

LEGEND

GENERAL

- PROPERTY BOUNDARY**
- STAGE BOUNDARY**

YIELD

- 450m² AND GREATER
- * 445-449m² LOTS
- 400-444m² LOTS
- 300-399m² LOTS

ACCESS AND CIRCULATION

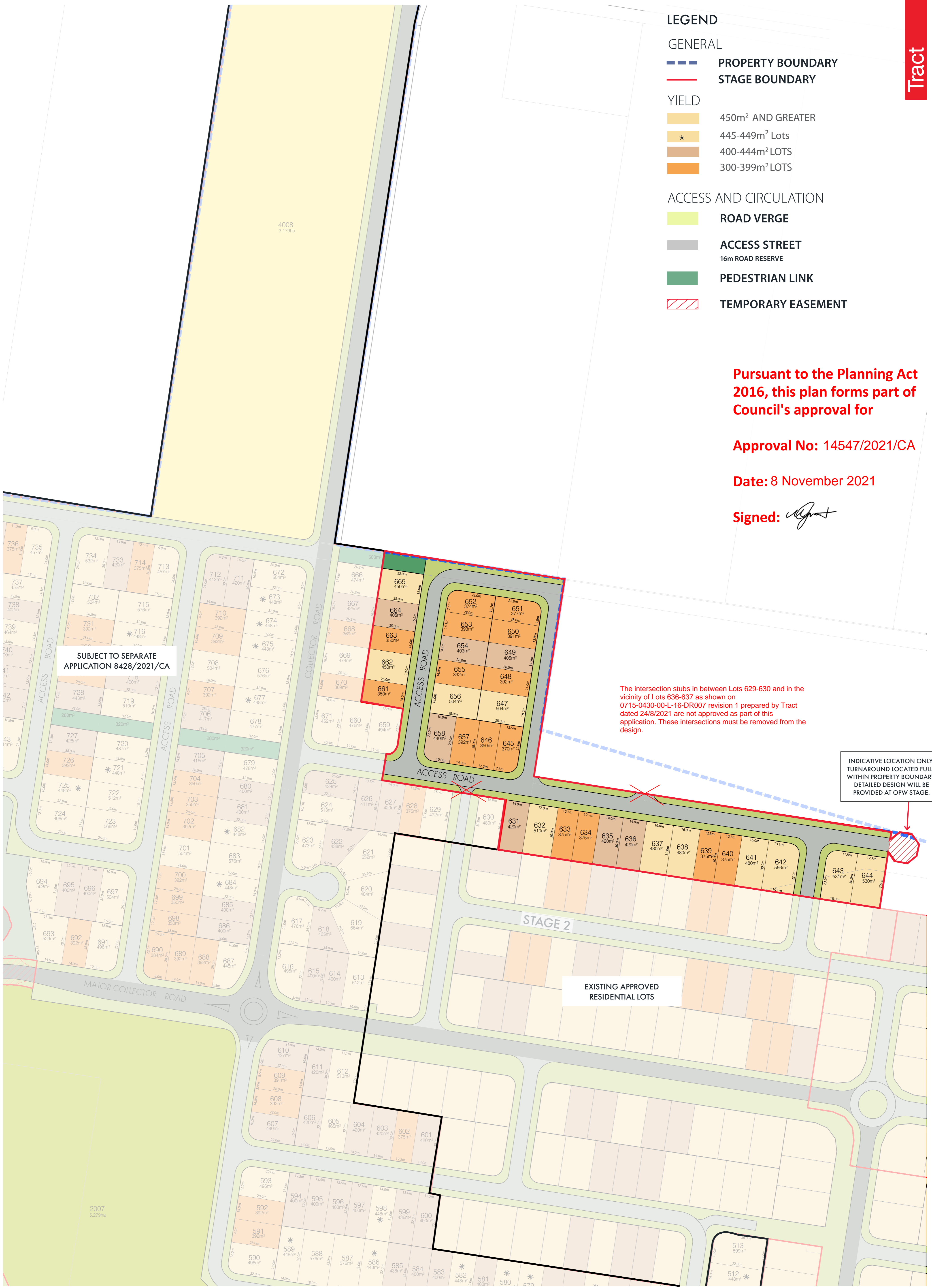
- ROAD VERGE**
- ACCESS STREET**
16m ROAD RESERVE
- PEDESTRIAN LINK**
- TEMPORARY EASEMENT**

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 14547/2021/CA

Date: 8 November 2021

Signed:



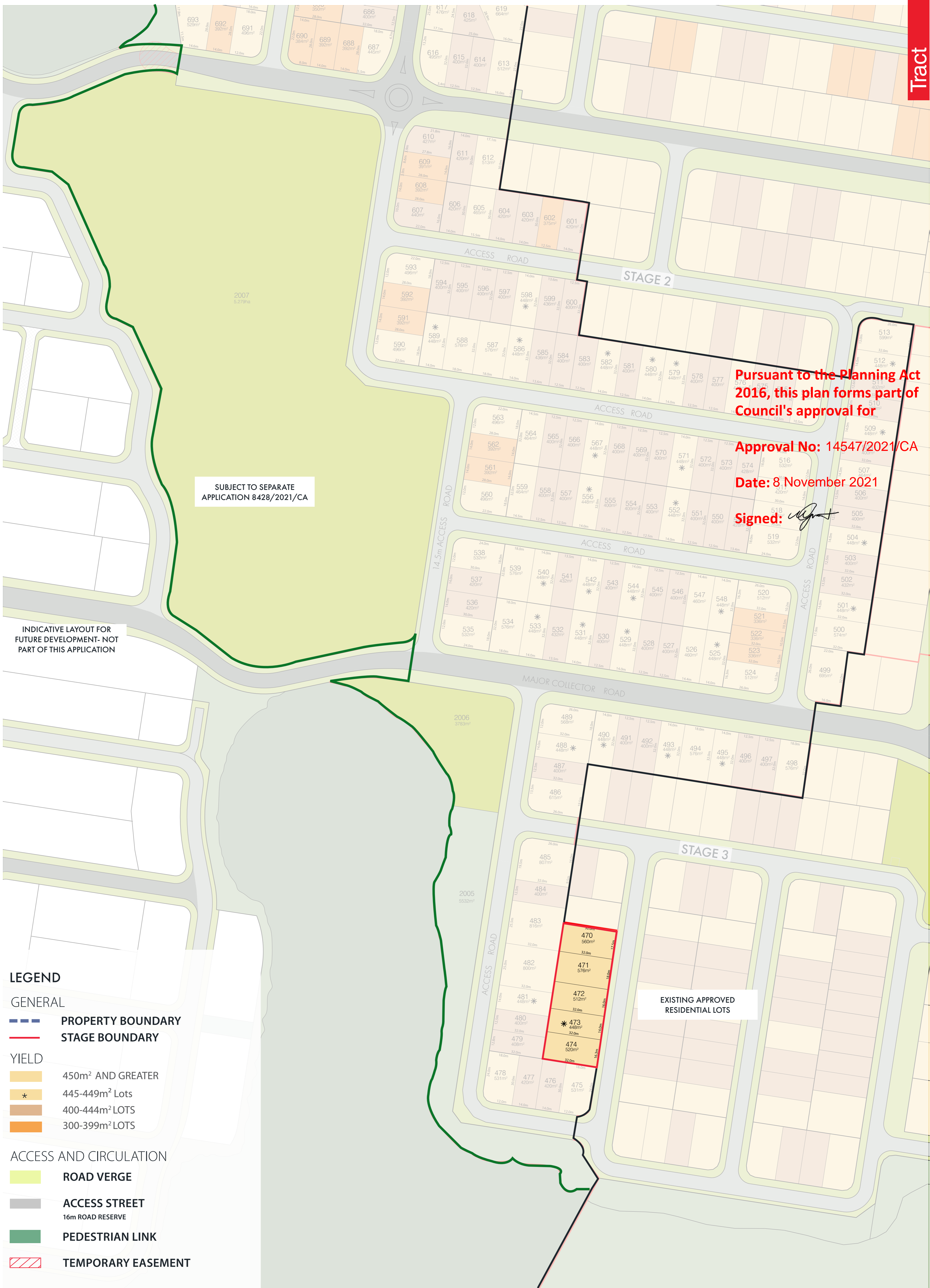
SUBJECT TO SEPARATE APPLICATION 8428/2021/CA

