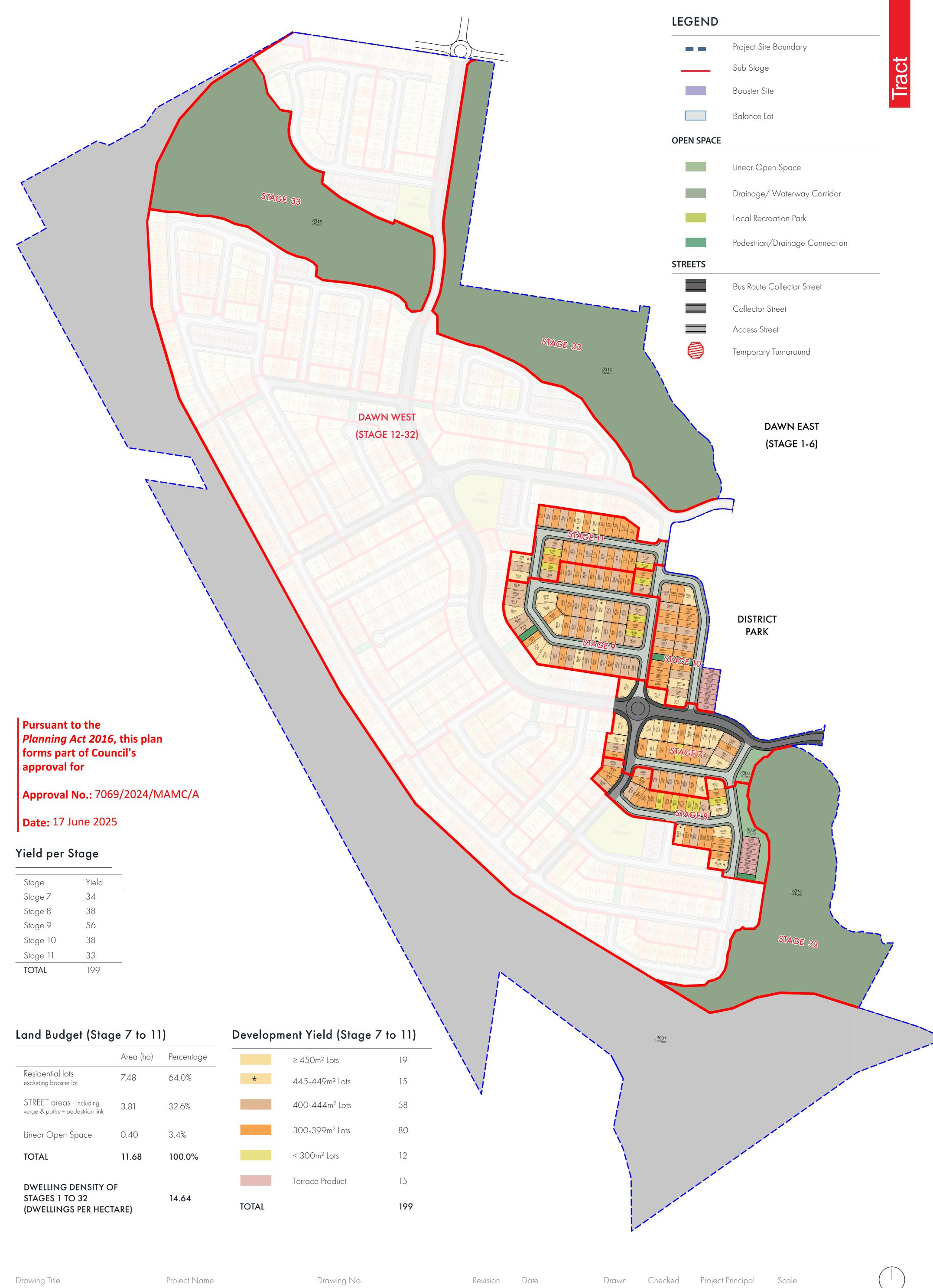
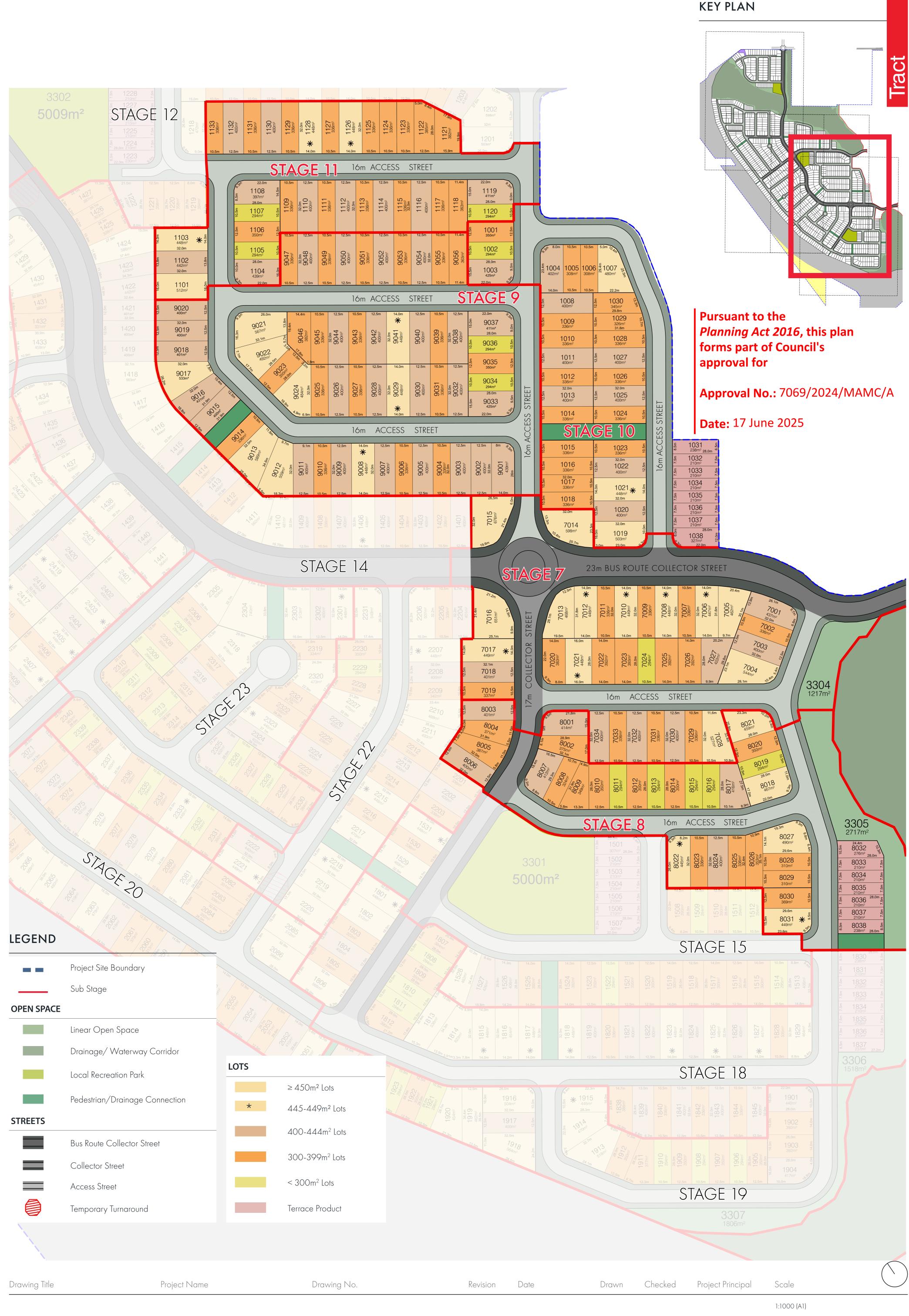


