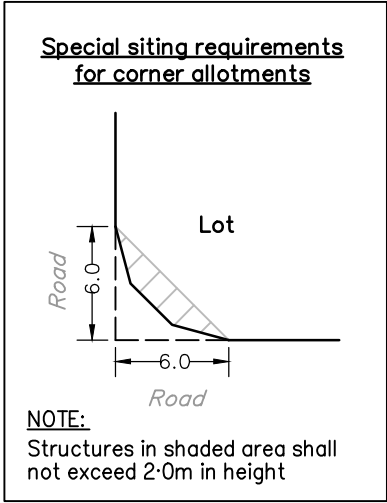


Plan of Development Table						
	25m (or less) Depth		27m+ Depth		30m+ Depth	
	Ground	First	Ground	First	Ground	First
Dwelling Setbacks						
Front (Living)	3.0m		3.0m		3.0m	
Front (Portico)	3.0m	N/A	3.0m	N/A	3.0m	N/A
Front (Garage)	5.5m	N/A	5.5m	N/A	5.5m	N/A
Rear	1.5m		1.5m		3.0m	
Side (Built to Boundary)	Optional wall up to 9m long					
Side (Non Built to Boundary)	As per Side Setbacks Table					
Corner Allotment Setbacks						
Secondary Frontage	2.0m		2.0m		2.0m	
Rear	1.5m		1.5m		3.0m	
Minimum Private Open Space	16m ² (no dimension <4m)					
Minimum Vehicle Accommodation	Minimum of 2 car parking spaces provided on-site of which 1 space is to be covered and enclosed. Single, tandem or double garage acceptable.					
Site Coverage (Maximum)	50% where Lots ≥450m ² OR 60% where Lots <450m ²					
Building Height	Maximum of two (2) storeys (or 9m)					

Development Control Notes

- Building setbacks are to be measured from the outermost projection.
- Site cover shall not exceed 60% for lots less than 450m² or 50% for lots equal to or greater than 450m².
- Site cover does not include eaves, verandahs, or overhangs.
- Eaves shall be a minimum of 450mm wide over all habitable rooms.
- All dwellings are to front the street and display visible pedestrian entrance viewed from the street.
- Private open space has a maximum gradient not exceeding one (1) in ten (10). Access to private open space must be provided off internal living areas for all dwellings.
- Only one driveway per dwelling, to comply with GCCC guidelines at the time of construction. Driveway locations shown are indicative only and are subject to OPW approval.
- All garages are to be setback a minimum of 0.5m behind the main building line.
- Garages in alignment with the main building line may be approved if the dwelling incorporates a verandah or portico which projects forward from the main face of the dwelling.
- Any built to boundary wall shall be for non-habitable rooms (i.e. garage, storage) only.
- Walls built to boundary shall have an average height of 3.0m, with a maximum of 3.5m at any one point.
- For corner allotments the secondary frontage of the site is deemed to be the frontage which fronts the lower order road or, if both roads are of the same order, the second frontage is the frontage of greater dimension.
- Dwellings on corner allotments are to address both street frontages.
- Porches and verandahs that are less than 3.6m high may encroach no more than 2m into the front setback.
- Privacy considerations:
 - Habitable room windows do not directly face:
 - A habitable room window of another building within 10m; or
 - an access way, footpath, or communal open space area within 3m.
 - OR
 - Habitable room windows:
 - Have a fixed obscure glazing in any part of the window below 1.5m above floor level; or
 - Have privacy screens that cover a minimum of 50% window view.Note: 'directly face' means an angle within 45° either horizontally or vertically.
- Landscaping for Small Lots
 - For all dwellings on lots sized less than 400m², the frontage setback area must include a garden area of minimum 10m² which contains a minimum 1 tree in 45 litre bag size and shrub and groundcover planting. Garden preparation, edging, staking, mulching and installation methods must be as per Council's City Plan Policy – Landscape Work. Where a 3 metre separation between the tree and building foundations is not possible, root barrier must be installed to manufacturer's specifications.