The intersection stubs in between Lots 629-630 and in the vicinity of Lots 636-637 as shown on 0715-0430-00-L-16-DR007 revision 1 prepared by Tract dated 24/8/2021 are not approved as part of this application. These intersections must be removed from the design.

INDICATIVE LOCATION ONLY, TURNAROUND LOCATED FULLY WITHIN PROPERTY BOUNDARY. DETAILED DESIGN WILL BE PROVIDED AT OPW STAGE.

EXISTING APPROVED RESIDENTIAL LOTS

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
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EXISTING APPROVED RESIDENTIAL LOTS

INDICATIVE LAYOUT FOR FUTURE DEVELOPMENT- NOT PART OF THIS APPLICATION

- LEGEND**
- GENERAL**
- PROPERTY BOUNDARY
 - STAGE BOUNDARY
- YIELD**
- 450m² AND GREATER
 - * 445-449m² LOTS
 - 400-444m² LOTS
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LEGEND

GENERAL

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SUB - STAGING

STAGE 6A1 - 2.386 HA
5 RESIDENTIAL LOTS

Stage 6B1 LOTS -

450m ² AND GREATER	=11
445-449m ² LOTS	=0
400-444m ² LOTS	=7
300-399m ² LOTS	=15

STAGE 6B1 - 0.261 HA
33 RESIDENTIAL LOTS

Stage 6A1 LOTS -

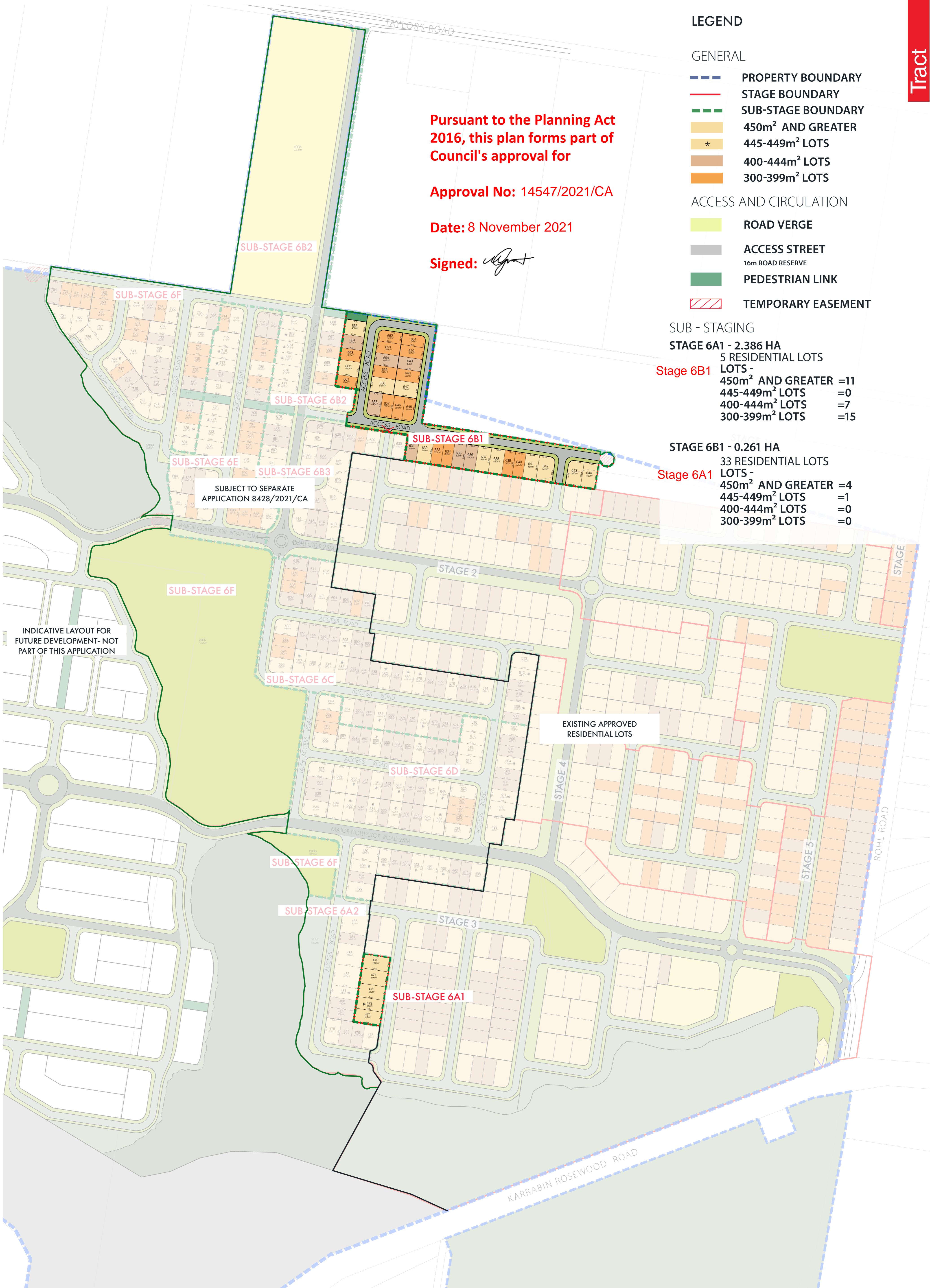
450m ² AND GREATER	=4
445-449m ² LOTS	=1
400-444m ² LOTS	=0
300-399m ² LOTS	=0