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STAGE PLAN DAWN WEST 0714-0279-60-U-01-RP02 05 29.04.2025 AC MK MH 0 50 100 200



RAL PLAN: STAGE 7 to 11 DAWN WEST 0714-0279-60-U-01-RP02

29.04.2025

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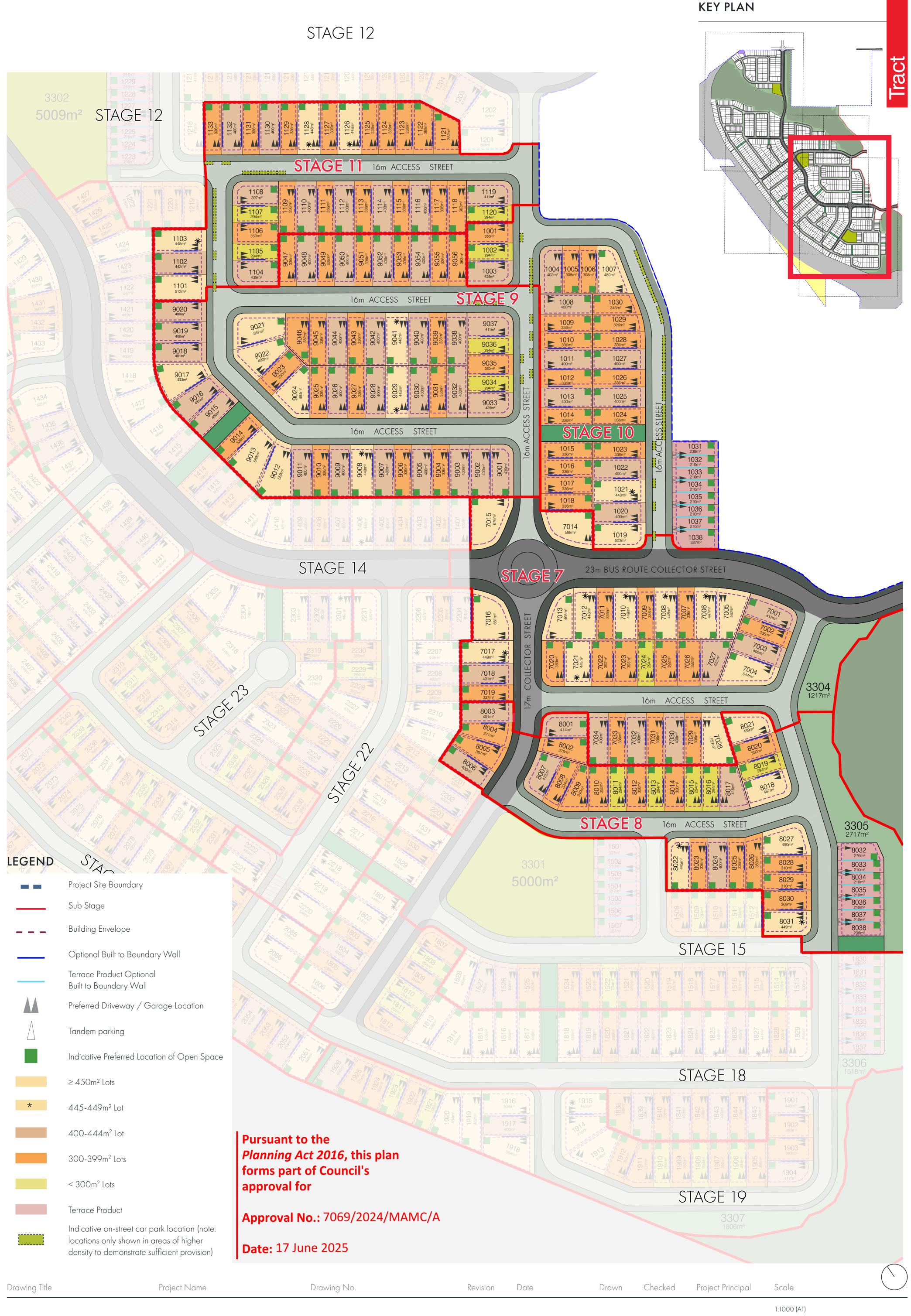
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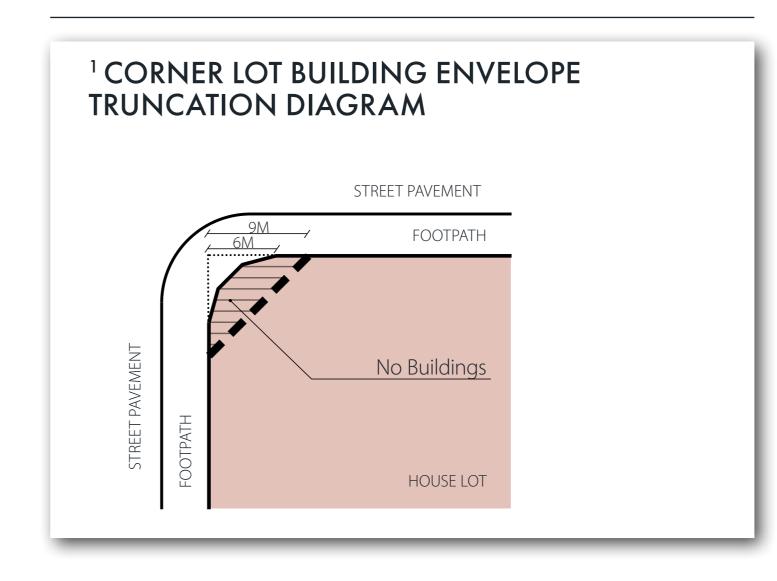


