in Allotment
- BMD Q100
- BMD Q20
- Creek Centreline
- Roads
- Indicative Footpath Location

CLIENT
**TEVIOT DOWNS
ESTATE PTY LTD**

PROJECT
**TEVIOT
VILLAGE**

**PLAN OF SUBDIVISION
PRECINCT 3
ALLOTMENT LAYOUT**

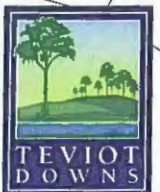
Level Datum
Origin
Date: 10 January 2013
Comp By: JLS
DWG Name: 6493-204 Proposal Plan
Local Authority: URBAN LAND
DEVELOPMENT AUTHORITY

Locality: TEVIOT DOWNS
Job Reference: 6493
Scale: 1:1500
Plan Ref: 6493 - 207
Sheet: A1
Rev: C

RPS

Land Use	Stage 12	Stage 13	Stage 14	Stage 15	Overall	
	Area	Area	Area	Area	Area	%
Area of Subject Site	7.712 ha	7.783 ha	7.966 ha	3.814 ha	27.275 ha	88.7%
Saleable Area						
Residential Allotments	4.328 ha	2.848 ha	3.194 ha	2.307 ha	12.677 ha	46.5%
Total Area of Allotments	4.328 ha	2.848 ha	3.194 ha	2.307 ha	12.677 ha	46.5%
Road						
Local Roads	0.814 ha	1.473 ha	1.717 ha	1.076 ha	5.080 ha	18.6%
Collector Roads	1.232 ha	—	—	—	1.232 ha	4.5%
Total Area of New Road	2.046 ha	1.473 ha	1.717 ha	1.076 ha	6.312 ha	23.1%
Open Space						
District Sports Park	—	3.090 ha	—	—	3.090 ha	11.3%
Linear Open Space (Active)	0.400 ha	0.064 ha	1.299 ha	0.410 ha	2.173 ha	8.0%
Linear Open Space (Conservation)	0.927 ha	0.159 ha	1.268 ha	—	2.354 ha	8.6%
Pedestrian Linkage / Landscape Treatment	—	—	0.064 ha	0.021 ha	0.085 ha	0.3%
Linear Open Space (WSUD)	0.011 ha	0.149 ha	0.424 ha	—	0.584 ha	2.1%
Total Open Space	1.338 ha	0.372 ha	3.055 ha	0.431 ha	5.196 ha	19.1%
Road Lengths						
Street Type	Length	Length	Length	Length	Length	
13m Wide New Road	—	—	120m	40m	160m	
16m Wide New Road	316m	479m	478m	588m	1860m	
18m Wide New Road	158m	403m	312m	—	873m	
21.5m Wide New Road	563m	—	—	—	563m	
Total Length of New Road	1037m	882m	910m	628m	3455m	

Yield Breakdown												
Residential Allotments	Typical Allotment Size		Stage 12		Stage 13		Stage 14		Stage 15		Overall	
	Dimensions	Area	Lots	%	Lots	%	Lots	%	Lots	%	Lots	%
Premium Courtyard Allotment 25m	18 x 25m	450m ²	—	—	—	—	—	—	—	—	—	—
Traditional Allotment 25m	20 x 25m	500m ²	—	—	—	—	—	—	—	—	—	—
Villa Allotment 32m	12.5 x 32m	400m ²	6	12%	23	40%	9	17%	2	5%	40	20%
Courtyard Allotment 32m	15 x 32m	480m ²	9	18%	18	31%	23	43%	13	33%	63	31%
Premium Courtyard Allotment 32m	18 x 32m	575m ²	8	16%	14	24%	5	9%	2	5%	29	14%
Traditional Allotment 32m	20 x 32m	640m ²	16	31%	3	5%	9	17%	8	20%	36	18%
Premium Traditional Allotment	22 x 32m	700m ²	—	—	—	—	3	6%	4	10%	7	3%
Lifestyle Allotment	n/a	800 - 1999m ²	7	14%	—	—	5	9%	11	28%	23	11%
Premium Lifestyle Allotment	n/a	2000m ² +	5	10%	—	—	—	—	—	—	5	2%
Duplex Allotment	n/a	540 - 900m ²	—	—	—	—	—	—	—	—	—	—
Total Residential Allotments			51	100%	58	100%	54	100%	40	100%	203	100%
Total Residential Dwellings			51		58		54		40		203	



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- Retained Remnant Endangered Regional Ecosystem
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TEVIOT DOWNS ESTATE PTY LTD

PROJECT
TEVIOT VILLAGE

PLAN OF SUBDIVISION
PRECINCT 4
ALLOTMENT LAYOUT

Level Datum
Origin

Date 10 January 2013

Comp By JLS

DWG Name: 6493-204 Proposal Plan

Local Authority URBAN LAND DEVELOPMENT AUTHORITY

Locality TEVIOT DOWNS

Job Reference 6493

Scale 1:1500

Sheet A1

Plan Ref 6493-208

Rev C



Yield Breakdown

Residential Allotments	Typical Allotment Size		Stage 16		Stage 17		Stage 18		Stage 19		Stage 22		Overall	
	Dimensions	Area	Lots	%	Lots	%	Lots	%	Lots	%	Lots	%	Lots	%
Villa Allotment 32m	12.5 x 32m	400m ²	15	26%	11	20%	4	7%	19	30%	—	—	49	21%
Courtyard Allotment 32m	15 x 32m	480m ²	14	25%	12	22%	20	33%	25	39%	—	—	71	30%
Premium Courtyard Allotment 32m	18 x 32m	575m ²	11	19%	17	31%	15	25%	9	14%	—	—	52	22%
Traditional Allotment 32m	20 x 32m	640m ²	12	21%	7	13%	17	28%	4	6%	—	—	40	17%
Premium Traditional Allotment	22 x 32m	700m ²	2	4%	3	6%	1	2%	5	8%	—	—	11	5%
Lifestyle Allotment	n/a	800 - 1999m ²	—	—	1	2%	—	—	—	—	—	—	1	0%
Duplex Allotment	n/a	540 - 900m ²	3	5%	3	6%	4	7%	2	3%	—	—	12	5%
Total Residential Allotments			57	100%	54	100%	61	100%	64	100%	—	—	236	100%
Total Residential Dwellings			60		57		65		66		—	—	248	
Super Lots														
Balance Super Allotments (Future Mixed Density / Medium Density Residential)			—		—		—		—		1		1	