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EXISTING APPROVED RESIDENTIAL LOTS

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- SUB-STAGE BOUNDARY
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ACCESS AND CIRCULATION

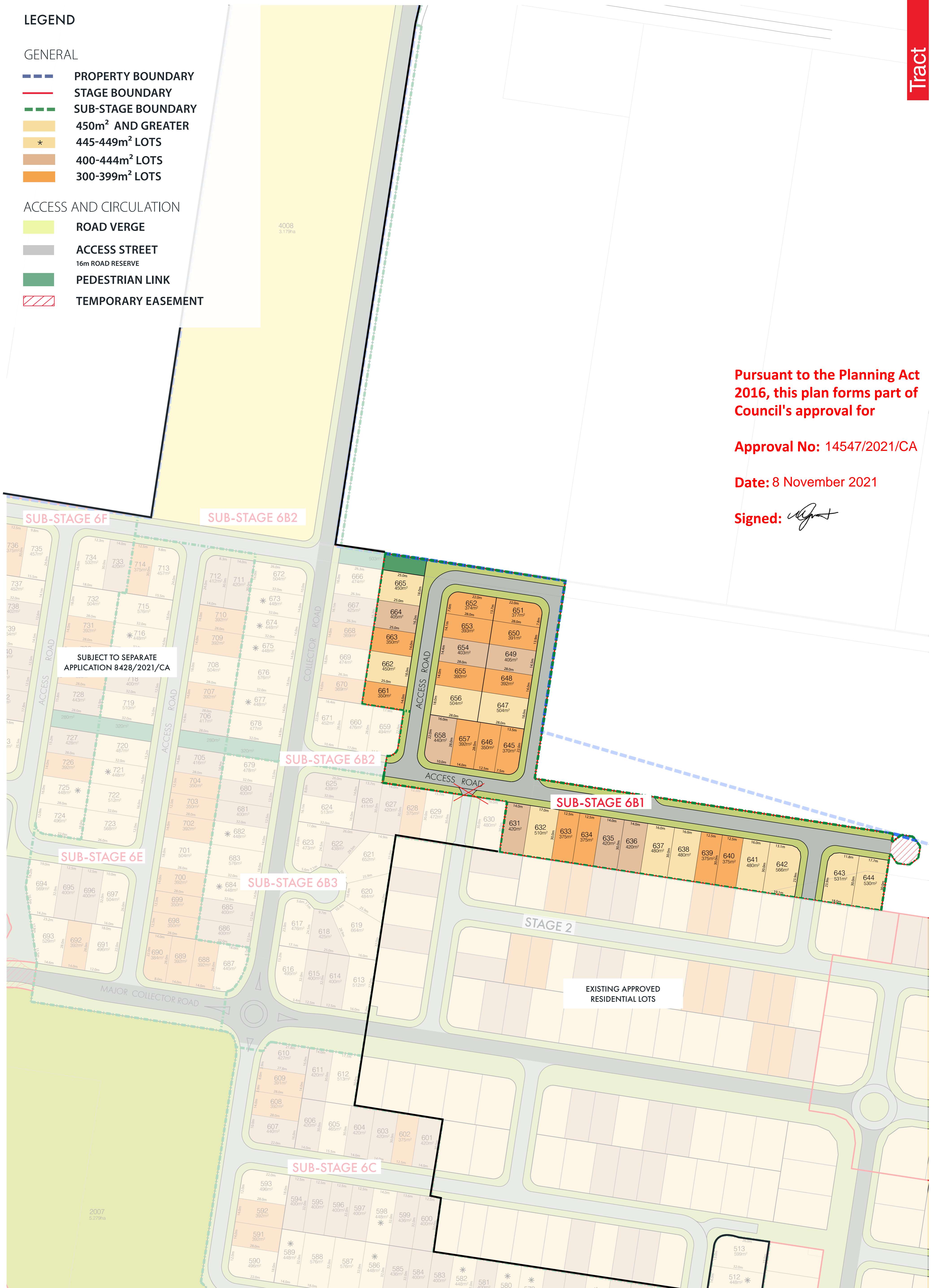
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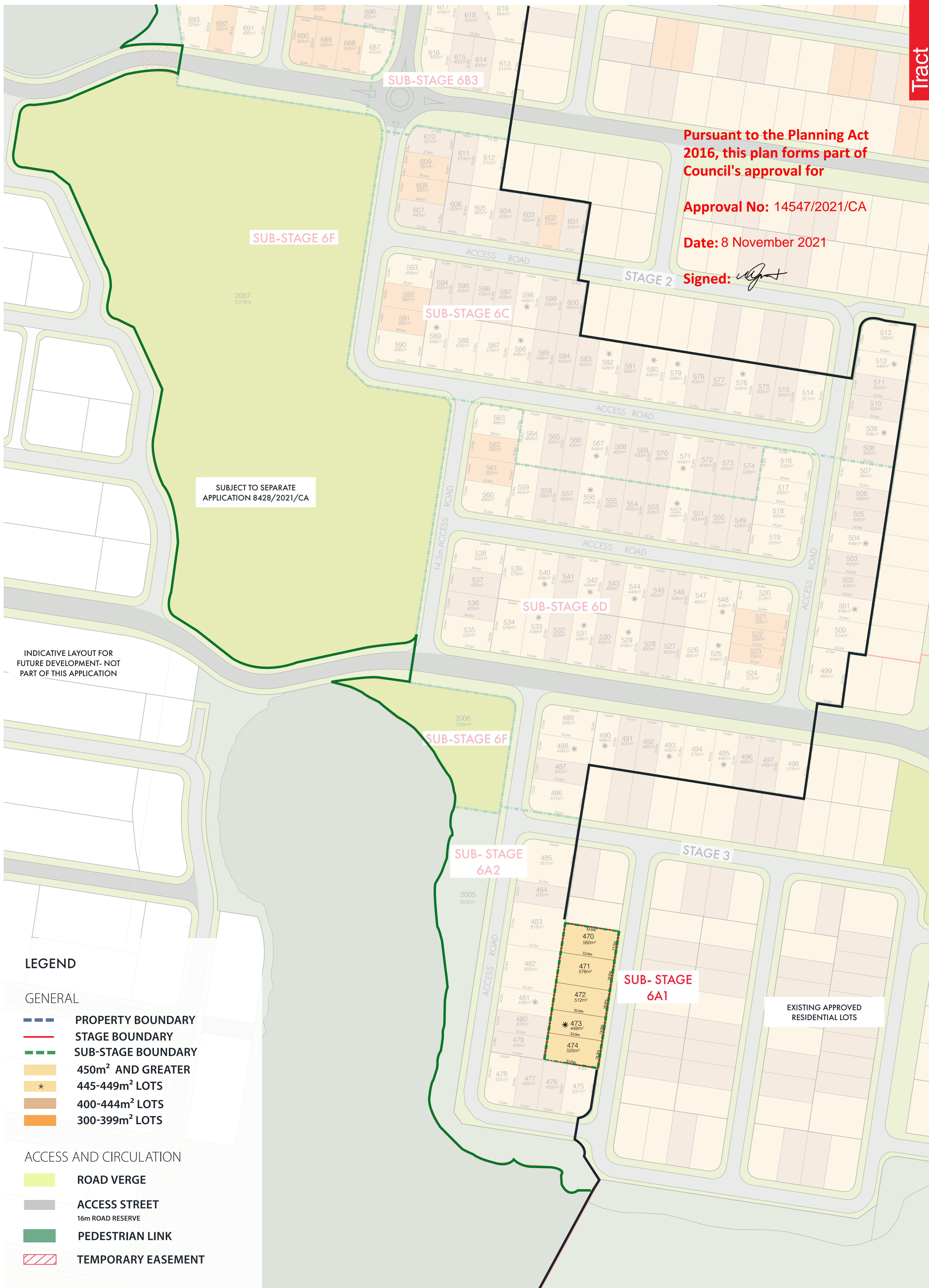