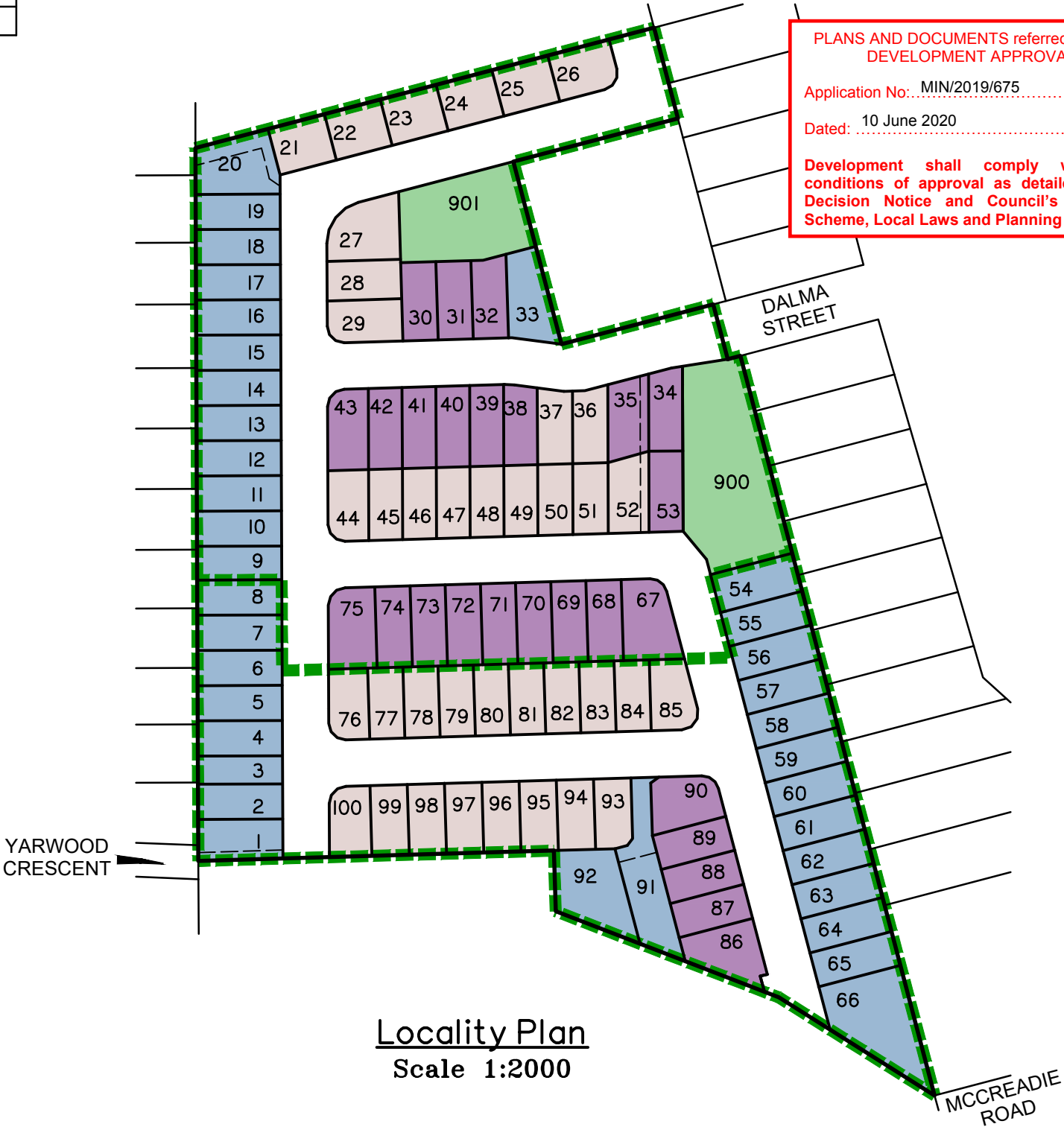
Side Setbacks Table		
Road Frontage (in metres)	Side Boundary Clearances (in metres)	
	4.5 or less	4.5 to 7.5
14.501-15.0	1.425	1.9
14.001-14.5	1.0	1.8
13.501-14.0	1.0	1.7
13.001-13.5	1.0	1.6
13.0 or less	1.0	1.5