STAGE 22

3.961 ha

Land Budget

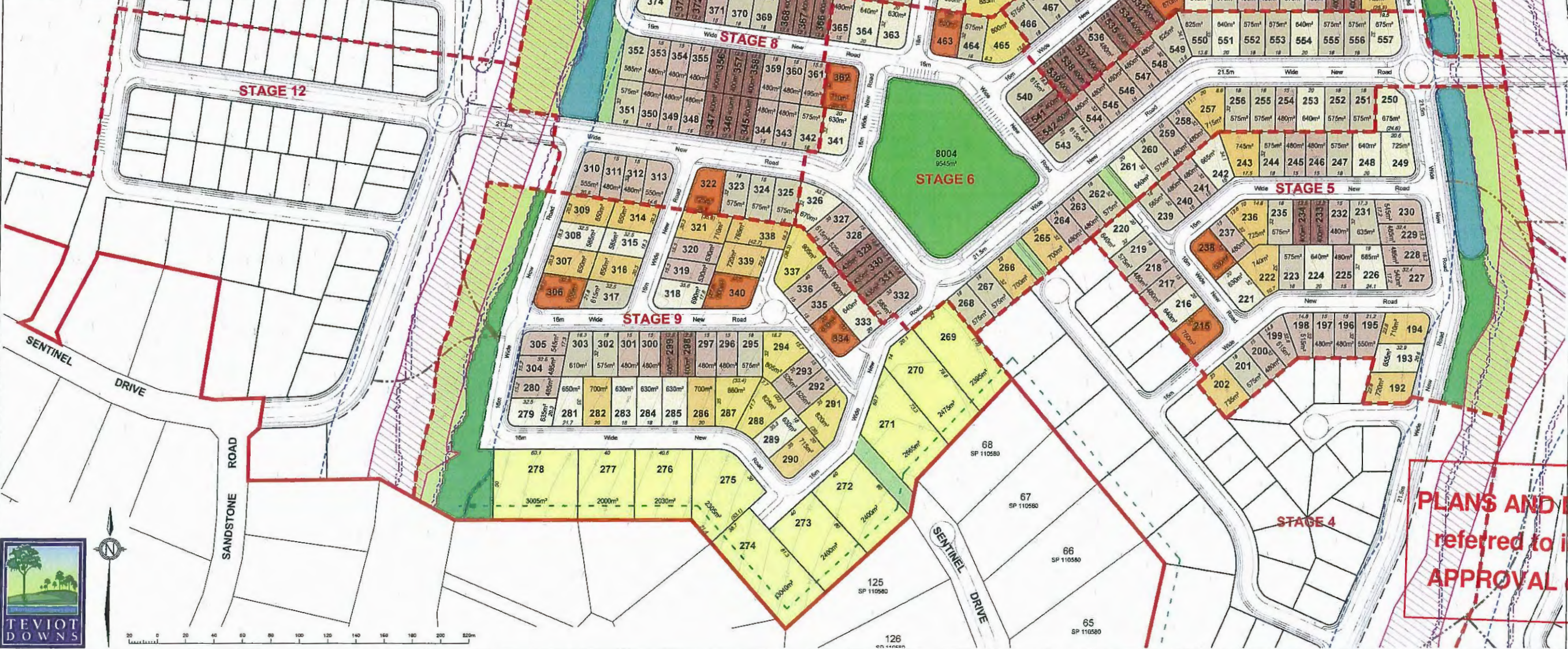
Land Use	Stage 16	Stage 17	Stage 18	Stage 19	Stage 22	Overall	
Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	6.125 ha	6.684 ha	7.786 ha	9.288 ha	5.758 ha	35.641 ha	98.6%
Saleable Area							
Residential Allotments	3.099 ha	3.038 ha	3.467 ha	3.336 ha	—	12.940 ha	36.3%
Balance Allotments (Future Mixed Density / Medium Density Residential)	—	—	—	—	3.961 ha	3.961 ha	11.1%
Total Area of Allotments	3.099 ha	3.038 ha	3.467 ha	3.336 ha	3.961 ha	16.901 ha	47.4%
Road							
Local Roads	0.982 ha	1.103 ha	1.316 ha	1.549 ha	—	4.950 ha	13.9%
Collector Roads	0.518 ha	0.686 ha	0.329 ha	—	—	1.533 ha	4.3%
Total Area of New Road	1.500 ha	1.789 ha	1.645 ha	1.549 ha	—	6.483 ha	18.2%
Open Space							
Linear Open Space (Active)	0.242 ha	0.221 ha	0.960 ha	0.694 ha	0.409 ha	2.526 ha	7.1%
Linear Open Space (Conservation)	1.025 ha	1.020 ha	1.382 ha	3.641 ha	1.388 ha	8.456 ha	23.7%
Pedestrian Linkage / Landscape Treatment	0.112 ha	—	0.107 ha	0.059 ha	—	0.278 ha	0.8%
Linear Open Space (WSUD)	0.147 ha	0.116 ha	0.225 ha	0.009 ha	—	0.497 ha	1.4%
Total Open Space	1.526 ha	1.357 ha	2.674 ha	4.403 ha	1.797 ha	11.757 ha	33.0%
Road Lengths							
Street Type	Length	Length	Length	Length	Length	Length	
16m Wide New Road	570m	456m	758m	798m	—	2582m	
18m Wide New Road	—	235m	—	133m	—	368m	
21.5m Wide New Road	241m	279m	153m	—	—	673m	
Total Length of New Road	811m	970m	911m	931m	—	3623m	