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INDICATIVE LAYOUT FOR FUTURE DEVELOPMENT- NOT PART OF THIS APPLICATION





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-  STAGE BOUNDARY
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ACCESS AND CIRCULATION

-  ROAD VERGE
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16m ROAD RESERVE
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BUILDING ENVELOPE DETACHED DWELLINGS

ALLOTMENTS SET		
Allotment type	Detached	
Typical area (m ²)	Lots >300m ²	
BUILDING ENVELOPE		
FRONT SETBACKS		
Front setback (Primary frontage)	To front building line / dwelling wall	3.5m
	To garage door	4.9m
	Outermost projection	3.0m
Front setback (Secondary frontage)	To front building line / dwelling wall	3.0m
	Ground level verandas / patios	2.0m
REAR SETBACKS		
Rear setback to wall	Ground floor	0.9m
	First floor (if applicable) above 4.5m	1.5m
SIDE SETBACKS		
Side setback	Ground floor	0.0m
	Built to boundary walls (optional)	
Side setback	Ground floor	0.9m
	First floor (if applicable) above 4.5m	1.5m
Non built to boundary walls		
GARAGES, SITE COVER, POS, HEIGHT, WALL LENGTHS		
Preferred garage location	Along built to boundary wall or otherwise indicated on the Plan of Development	
Site cover	Max. 60%	
Private open space (POS)	Minimum 16m ² at ground level (min. dimension 4m); min 8m ² above ground (min. dimension 2.4m)	
Maximum length and height of built to boundary wall	15m long and max 3.5m high	
Street frontage	Buildings must address primary and (if applicable) secondary street frontages. Where applicable, buildings must address parks/ open space.	
Building design	For legibility, entries to buildings must be exposed to the main street frontage and be clearly delineated/ legible. Building design, detailing and finishes must provide an appropriate scale to the street and visual interest.	
Garages	Single, tandem or double. Where a double garage is proposed, the dwelling must have a habitable room facing the street. Garages, carports and other parking structures are sited such that they are located behind the front building setback and designed so as not to dominate the street frontage.	
Fencing front	Primary	1200mm or 1800mm with 50% transparency; front fencing must be located 600mm behind the facade of the side the fence is on.
	Secondary	Max, 1800mm; fences do not exceed 10m in length without some form of articulation.
	Side & Rear	Max 1800mm; No transparency




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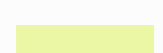



