

LEGEND

- GENERAL**
- PROPERTY BOUNDARY
  - STAGE 5 BOUNDARY
  - BUILDING ENVELOPE OPTIONAL BUILT TO BOUNDARY WALL
  - MANDATORY DRIVEWAY/GARAGE LOCATION (DOUBLE, SINGLE OR TANDEM)
  - INDICATIVE PREFERRED LOCATION OF OPEN SPACE

RESIDENTIAL ALLOTMENTS

- RESIDENTIAL LOT 350-450m<sup>2</sup>
- RESIDENTIAL LOT 451-1000m<sup>2</sup>

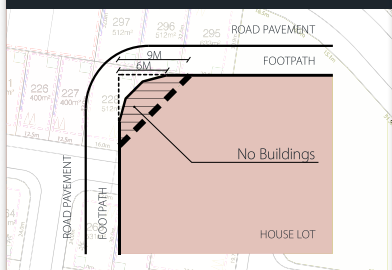
DISCLAIMER

This drawing has been prepared for discussion only and is not to be used for construction or detailed estimating/costing purposes. No part of this drawing shall be reproduced in any format without the express written permission of Tract Consultants or RBG Services Group. Designs are subject to change in accord with future detailed site survey information etc.

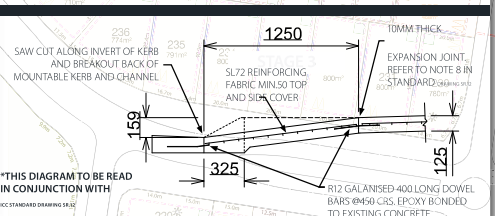
Pursuant to the Planning Act 2016, this plan forms part of Council's approval for  
 Approval No: 100282019/MAMC A  
 Date: 23/9/2020  
 Signed: *[Signature]*



1'Corner Lot Building Envelope Truncation Diagram



Mountable Kerb & Channel - Expansion Joint Detail



ALLOTMENTS SET		
Allotment Type	Detached	
Allotment Width	12.0 - 14.9m	15m +
Typical area (m <sup>2</sup> )	251 - 450m <sup>2</sup>	451m <sup>2</sup> +
BUILDING ENVELOPE		
FRONT SETBACKS		
Front Setback	To Front Building line / Dwelling Wall	3.5m
(Primary Frontage)	To Garage Door	4.9m
	Outermost Projection	3.0m
	To Front Building Line / Dwelling Wall	3.0m
(Secondary Frontage)	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
Non Built to Boundary Walls	First Floor (if applicable) above 4.5m	1.5m
GARAGES, SITE COVER, POS, HEIGHT, WALL LENGTHS, WATER TANKS		
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 <sup>2</sup> at Ground Level (min. Dimension 4m); Min 8m <sup>2</sup> 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 facing 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
Rainwater Tank	Each single residential dwelling, on each lot is to be connected to a rainwater tank as per the specification requirements detailed in condition 7 'Rainwater Tank', otherwise the developer is to make a financial contribution to council for each lot as per the agreed strategy, as also detailed in Condition 7 'Rainwater Tank'.	

Lot 421 Driveway location must be located between existing gully pit and existing pram ramp.