PRELIMINARY ONLY

Yield Breakdown												
Residential Allotments	Typical Allotment Size		Stage 6		Stage 7		Stage 8		Stage 9		Stage 10	
	Dimensions	Area	Lots	%	Lots	%	Lots	%	Lots	%	Lots	%
Traditional Allotment 25m	20 x 25m	500m ²	5	—	—	—	2	4%	—	—	—	—
Villa Allotment 32m	12.5 x 32m	400m ²	5	10%	15	28%	13	25%	2	4%	6	13%
Courtyard Allotment 32m	15 x 32m	480m ²	14	27%	17	32%	19	36%	13	23%	11	24%
Premium Courtyard Allotment 32m	18 x 32m	575m ²	17	33%	10	19%	12	23%	4	7%	13	29%
Traditional Allotment 32m	20 x 32m	640m ²	9	18%	5	9%	3	6%	10	18%	6	13%
Premium Traditional Allotment	22 x 32m	700m ²	3	6%	4	8%	3	6%	10	18%	6	13%
Lifestyle Allotment	n/a	800 - 1999m ²	1	2%	—	—	—	—	5	9%	4	8%
Premium Lifestyle Allotment	n/a	2000m ² +	—	—	—	—	—	—	10	18%	—	—
Duplex Allotment	n/a	540 - 900m ²	2	4%	2	4%	1	2%	3	5%	2	4%
Total Residential Allotments			51	100%	53	100%	53	100%	45	100%	48	100%
Total Residential Dwellings			53		55		54		60		50	
Super Lots			—		—		—		—		1	
Service Allotments			—		—		—		—		—	

Land Budget							
Land Use	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10	Overall
Area of Subject Site	5.081 ha	5.952 ha	4.793 ha	5.326 ha	8.012 ha	6.739 ha	42.695 ha
Saleable Area							
Residential Allotments	2.726 ha	2.908 ha	2.789 ha	2.738 ha	5.433 ha	2.718 ha	22.092 ha
Service Allotments	—	—	—	—	—	0.075 ha	0.075 ha
Total Area of Allotments	2.726 ha	2.908 ha	2.789 ha	2.738 ha	5.433 ha	2.793 ha	22.167 ha
Road							
Local Roads	0.751 ha	0.739 ha	1.105 ha	0.752 ha	1.530 ha	1.141 ha	7.314 ha
Collector Roads	0.488 ha	1.285 ha	—	0.384 ha	—	—	2.157 ha
Total Area of New Road	1.239 ha	2.024 ha	1.105 ha	1.136 ha	1.530 ha	1.141 ha	9.471 ha
Open Space							
Linear Open Space (Active)	0.184 ha	—	0.239 ha	0.190 ha	0.410 ha	0.581 ha	2.170 ha
Linear Open Space (Conservation)	0.693 ha	—	0.607 ha	0.982 ha	0.566 ha	1.831 ha	6.637 ha
Neighbourhood Recreation Park	—	0.955 ha	—	—	—	—	0.955 ha
Pedestrian Linkage / Landscape Treatment	—	0.065 ha	—	0.085 ha	0.073 ha	0.114 ha	0.473 ha
Linear Open Space (WSUD)	0.239 ha	—	0.053 ha	0.195 ha	—	0.199 ha	0.822 ha
Total Open Space	1.116 ha	1.020 ha	0.899 ha	1.452 ha	1.049 ha	2.725 ha	11.057 ha

Road Lengths							
Street Type	Length	Length	Length	Length	Length	Length	Length
16m Wide New Road	446m	205m	532m	463m	834m	372m	3124m
18m Wide New Road	—	173m	135m	—	379m	363m	1050m
21.5m Wide New Road	225m	590m	—	179m	—	—	994m
Total Length of New Road	671m	968m	667m	642m	834m	751m	5168m



REVISION
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Legend
— Site Boundary
— Stage Boundary
— Indicative Footpath (Outside Site)
— Indicative Footpath (Inside Site)
— Indicative Footpath in Open Space (To be confirmed on site)

Constraints
Retained Remnant Endangered Regional Ecosystem (Original)
Retained Remnant Endangered Regional Ecosystem (Original)
33m Buffer to Remnant Endangered Regional Ecosystem
10m Retained Vegetation Buffer in Allotment
BMD Q100
BMD Q20
Creek Centerline