EXISTING APPROVED RESIDENTIAL LOTS

LEGEND

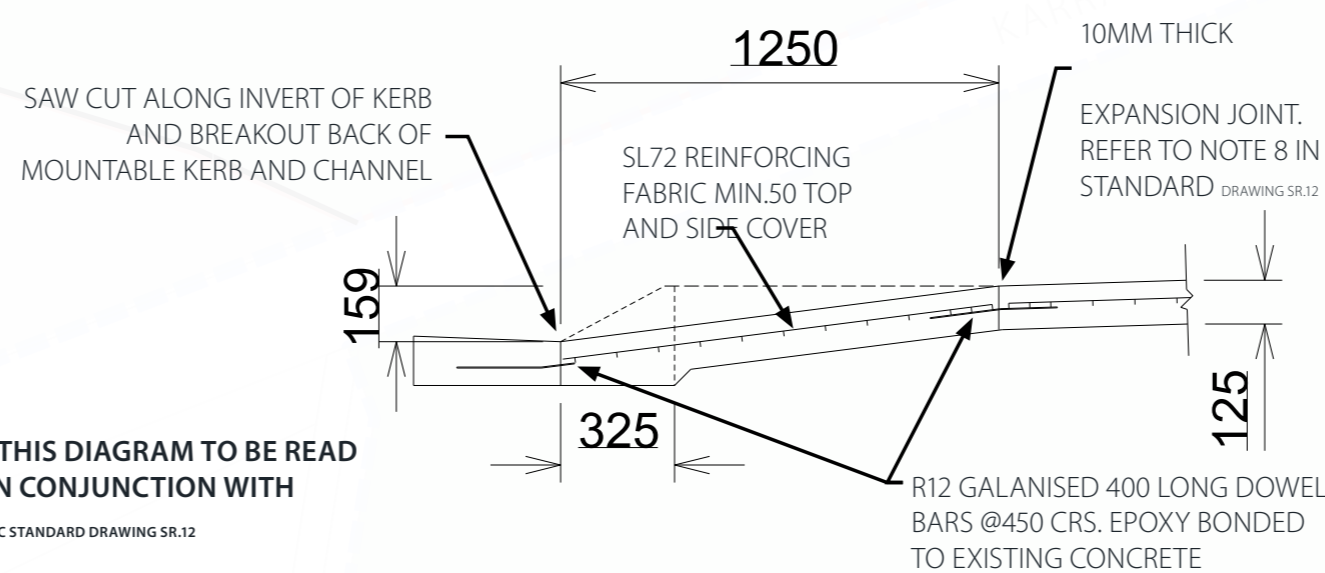
GENERAL

-  PROPERTY BOUNDARY
-  STAGE BOUNDARY
-  BUILDING ENVELOPE
-  OPTIONAL BUILT TO BOUNDARY WALL
-  PREFERRED DRIVEWAY/ GARAGE LOCATION (DOUBLE, SINGLE OR TANDEM)
-  INDICATIVE PREFERRED LOCATION OF OPEN SPACE
-  450m² AND GREATER
-  445-449m² LOTS
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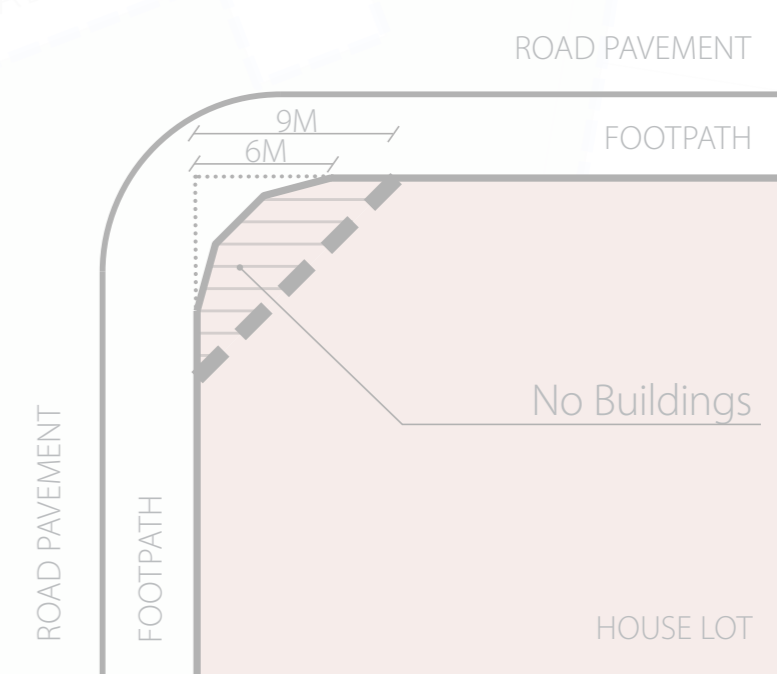
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MOUNTABLE KERB & CHANNEL - EXPANSION JOINT DETAIL













1CORNER LOT BUILDING ENVELOPE TRUNCATION DIAGRAM







LEGEND

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-  OPTIONAL BUILT TO BOUNDARY WALL
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GARAGE LOCATION
(DOUBLE, SINGLE
OR TANDEM)

-  INDICATIVE PREFERRED
LOCATION OF OPEN SPACE
-  450m² AND GREATER
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ACCESS AND CIRCULATION

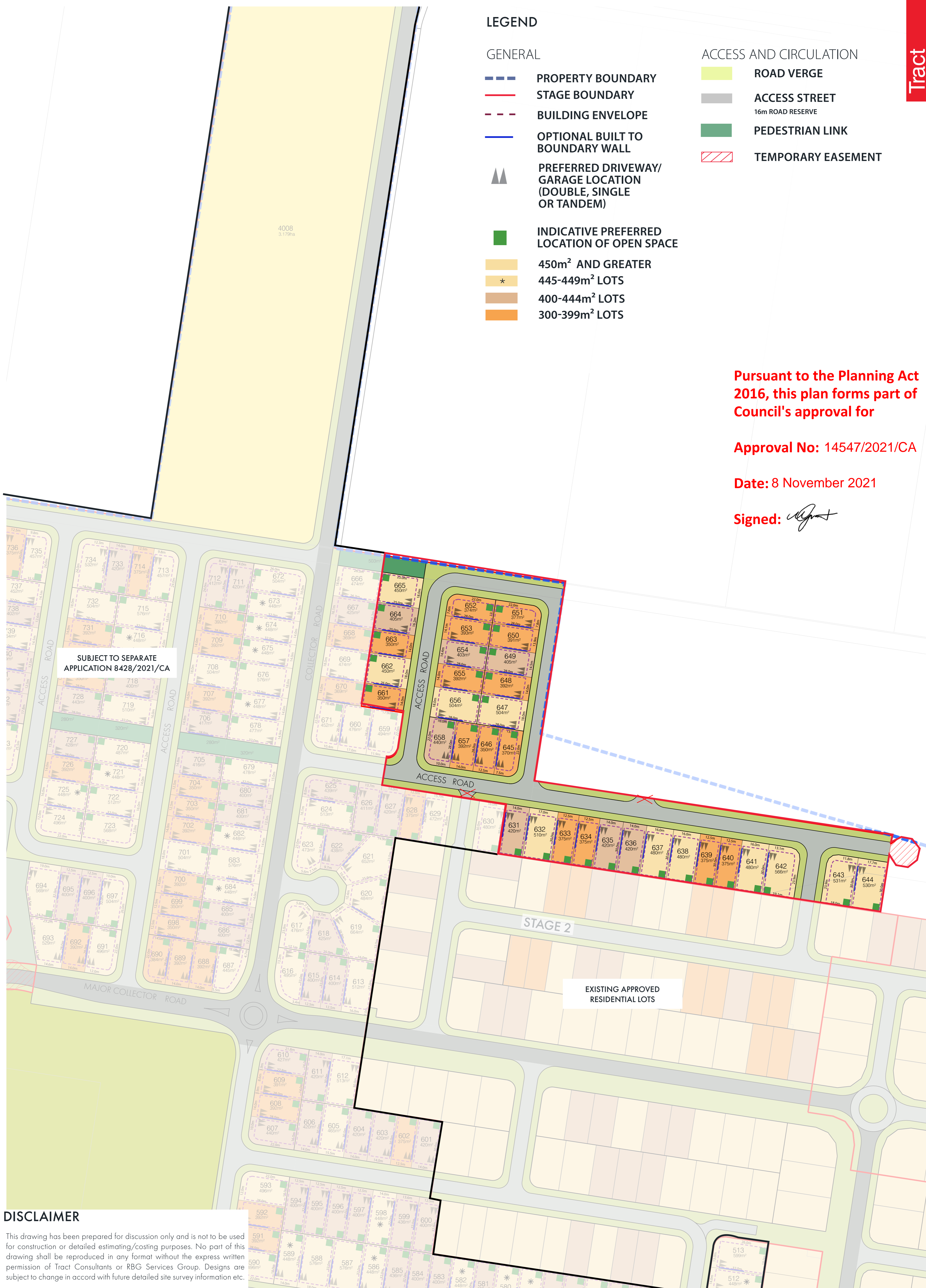
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Signed: 



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INDICATIVE LAYOUT FOR FUTURE DEVELOPMENT- NOT PART OF THIS APPLICATION

LEGEND

GENERAL

- PROPERTY BOUNDARY
 - STAGE BOUNDARY
 - BUILDING ENVELOPE
 - OPTIONAL BUILT TO BOUNDARY WALL
 - PREFERRED DRIVEWAY/ GARAGE LOCATION (DOUBLE, SINGLE OR TANDEM)
 - INDICATIVE PREFERRED LOCATION OF OPEN SPACE
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EXISTING APPROVED RESIDENTIAL LOTS