POD: STAGE 7 to 11 DAWN WEST 0714-0279-60-U-01-RP02 05 29.04.2025 AC MK MH 0 20 40 80

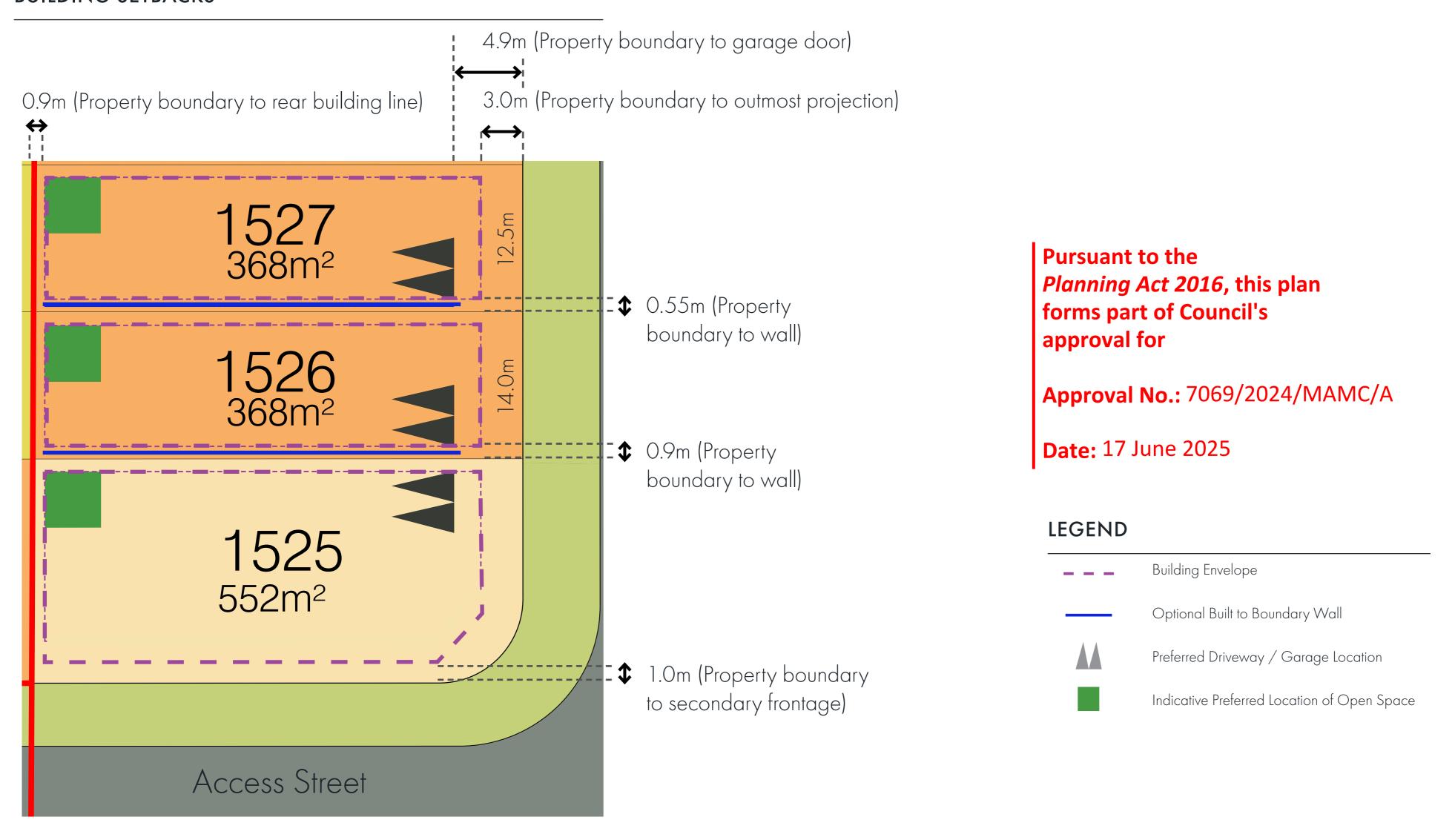
BUILDING ENVELOPE REQUIREMENTS - DETACHED DWELLINGS

Allotment type		Detached				
BUILDING ENVELOPE						
FRONT SETBACKS						
Front setback	To front building line/dwelling wall	3.5m				
(Primary frontage)	To outermost projection	3.0m				
	To garage door	4.9m				
REAR SETBACK TO OMP						
Rear setback to OMP Ground floor		0.9m				
	First floor (if applicable) above 4.5m		1.5m			
SIDE SETBACKS TO	OMP	L				
Built to boundary walls (Optional)	Ground floor	0.0m				
Non built to	Ground floor	Frontage ≤ 12.5m Frontage > 12.5m				
boundary walls		0.55m*	0.9m*			
	First floor (if applicable) above 4.5m					
CORNER LOTS SET	1.1					
Corner lot setback to wall	Minimum side setback for Access Place and Access Street	1.0m				
io wali	Minimum side setback for Collector Street	2.0m				
	Truncation ¹	6.0m x6.0m				
GAPAGES SITE CO		<u> </u>	0.0III X0.0	'111		
Preferred garage location		As indicated on the Plan of Development				
		Single, tandem, or double. Garages, carports and other parking structures ar				
Garages		sited such that they are located behind the front building setback and designers of as not to dominate the street frontage.				
Third garages may be constructed if set back a minimum of 500mm behind the main garage. Triple garages cannot span more than 50% of the width of the lot.		Single, tandem, or double. Garages, carports and other parking structures are sited such that they are located behind the front building setback and designe so as not to dominate the street frontage.				
		,		ck a minimum of 500mm behind the ore than 50% of the width of the lot.		
Site cover		Max. 60%				
Private open space (PC	OS)	Minimum 16m² at ground level				
· · · · · · · · · · · · · · · · · · ·	neight of built to boundary wall	15m long and max 3.5m high				
	,	Ŭ				
Fencing		Primary	1200mm high, or 1800mm high with 50% transparency; Front facing fencing must be locate 600mm behind the façade of the side the fence is			
		Secondary	has a solid appear	1800m high if the fence cance to 1200mm high and arent element to 600mm olid to openings);		
		Side & Rear	Max 1800mm;			
		Adjoining parkland/ drainage reserve	has a solid appear comprises a transp	1800m high if the fence cance to 1200mm high and arent element to 600mm olid to openings); or		
			1500mm pool fend	ce style construction		
Building design		For legibility, entries to buildings must be exposed to the main street frontage an be clearly delineated/legible. Building Design, detailing and finishes must provid				
Street frontage		an appropriate scale to the street and visual interest. Buildings must address primary and (if applicable) secondary street frontage.				
*Eaves		Where applicable, buildings must address parks/open space. Eaves must be constructed on dwellings, except on a built to boundary wall, and must provide a minimum eave of 450mm, unless not building to the Minimum OMP allowable.				