Roads
— Indicative Footpath Location

CLIENT
TEVIOT DOWNS ESTATE PTY LTD

PROJECT
TEVIOT VILLAGE

PLAN OF SUBDIVISION
PRECINCT 2
ALLOTMENT LAYOUT

Level Datum
Origin

Date
18 January 2013

Comp By
JLS

DWG Memo
6493-204 Proposal Plan

Local Authority
URBAN LAND DEVELOPMENT AUTHORITY

Locality
TEVIOT DOWNS

Job Reference
6493

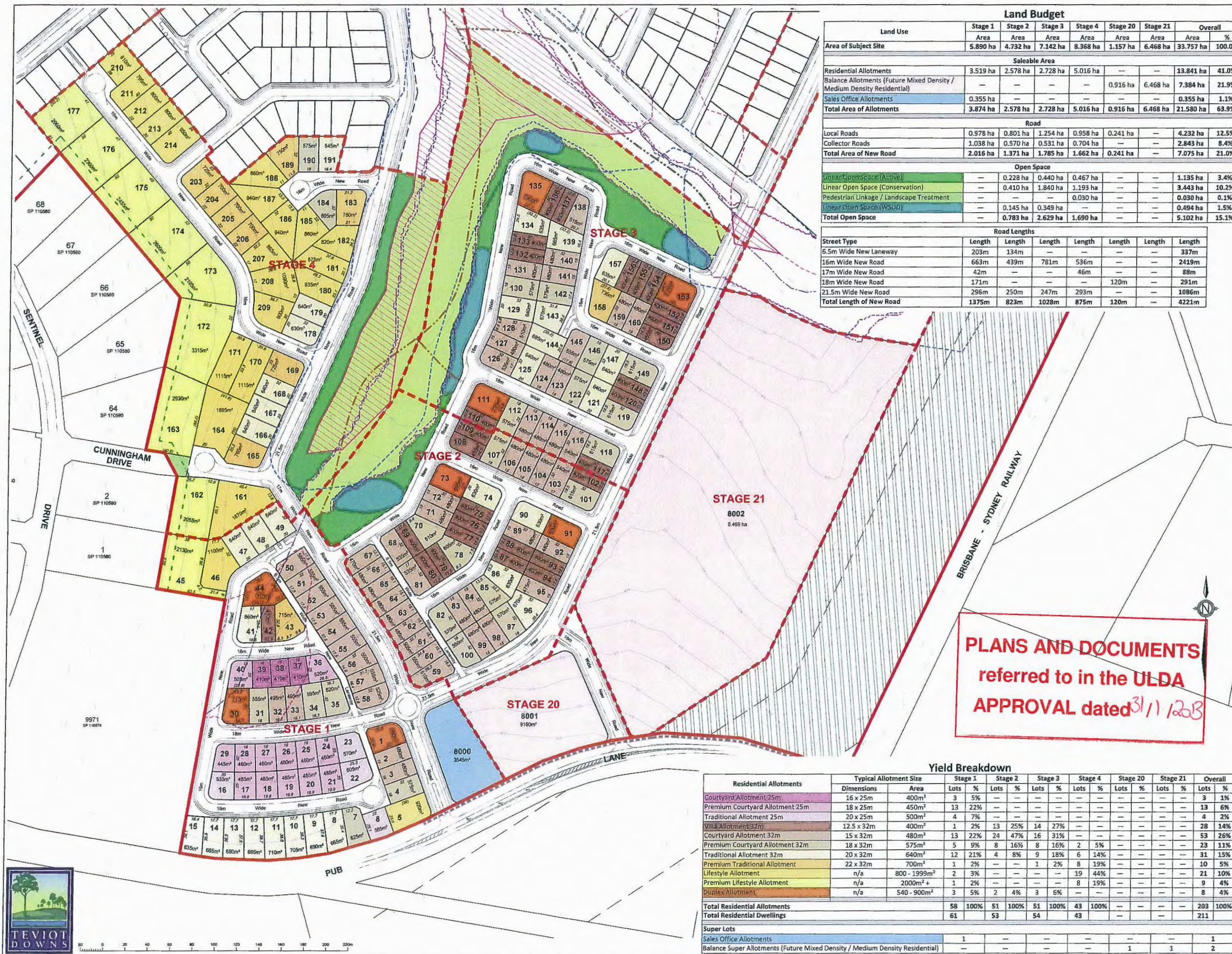
Scale
1:1500

Plan Ref
6493 - 206

Sheet
A1

Rev
C

RPS
PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 31/1/2013



Land Budget

Land Use	Stage 1	Stage 2	Stage 3	Stage 4	Stage 20	Stage 21	Overall	
	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	5.890 ha	4.732 ha	7.142 ha	8.368 ha	1.157 ha	6.468 ha	33.757 ha	100.0%
Saleable Area								
Residential Allotments	3.519 ha	2.578 ha	2.728 ha	5.016 ha	—	—	13.841 ha	41.0%
Balance Allotments (Future Mixed Density / Medium Density Residential)	—	—	—	—	0.916 ha	6.468 ha	7.384 ha	21.9%
Sales Office Allotments	0.355 ha	—	—	—	—	—	0.355 ha	1.1%
Total Area of Allotments	3.874 ha	2.578 ha	2.728 ha	5.016 ha	0.916 ha	6.468 ha	21.580 ha	63.9%
Road								
Local Roads	0.978 ha	0.801 ha	1.254 ha	0.958 ha	0.241 ha	—	4.232 ha	12.5%
Collector Roads	1.038 ha	0.570 ha	0.531 ha	0.704 ha	—	—	2.843 ha	8.4%
Total Area of New Road	2.016 ha	1.371 ha	1.785 ha	1.662 ha	0.241 ha	—	7.075 ha	21.0%
Open Space								
Linear Open Space (Active)	—	0.228 ha	0.440 ha	0.467 ha	—	—	1.135 ha	3.4%
Linear Open Space (Conservation)	—	0.410 ha	1.840 ha	1.193 ha	—	—	3.443 ha	10.2%
Pedestrian Linkage / Landscape Treatment	—	—	—	0.030 ha	—	—	0.030 ha	0.1%
Linear Open Space (WSUD)	—	0.145 ha	0.349 ha	—	—	—	0.494 ha	1.5%
Total Open Space	—	0.783 ha	2.629 ha	1.690 ha	—	—	5.102 ha	15.1%
Road Lengths								
Street Type	Length	Length	Length	Length	Length	Length	Length	
6.5m Wide New Laneway	203m	134m	—	—	—	—	337m	
16m Wide New Road	663m	439m	781m	536m	—	—	2419m	
17m Wide New Road	42m	—	—	46m	—	—	88m	
18m Wide New Road	171m	—	—	—	120m	—	291m	
21.5m Wide New Road	296m	250m	247m	293m	—	—	1086m	
Total Length of New Road	1375m	823m	1028m	875m	120m	—	4221m	