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LEGEND






GENERAL

-  PROPERTY BOUNDARY
-  STAGE BOUNDARY

FOOTPATHS / PEDESTRIAN ACCESS

-  PEDESTRIAN FOOTPATH 1.5m

ACCESS AND CIRCULATION

-  ROAD VERGE
-  ACCESS STREET
16m ROAD RESERVE
-  PREFERRED DRIVEWAY LOCATION
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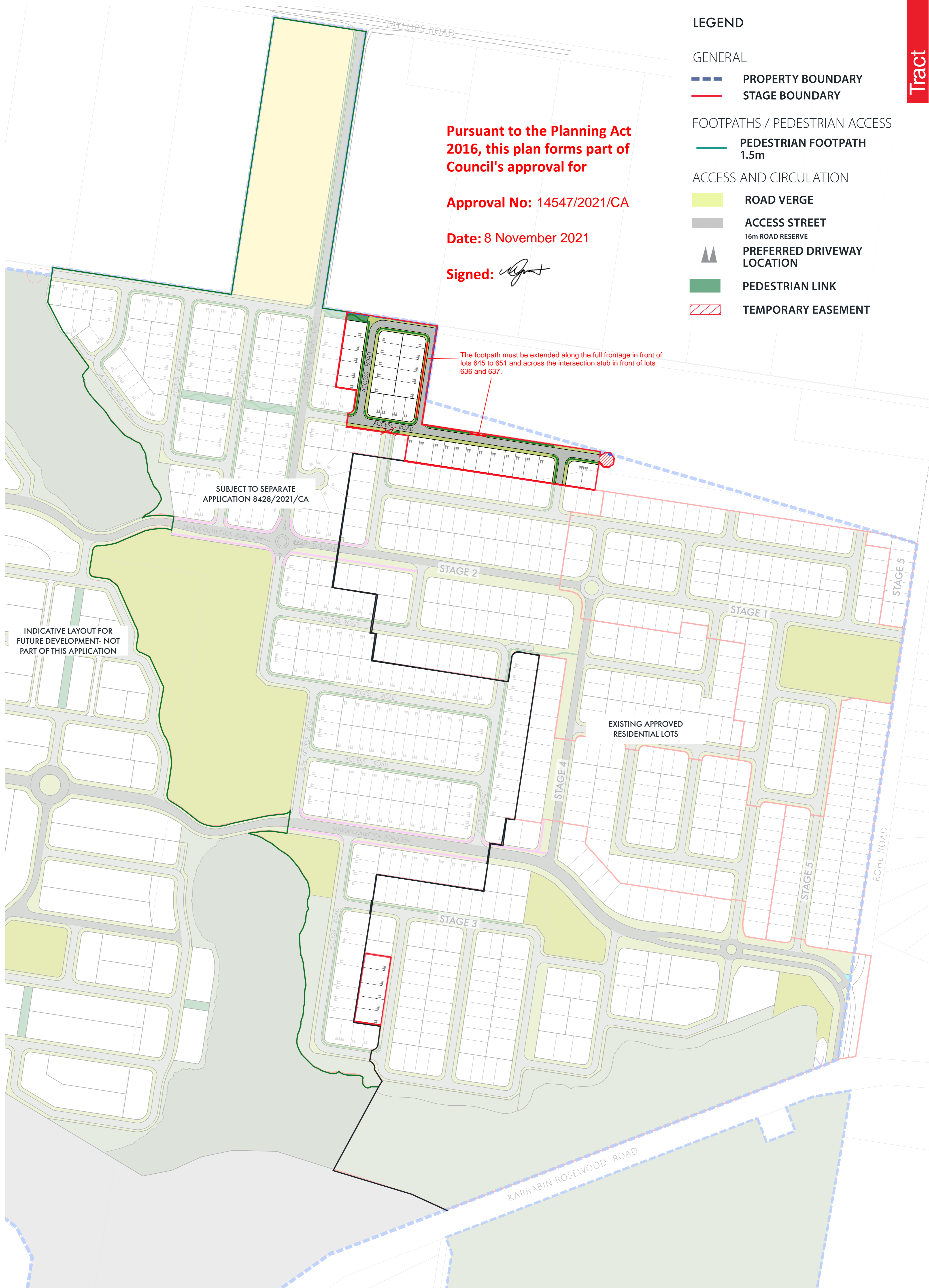
Signed: 

The footpath must be extended along the full frontage in front of lots 645 to 651 and across the intersection stub in front of lots 636 and 637.

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INDICATIVE LAYOUT FOR FUTURE DEVELOPMENT - NOT PART OF THIS APPLICATION

EXISTING APPROVED RESIDENTIAL LOTS



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FOOTPATH + ROAD HIERARCHY

WATERLEA STAGE 6- 38 LOTS

0715-0430-00-L-16-DR007

01

24.08.2021

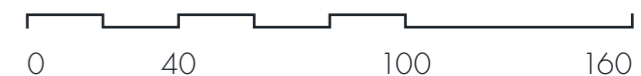
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MH



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LEGEND

GENERAL

- PROPERTY BOUNDARY
- STAGE BOUNDARY

FOOTPATHS / PEDESTRIAN ACCESS

- PEDESTRIAN FOOTPATH
1.5m

ACCESS AND CIRCULATION

- ROAD VERGE
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16m ROAD RESERVE
- PREFERRED DRIVEWAY LOCATION
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FOOTPATH +
ROAD HIERARCHY
NORTH

WATERLEA STAGE
6- 38 LOTS

0715-0430-00-L-16-DR007

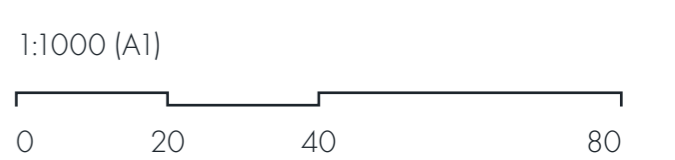
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24.08.2021

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INDICATIVE LAYOUT FOR FUTURE DEVELOPMENT- NOT PART OF THIS APPLICATION