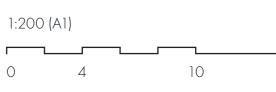
DESIGN DETAILS



BUILDING SETBACKS



Drawing Title Drawing No. Project Principal Project Name Checked Revision Date Drawn Scale POD DETACHED



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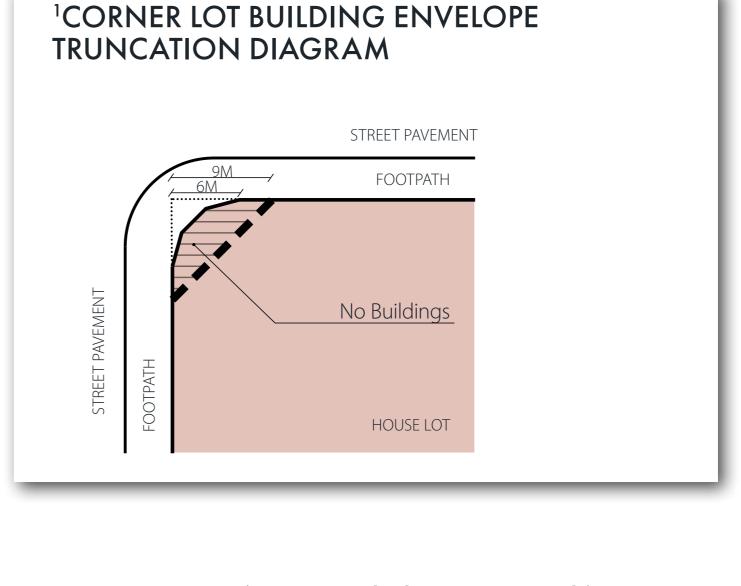
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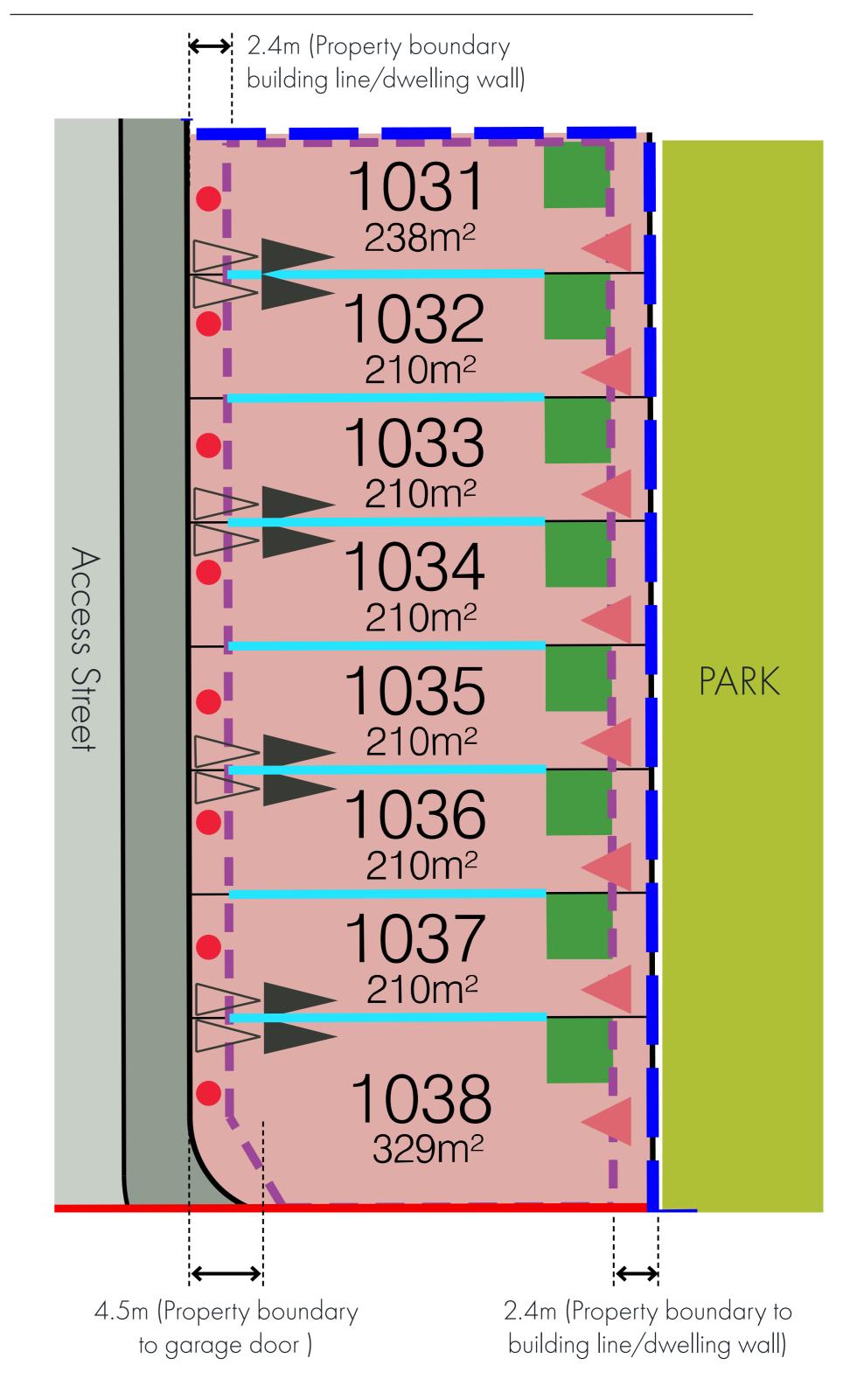
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DESIGN DETAILS