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PROJECT
TEVIOT VILLAGE

PLAN OF SUBDIVISION
PRECINCT 1
ALLOTMENT LAYOUT

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Rev	C

RPS

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Yield Breakdown

Residential Allotments	Typical Allotment Size	Stage 1		Stage 2		Stage 3		Stage 4		Stage 20		Stage 21		Overall	
		Dimensions	Area	Lots	%	Lots	%	Lots	%	Lots	%	Lots	%	Lots	%
Courtyard Allotment 25m	16 x 25m	400m²	3	5%	—	—	—	—	—	—	—	—	—	3	1%
Premium Courtyard Allotment 25m	18 x 25m	450m²	13	22%	—	—	—	—	—	—	—	—	—	13	6%
Traditional Allotment 25m	20 x 25m	500m²	4	7%	—	—	—	—	—	—	—	—	—	4	2%
Villa Allotment 32m	12.5 x 32m	400m²	1	2%	13	25%	14	27%	—	—	—	—	—	28	14%
Courtyard Allotment 32m	15 x 32m	480m²	13	22%	24	47%	16	31%	—	—	—	—	—	53	26%
Premium Courtyard Allotment 32m	18 x 32m	575m²	5	9%	8	16%	8	16%	2	5%	—	—	—	23	11%
Traditional Allotment 32m	20 x 32m	640m²	12	21%	4	8%	9	18%	6	14%	—	—	—	31	15%
Premium Traditional Allotment	22 x 32m	700m²	1	2%	—	—	1	2%	8	19%	—	—	—	10	5%
Lifestyle Allotment	n/a	800 - 1999m²	2	3%	—	—	—	—	19	44%	—	—	—	21	10%
Premium Lifestyle Allotment	n/a	2000m² +	1	2%	—	—	—	—	8	19%	—	—	—	9	4%
Duplex Allotment	n/a	540 - 900m²	3	5%	2	4%	3	6%	—	—	—	—	—	8	4%
Total Residential Allotments			58	100%	51	100%	51	100%	43	100%	—	—	—	203	100%
Total Residential Dwellings			61		53		54		43		—	—	—	211	
Super Lots															
Sales Office Allotments				1		—		—		—		—		1	
Balance Super Allotments (Future Mixed Density / Medium Density Residential)				—		—		—		1		1		2	

Plan of Development Table	Allotment Width 12.5 - 14.9m		Allotment Width 15.0 - 19.9m		Allotment Width 20.0m +		Multiple Residential	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	2.4m	2.4m	2.4*	2.4*	2.4m	2.4m
Garage	4.5m	n/a	4.5m	n/a	4.5*	n/a	4.5m	n/a
Rear	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m	0.9m	1.0m
Side - General Lots								
Built to Boundary	0.0m	1.0m	0.0m	1.0m	n/a	n/a	0.0m	1.0m
Non Built to Boundary	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park Side / Rear	Minimum 0.0 to verandah / balcony							
Laneway Lots								
Rear of Lot (from laneway boundary)	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m
Maximum Site Cover	50%		50%		50%		50%	

* denotes : where lots are over 1,500m² minimum 6m front setback applies

Notes:

General

- All development is to be undertaken in accordance with the Development Approval.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the wall of the structure.
- Maximum length of built-to-boundary wall in 9.0 meters long.
- First floor setbacks must not encroach the minimum ground floor setbacks.
- Garages must not project forward of the front building setback.
- Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

- Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
- Double garages are not permitted on single storey dwellings on a lot less than 12.5m wide except where a laneway allotment.
- Double garages are not permitted on any lot less than 10m wide except where a laneway allotment.
- Tandem garages are permitted on any lot less than 12.5m wide.
- Double garages may be permitted on a lot 10.0+ metres wide and less than 12.5 metres wide where the dwelling is more than one storey in height and where:
 - the garage is setback at least 1m behind the main face excluding balconies of the dwelling;
 - the garage doors are articulated comprise a mix of materials and colours or are staggered.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
- All double garages should be setback behind the main face of the dwelling with doors articulated, comprising a mix of materials and colours, or staggered.
- Maximum width of any garage shall be no more than 40% of the lot frontage on any lot less than 12.5m wide.
- Garages and carports served off a Laneway must be built to 0.5m rear setback.
- Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
- Maximum of one driveway per dwelling unless it is a corner lot.
- Minimum distance of a driveway from an intersection of one street with another street 6.0 metres.
- The minimum distance between driveways on the same lot is 3.0 metres at the boundary except in the case of lots on lanes where driveways to additional dwellings can be combined with on street driveways to parking spaces for other dwellings on the same lot.

On-Street Parking

- On-street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 0.5 space per dwelling;
 - Three or more bedroom house/dwelling unit - 1 space per dwelling.
- All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
- Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbeque and shade; and
 - Maximum gradient not exceeding 1:10.

Street Address

- Letterbox clearly visible and identifiable from street or within lane
- Buildings must address each street frontage or park frontage through the inclusion of two or more of the following design elements in the related fields:
 - verandahs; porches; and/or
 - awning and shade structures; and/or
 - variation to roof and building lines; and/or
 - inclusion of window openings; use of varying building materials.

Fencing

- Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
- Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas to a maximum 50% along boundary.
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Fences in key locations are to be consistent and articulated fence design to:
 - Non-access roads;
 - High visibility open space areas;
 - Where integrated housing construction is proposed on multiple residential and grouped houses on lots with a frontage less than 7.5 metres.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or a park articulated to reduce the mass of the building by one or more of the following
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window Hoods/Screens
 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures

Protected Vegetation

- The vegetation in the 10m Retained Vegetation Buffer is to be preserved and maintained.

Acoustic and Visual

- The 3m planting area in the back of allotments adjoining the powerline and within the acoustic effected area of the rail line is to be planted to reduce noise and enhance visual outlook.

Definitions:

Laneway Allotment - Allotments serviced by a laneway.