LEGEND

GENERAL

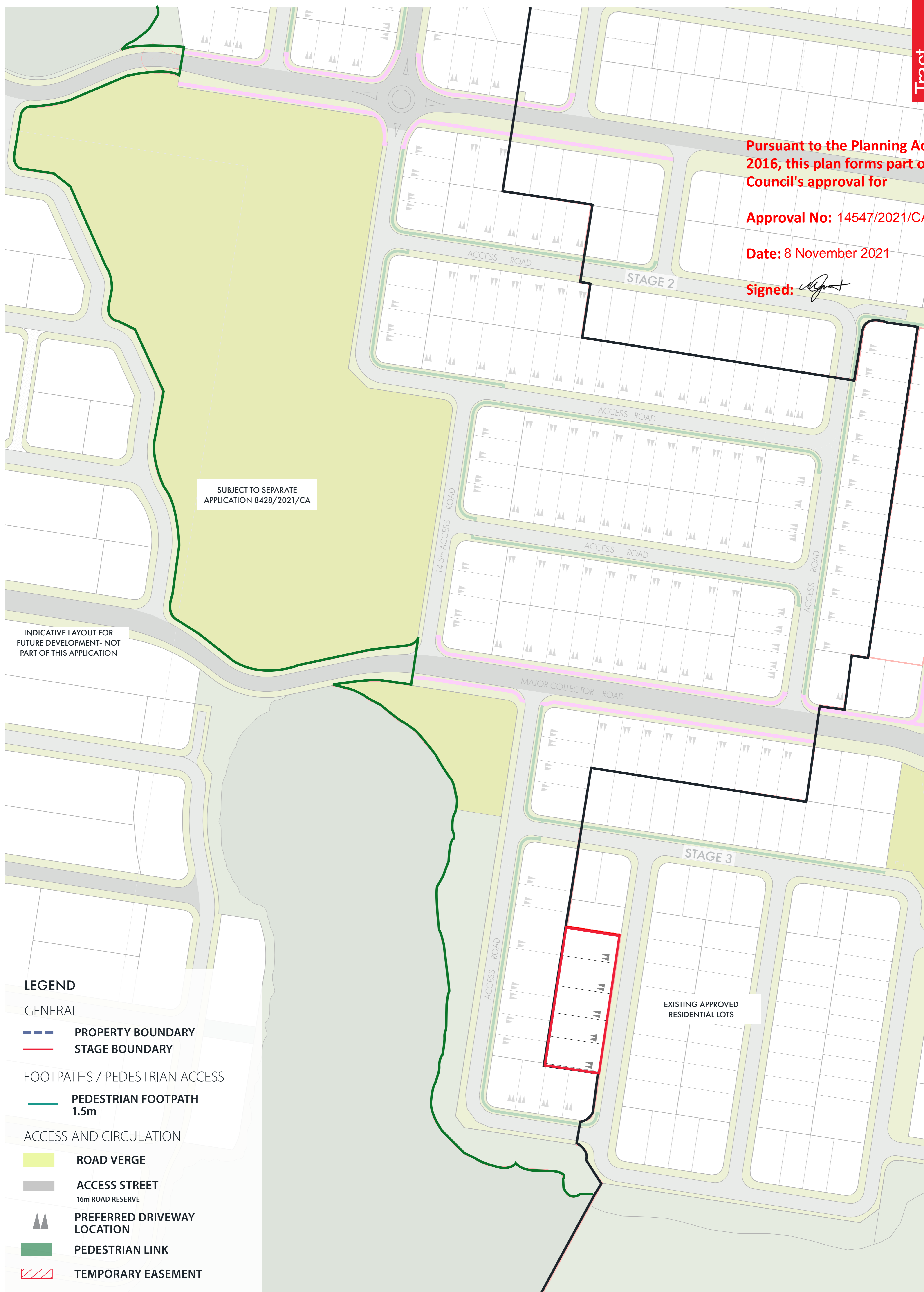
- PROPERTY BOUNDARY
- STAGE BOUNDARY

FOOTPATHS / PEDESTRIAN ACCESS

- PEDESTRIAN FOOTPATH 1.5m

ACCESS AND CIRCULATION

- ROAD VERGE
- ACCESS STREET 16m ROAD RESERVE
- PREFERRED DRIVEWAY LOCATION
- PEDESTRIAN LINK
- TEMPORARY EASEMENT



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FOOTPATH + ROAD HIERARCHY SOUTH

WATERLEA STAGE 6- 38 LOTS

0715-0430-00-L-16-DR007

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24.08.2021

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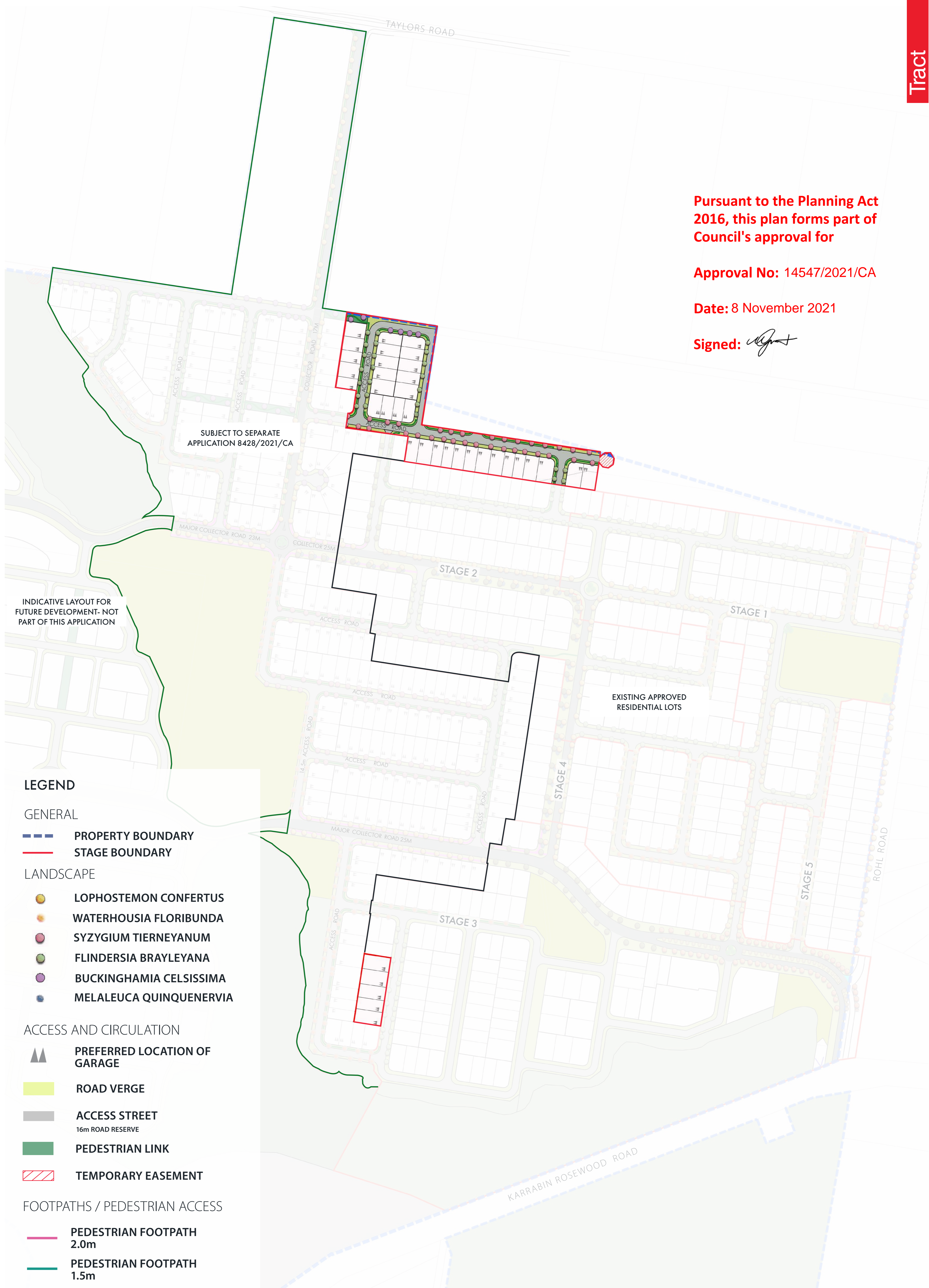
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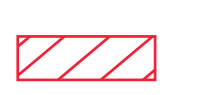
GENERAL