Allotment type		Attached – Park Fronting				
BUILDING ENVELOPE						
FRONT SETBACKS		Park Frontage				
Front setback	To front building line/dwelling wall	2.4m				
(Primary frontage)	To outermost projection	1.Om				
REAR SETBACK TO OMP		Street Frontage				
Rear setback to wall	To front building line/dwelling wall	2.4m				
	Ground level verandah/patio	2.0m				
	To garage door	4.5m				
	First floor (if applicable) above 4.5m	1.5m				
SIDE SETBACKS		<u> </u>				
Side setback to wall	Ground floor	Build to boundary – 0.0m				
(Built to boundary wall)	First floor (if applicable) above 4.5m	Build to boundary – 0.0m				
Side setbacks to OMP (optional non built to boundary wall)		0.55m				
CORNER LOTS SETBA	ACK	<u> </u>				
Corner lot setback to wall	Minimum side setback for Access Place and Access Street	1.Om				
	Minimum side setback for Collector Street	1.5m				
	Truncation ¹	6.0m x6.0m				
GARAGES, SITE COVER, POS, HEIGHT, WALL LENGTH						
Preferred garage location		As indicated on the Plan of Development				
Garages		Single or tandem. 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.				
Site cover		Max. 75%				
Private open space (POS	5)	For one bedroom – Min. 5m² at ground level (min. dimension 1.2m)				
For two bedroom – Min. level (min. dimension 2.4)	9	Minimum 16m² at ground level				
For three + bedroom - N ground level (min. dimens		15m long and max 3.5m high				
	ght of built to boundary wall	75% of the length of the boundary				
Fencing	,	Primary	1200mm high, or 1800mm high with 50% transparency			
G		Secondary	1200mm high, or 1800mm high with 50% transparency			
		Side & Rear	Max 1800mm;			
		Adjoining parkland/ drainage reserve	1200mm high; or 1800m high if the fence has a solid appearance to 1200mm high and comprises a transparent element to 600mm (50% transparent solid to openings) or 1500mm pool fence style construction			
Letterbox		To be placed as indicated in the POD				
Pedestrian entrances		To be placed as indicated in the POD				
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.				
Street frontage		Buildings must address primary and (if applicable) secondary street frontages. Where applicable, buildings must address parks/open space.				
*Eaves		Eaves (minimum width of 450mm) must be constructed on dwellings (excluding built to boundary walls) and must not encroach within the minimum boundary setbacks.				
Refuse Storage		Refuse storage to be provided either within a screened area or within the garage.				
Front Door		Terrace lots that have frontage to a park (local or linear) are to have an entry door fronting the road which is clearly visible for emergency services and visitors to the sites.				



BUILDING SETBACKS (Rear Loaded Fronting Park)



Sub Stage Building Envelope Terrace Product Optional Built to Boundary Wall Preferred Driveway / Garage Location Tandem parking Indicative Preferred Location of Open Space Main Pedestrian Entry on This Frontage Letterbox Location