REVISION
A: 12/01/12 Amend layout
B: 18/12/12 Amend P3 layout & stats
C: 10/01/13 Amend P3 Stages 14 & 15

Legend

- Site Boundary
- Stage Boundary
- Indicative Footpath (Outside Site)
- Indicative Footpath in Open Space (To be confirmed on site)
- Allotment Details**
 - Maximum Building Location Envelope
 - Nominal Built to Boundary Wall
 - No Vehicle Access
 - Primary Frontage
 - Preferred Garage Location (on Single Family Dwellings)
 - Preferred Garage Location (on Multi Family Dwellings)
- Open Space**
 - Linear Open Space (Active)
 - Linear Open Space (Conservation)
 - Neighbourhood Recreation Park
 - Pedestrian Linkage / Landscape Treatment
 - Linear Open Space (WSUD)
 - Existing Easement
- Constraints**
 - Retained Remnant Endangered Regional Ecosystem
 - 33m Buffer to Remnant Endangered Regional Ecosystem
 - 10m Retained Vegetation Buffer in Allotment
 - BMD Q100
 - BMD Q20
- Roads**
 - Indicative Footpath Location

CLIENT
TEVIOT DOWNS ESTATE PTY LTD

PROJECT
TEVIOT VILLAGE

PLAN OF DEVELOPMENT
PRECINCT 1
ALLOTMENT LAYOUT

Level Datum
Origin

Date
10 January 2013

Comp By
JLS

DWG Name
6493-204 Proposal Plan

Local Authority
URBAN LAND DEVELOPMENT AUTHORITY

Locality
TEVIOT DOWNS

Job Reference
6493

Scale
1:1500

Sheet
A1

Plan Ref
6493 - 209

Rev
C

RPS





- Notes:**
- General**
1. All development is to be undertaken in accordance with the Development Approval.
 2. The maximum height of buildings shall not exceed two (2) storeys.
 3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.

- Setbacks**
4. Setbacks are as per the Plan of Development Table unless otherwise specified.
 5. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
 6. Boundary setbacks are measured to the wall of the structure.
 7. Maximum length of built-to-boundary wall in 9.0 meters long.
 8. First floor setbacks must not encroach the minimum ground floor setbacks.
 9. Garages must not project forward of the front building setback.
 10. Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

- On-site parking and Driveways**
11. Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
 12. Double garages are not permitted on single storey dwellings on a lot less than 12.5m wide except where a laneway allotment.
 13. Double garages are not permitted on any lot less than 10m wide except where a laneway allotment.
 14. Tandem garages are permitted on any lot less than 12.5m wide.
 15. Double garages may be permitted on a lot 10.0+ metres wide and less than 12.5 metres wide where the dwelling is more than one storey in height and where:
 - the garage is setback at least 1m behind the main face excluding balconies of the dwelling;
 - the garage doors are articulated comprise a mix of materials and colours or are staggered.
 16. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
 17. All double garages should be setback behind the main face of the dwelling with doors articulated, comprising a mix of materials and colours, or staggered.
 18. Maximum width of any garage shall be no more than 40% of the lot frontage on any lot less than 12.5m wide.
 19. Garages and carports served off a laneway must be built to 0.5m rear setback.
 20. Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
 21. Maximum of one driveway per dwelling unless it is a corner lot.
 22. Minimum distance of a driveway from an intersection of one street with another street 6.0 metres.
 23. The minimum distance between driveways on the same lot is 3.0 metres at the boundary except in the case of lots on lanes where driveways to additional dwellings can be combined with on street driveways to parking spaces for other dwellings on the same lot.

- On-Street Parking**
24. On-street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 0.5 space per dwelling;
 - Three or more bedroom house/dwelling unit - 1.0 space per dwelling.
 25. All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

- Private Open Space**
26. Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling unit - minimum 12m² with a minimum dimension of 2.4m
 27. Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbeque and shade; and
 - Maximum gradient not exceeding 1:10.

- Street Address**
28. Letterbox clearly visible and identifiable from street or within lane
 29. Buildings must address each street frontage or park frontage through the inclusion of two or more of the following design elements in the related fields
 - verandahs, porches; and/or
 - awning and shade structures; and/or
 - variation to roof and building lines; and/or
 - inclusion of window openings; use of varying building materials.

- Fencing**
30. Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
 31. Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
 32. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas to a maximum 50% along boundary.
 33. Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
 34. Fences in key locations are to be consistent and articulated fence design to:
 - Non-access roads;
 - High visibility open space areas;
 - Where integrated housing construction is proposed on multiple residential and grouped houses on lots with a frontage less than 7.5 metres.

- Building Articulation**
35. All buildings with a width of more than 10 metres that are visible from a street or a park articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window Hoods/Screens
 - Window lines are created on the building through minor changes in the facade (100 millimetres minimum)
 36. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
 37. All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures

- Protected Vegetation**
38. The vegetation in the 10m Retained Vegetation Buffer is to be preserved and maintained.

- Acoustic and Visual**
39. The 3m planting area in the back of allotments adjoining the powerline and within the acoustic effected area of the rail line is to be planted to reduce noise and enhance visual outlook.

Definitions:
Laneway Allotment - Allotments serviced by a laneway.

Plan of Development Table								
	Allotment Width 12.5 - 14.9m		Allotment Width 15.0 - 19.9m		Allotment Width 20.0m +		Multiple Residential	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	2.4m	2.4m	2.4*	2.4*	2.4m	2.4m
Garage	4.5m	n/a	4.5m	n/a	4.5*	n/a	4.5m	n/a
Rear	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m	0.9m	1.0m
Side - General Lots								
Built to Boundary	0.0m	1.0m	0.0m	1.0m	n/a	n/a	0.0m	1.0m
Non Built to Boundary	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park Side / Rear	Minimum 0.0 to verandah / balcony							
Laneway Lots								
Rear of Lot (from laneway boundary)	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m
Maximum Site Cover	50%		50%		50%		50%	

Note:
* denotes . where lots are over 1,500m² minimum 6m front setback applies
** Maximum length of built-to-boundary wall measured as percentage of lot boundary length