- LEGEND
- Site Boundary
 - Lots <20m–25m+ depth
 - Lots 27m+ depth
 - Lots 30m+ depth
 - Drainage Lot

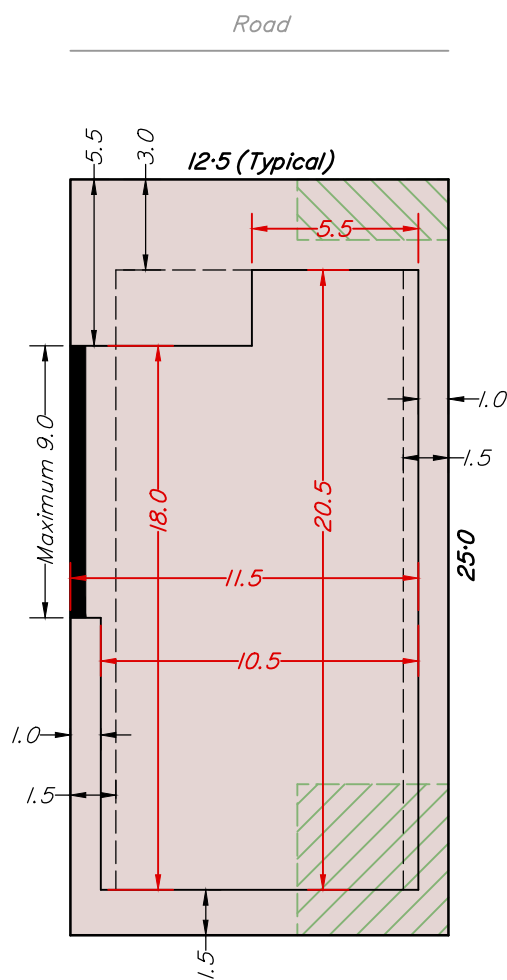
Issue	Revision	Int	Date
A	Original issue	AV	24/05/18
B	To match proposal plan Rev G	AV	5/07/18
C	To match proposal plan Rev L	AV	6/12/18
D	To match proposal plan Rev P	AV	8/02/19
E	To match proposal plan Rev S	AV	29/03/19
F	To match proposal plan Rev T	AV	21/10/19

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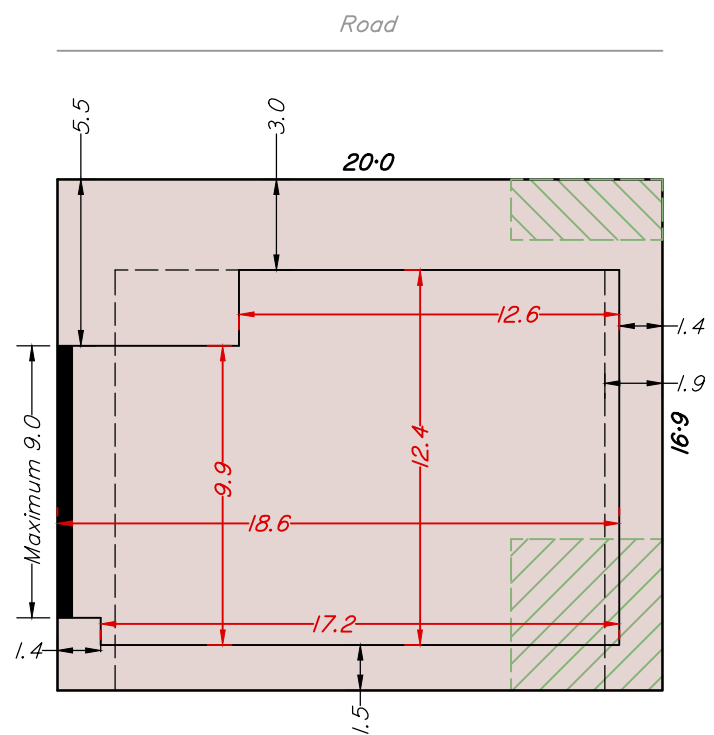