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

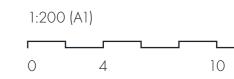
Approval No.: 7069/2024/MAMC/A

Date: 17 June 2025

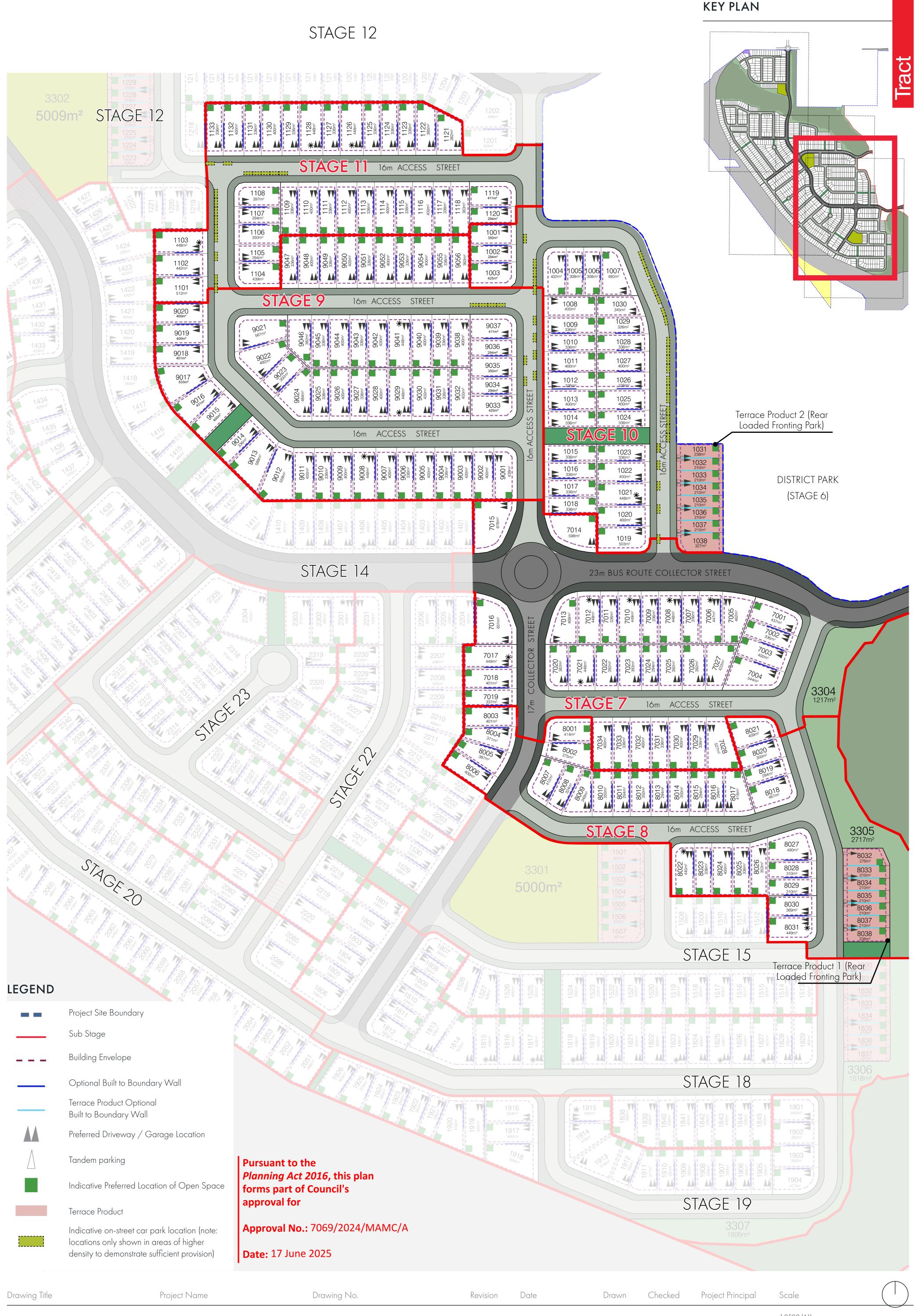
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