REVISION

A: 12/07/12 Amend layout
B: 18/12/12 Amend P3 layout & data
C: 10/6/13 Amend P3 Stages 14 & 15

Legend

- Site Boundary
- Stage Boundary
- Indicative Footpath (Outside Site)
- Indicative Footpath in Open Space (To be confirmed on site)
- Allotment Details**
- Maximum Building Location Envelope
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Garage Location (on Single Family Dwellings)
- Preferred Garage Location (on Multi Family Dwellings)
- Open Space**
- Linear Open Space (Active)
- Linear Open Space (Conservation)
- Neighbourhood Recreation Park
- Pedestrian Linkage / Landscape Treatment
- Linear Open Space (WSUD)
- Existing Easement
- Constraints**
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 10m Retained Vegetation Buffer in Allotment
- BMD Q100
- BMD Q20
- Roads**
- Indicative Footpath Location

CLIENT
TEVIOT DOWNS ESTATE PTY LTD

PROJECT
TEVIOT VILLAGE

PLAN OF DEVELOPMENT PRECINCT 2 ALLOTMENT LAYOUT

Level Datum
Origin

Date
10 January 2013

Comp By
JLS

DWG Name
6493-204 Proposal Plan

Local Authority
URBAN LAND DEVELOPMENT AUTHORITY

Locality
TEVIOT DOWNS

Job Reference
6493

Scale
1:1500

Plan Ref
6493 - 210

Sheet
A1

Rev
C

RPS

Plan of Development Table	Allotment Width 12.5 - 14.9m		Allotment Width 15.0 - 19.9m		Allotment Width 20.0m +		Multiple Residential	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	2.4m	2.4m	2.4*	2.4*	2.4m	2.4m
Garage	4.5m	n/a	4.5m	n/a	4.5*	n/a	4.5m	n/a
Rear	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m	0.9m	1.0m
Side - General Lots								
Built to Boundary	0.0m	1.0m	0.0m	1.0m	n/a	n/a	0.0m	1.0m
Non Built to Boundary	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park Side / Rear	Minimum 0.0 to verandah / balcony							
Laneway Lots								
Rear of Lot (from laneway boundary)	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m
Maximum Site Cover	50%		50%		50%		50%	

* denotes : where lots are over 1,500m² minimum 6m front setback applies

Notes:

General

- All development is to be undertaken in accordance with the Development Approval.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the wall of the structure.
- Maximum length of built-to-boundary wall in 9.0 meters long.
- First floor setbacks must not encroach the minimum ground floor setbacks.
- Garages must not project forward of the front building setback.
- Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

- Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
- Double garages are not permitted on single storey dwellings on a lot less than 12.5m wide except where a laneway allotment.
- Double garages are not permitted on any lot less than 10m wide except where a laneway allotment.
- Tandem garages are permitted on any lot less than 12.5m wide.
- Double garages may be permitted on a lot 10.0+ metres wide and less than 12.5 metres wide where the dwelling is more than one storey in height and where:
 - the garage is setback at least 1m behind the main face excluding balconies of the dwelling;
 - the garage doors are articulated comprise a mix of materials and colours or are staggered.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
- All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.
- Maximum width of any garage shall be no more than 40% of the lot frontage on any lot less than 12.5m wide.
- Garages and carports served off a Laneway must be built to 0.5m rear setback.
- Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
- Maximum of one driveway per dwelling unless it is a corner lot.
- Minimum distance of a driveway from an intersection of one street with another street 6.0 meters.
- The minimum distance between driveways on the same lot is 3.0 metres at the boundary except in the case of lots on lanes where driveways to additional dwellings can be combined with on street driveways to parking spaces for other dwellings on the same lot.

On-Street Parking

- On-street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 0.5 space per dwelling;
 - Three or more bedroom house/dwelling unit - 0.75 spaces per dwelling.
- All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
- Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbeque and shade; and
 - Maximum gradient not exceeding 1:10.

Street Address

- Letterbox clearly visible and identifiable from street or within lane
- Buildings must address each street frontage or park frontage through the inclusion of two or more of the following design elements in the related fields:
 - verandahs; porches; and/or
 - awning and shade structures; and/or
 - variation to roof and building lines; and/or
 - inclusion of window openings; use of varying building materials.

Fencing

- Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
- Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas to a maximum 50% along boundary.
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Fences in key locations are to be consistent and articulated fence design to:
 - Non-access roads;
 - High visibility open space areas;
 - Where integrated housing construction is proposed on multiple residential and grouped houses on lots with a frontage less than 7.5 metres.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or a park articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window Hoods/Screens
 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures

Protected Vegetation

- The vegetation in the 10m Retained Vegetation Buffer is to be preserved and maintained.

Acoustic and Visual

- The 3m planting area in the back of allotments adjoining the powerline and within the acoustic effected area of the rail line is to be planted to reduce noise and enhance visual outlook.

Definitions:

Laneway Allotment - Allotments serviced by a laneway.



REVISION
A: 12/07/12 Amend layout
B: 18/11/12 Amend P3 layout & stats
C: 10/01/13 Amend P3 Stages 14 & 15

Legend

- Site Boundary
- Stage Boundary
- Indicative Footpath (Outside Site)
- Indicative Footpath in Open Space (To be confirmed on site)
- Allotment Details
 - Maximum Building Location Envelope
 - Nominal Built to Boundary Wall
 - No Vehicle Access
 - Primary Frontage
 - Preferred Garage Location (on Single Family Dwellings)
 - Preferred Garage Location (on Multi Family Dwellings)
- Open Space
 - District Sports Park
 - Linear Open Space (Active)
 - Linear Open Space (Conservation)
 - Neighbourhood Recreation Park
 - Pedestrian Linkage / Landscape Treatment
 - Linear Open Space (WSUD)
 - Existing Easement
- Constraints
 - Retained Remnant Endangered Regional Ecosystem
 - 33m Buffer to Remnant Endangered Regional Ecosystem
 - 10m Retained Vegetation Buffer in Allotment
 - BMD Q100
 - BMD Q20
- Roads
 - Indicative Footpath Location