Locality Plan
Scale 1:2000

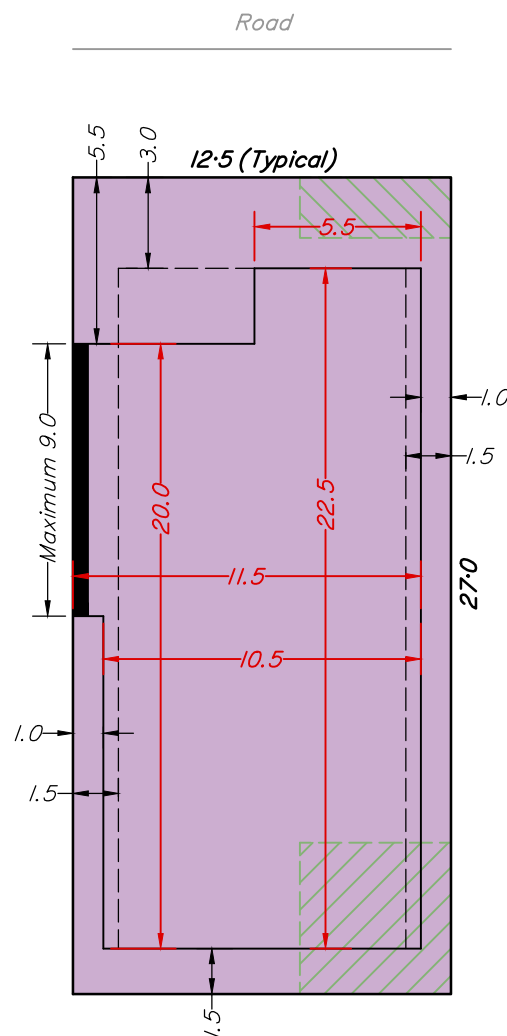
Typical Lot Typologies



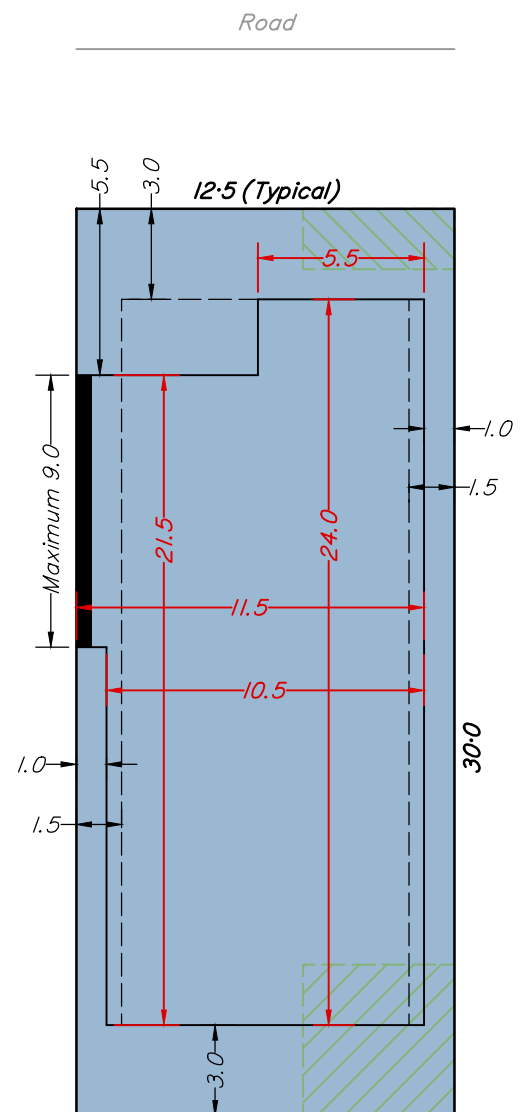
Type A
12.0m+ Frontage
25m Depth



Type B
20m+ Frontage
<20m Depth



Type C
12.0m+ Frontage
27m Depth



Type D
12.0m+ Frontage
30m Depth

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2019/675

Dated: 10 June 2020

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

LEGEND

- Built to Boundary Wall
- Ground Floor
- - - First Floor
- 4.5 BLE Dimension (Ground Level)
- Preferred Private Open Space Location
- Indicative landscaping location for small lots

Issue	Revision	Int	Date
A	Original issue	AV	24/05/18
B	To match proposal plan Rev G	AV	5/07/18
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SCALE 1:250