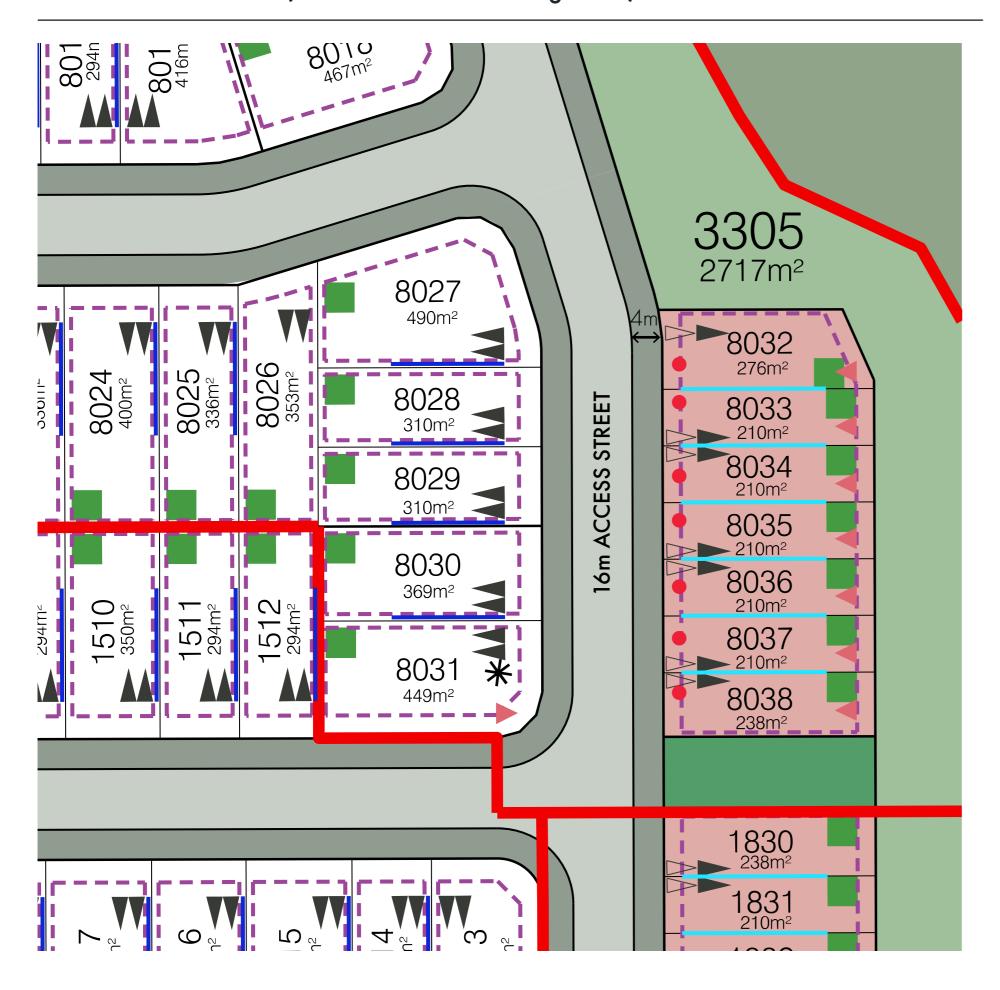
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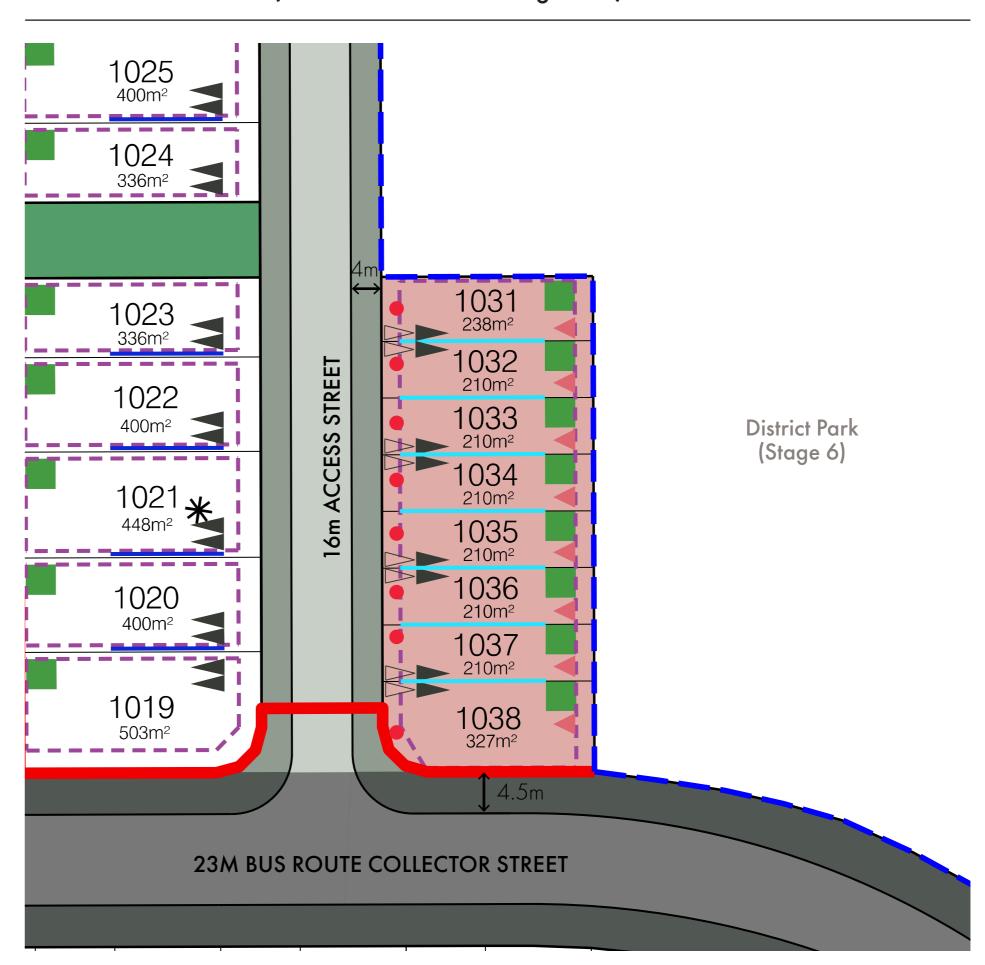
TERRACE PRODUCT POD: STAGE 7 to 11 DAWN WEST 0714-0279-60-U-01-RP02 05 29.04.2025 AC MK MH 0 50 100 200