CLIENT
TEVIOT DOWNS ESTATE PTY LTD

PROJECT
TEVIOT VILLAGE

PLAN OF DEVELOPMENT
PRECINCT 3
ALLOTMENT LAYOUT

Level Datum
Origin

Date 10 January 2013
Comp By JLS
DWG Name: 6493-204 Proposal Plan
Local Authority URBAN LAND DEVELOPMENT AUTHORITY
Locality TEVIOT DOWNS
Job Reference 6493
Scale 1:1500
Sheet A1
Plan Ref 6493 - 211
Rev C

RPS



Plan of Development Table	Allotment Width 12.5 - 14.9m		Allotment Width 15.0 - 19.9m		Allotment Width 20.0m +		Multiple Residential	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	2.4m	2.4m	2.4*	2.4*	2.4m	2.4m
Garage	4.5m	n/a	4.5m	n/a	4.5*	n/a	4.5m	n/a
Rear	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m	0.9m	1.0m
Side - General Lots								
Built to Boundary	0.0m	1.0m	0.0m	1.0m	n/a	n/a	0.0m	1.0m
Non Built to Boundary	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park Side / Rear	Minimum 0.0 to verandah / balcony							
Laneway Lots								
Rear of Lot (from laneway boundary)	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m
Maximum Site Cover	50%		50%		50%		50%	

* denotes : where lots are over 1,500m² minimum 6m front setback applies

Notes:

General

- All development is to be undertaken in accordance with the Development Approval.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the wall of the structure.
- Maximum length of built-to-boundary wall in 9.0 meters long.
- First floor setbacks must not encroach the minimum ground floor setbacks.
- Garages must not project forward of the front building setback.
- Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

- Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
- Double garages are not permitted on single storey dwellings on a lot less than 12.5m wide except where a laneway allotment.
- Double garages are not permitted on any lot less than 10m wide except where a laneway allotment.
- Tandem garages are permitted on any lot less than 12.5m wide.
- Double garages may be permitted on a lot 10.0+ metres wide and less than 12.5 metres wide where the dwelling is more than one storey in height and where:
 - the garage is setback at least 1m behind the main face excluding balconies of the dwelling;
 - the garage doors are articulated comprise a mix of materials and colours or are staggered.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
- All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.
- Maximum width of any garage shall be no more than 40% of the lot frontage on any lot less than 12.5m wide.
- Garages and carports served off a Laneway must be built to 0.5m rear setback.
- Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
- Maximum of one driveway per dwelling unless it is a corner lot.
- Minimum distance of a driveway from an intersection of one street with another street 6.0 meters.
- The minimum distance between driveways on the same lot is 3.0 metres at the boundary except in the case of lots on lanes where driveways to additional dwellings can be combined with on street driveways to parking spaces for other dwellings on the same lot.

On-Street Parking

- On-street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 0.5 space per dwelling;
 - Three or more bedroom house/dwelling unit - 0.75 spaces per dwelling.
- All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
- Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbecue and shade; and
 - Maximum gradient not exceeding 1:10.

Street Address

- Letterbox clearly visible and identifiable from street or within lane
- Buildings must address each street frontage or park frontage through the inclusion of two or more of the following design elements in the related fields:
 - verandahs; porches; and/or
 - awning and shade structures; and/or
 - variation to roof and building lines; and/or
 - inclusion of window openings; use of varying building materials.

Fencing

- Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
- Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas to a maximum 50% along boundary.
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Fences in key locations are to be consistent and articulated fence design to:
 - Non-access roads;
 - High visibility open space areas;
 - Where integrated housing construction is proposed on multiple residential and grouped houses on lots with a frontage less than 7.5 metres.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or a park articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window Hoods/Screens
 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures

Protected Vegetation

- The vegetation in the 10m Retained Vegetation Buffer is to be preserved and maintained.

Acoustic and Visual

- The 3m planting area in the back of allotments adjoining the powerline and within the acoustic effected area of the rail line is to be planted to reduce noise and enhance visual outlook.

Definitions:

Laneway Allotment - Allotments serviced by a laneway.



REVISION
 A: 12/07/12 Amend layout
 B: 18/12/12 Amend P3 layout & stats
 C: 10/01/13 Amend P3 Stages 14 & 15

- #### Legend
- Site Boundary
 - Stage Boundary
 - Indicative Footpath (Outside Site)
 - Indicative Footpath in Open Space (To be confirmed on site)
 - Maximum Building Location Envelope
 - Nominal Built to Boundary Wall
 - No Vehicle Access
 - Primary Frontage
 - Preferred Garage Location (on Single Family Dwellings)
 - Preferred Garage Location (on Multi Family Dwellings)
 - Open Space
 - Linear Open Space (Active)
 - Linear Open Space (Conservation)
 - Neighbourhood Recreation Park
 - Landscaping Treatment
 - Linear Open Space (WSUD)
 - Existing Easement
 - Retained Remnant Endangered Regional Ecosystem
 - 33m Buffer to Remnant Endangered Regional Ecosystem
 - 10m Retained Vegetation Buffer in Allotment
 - BMD Q100
 - BMD Q20
 - 3m Visual & Acoustic Planting
 - Indicative Footpath Location

CLIENT
TEVIOT DOWNS ESTATE PTY LTD

PROJECT
TEVIOT VILLAGE

PLAN OF DEVELOPMENT
 PRECINCT 4
 ALLOTMENT LAYOUT

Level Datum	Origin
Date	8 January 2012
Comp By	JLS
DWG Name	6493-204 Proposal Plan
Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Locality	TEVIOT DOWNS
Job Reference	6493
Scale	1:1500
Plan Ref	6493 - 212
Sheet	A1
Rev	C