-  PROPERTY BOUNDARY
-  STAGE BOUNDARY

LANDSCAPE

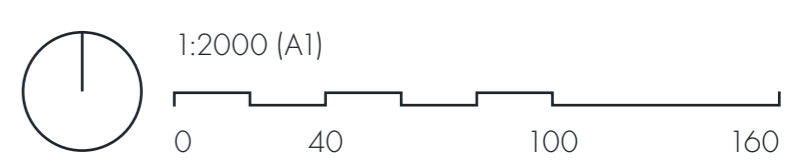
-  LOPHOSTEMON CONFERTUS
-  WATERHOUSIA FLORIBUNDA
-  SYZYGIIUM TIERNEYANUM
-  FLINDERSIA BRAYLEYANA
-  BUCKINGHAMIA CELSISSIMA
-  MELALEUCA QUINQUENERVIA

ACCESS AND CIRCULATION

-  PREFERRED LOCATION OF GARAGE
-  ROAD VERGE
-  ACCESS STREET
16m ROAD RESERVE
-  PEDESTRIAN LINK
-  TEMPORARY EASEMENT

FOOTPATHS / PEDESTRIAN ACCESS

-  PEDESTRIAN FOOTPATH
2.0m
-  PEDESTRIAN FOOTPATH
1.5m



LEGEND

GENERAL

PROPERTY BOUNDARY

LANDSCAPE

- LOPHOSTEMON CONFERTUS
- WATERHOUSIA FLORIBUNDA
- SYZYGIUM TIERNEYANUM
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ACCESS AND CIRCULATION

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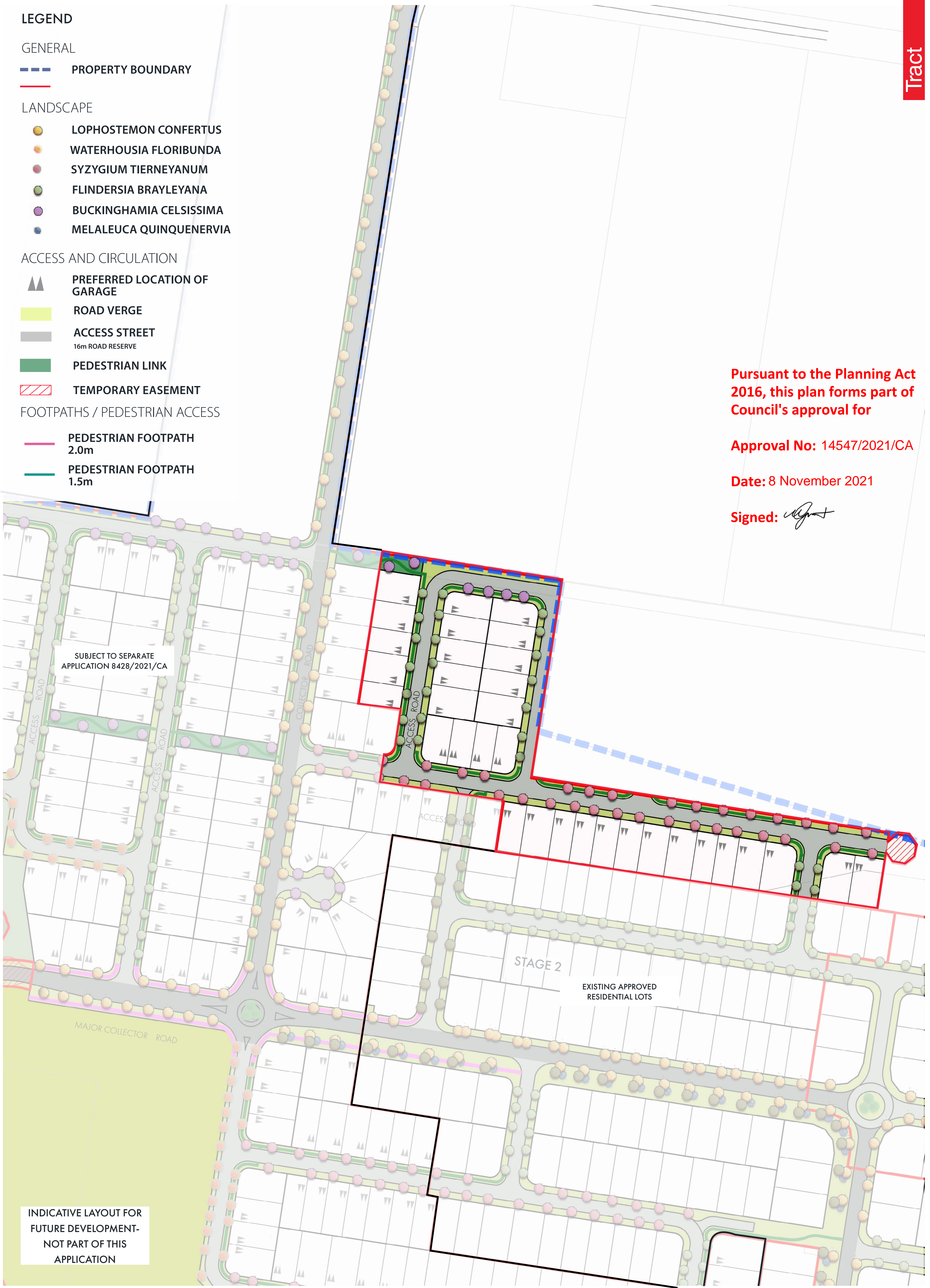
- PEDESTRIAN FOOTPATH
2.0m
- PEDESTRIAN FOOTPATH
1.5m

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LANDSCAPE NORTH

WATERLEA STAGE 6- 38 LOTS

0715-0430-00-L-16-DR007

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GENERAL

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-  STAGE 6 BOUNDARY


LANDSCAPE

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2.0m
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1.5m