TERRACE PRODUCT

Terrace Product 1 - (Rear Loaded Fronting Park)



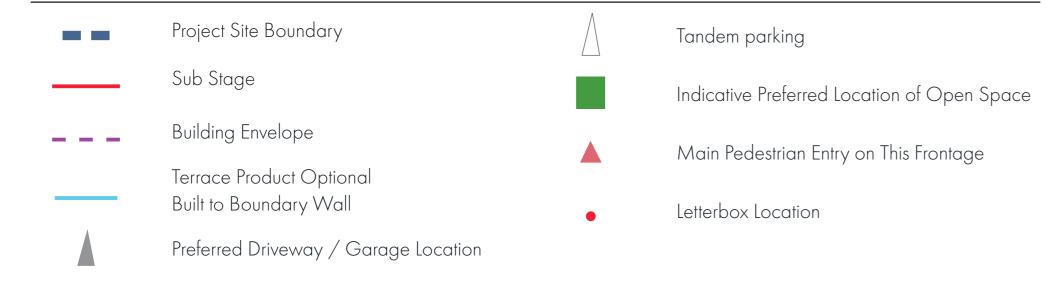
Terrace Product 2 - (Rear Loaded Fronting Park)



LEGEND

TERRACE PRODUCT

POD: STAGE 7 to 11



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

Approval No.: 7069/2024/MAMC/A

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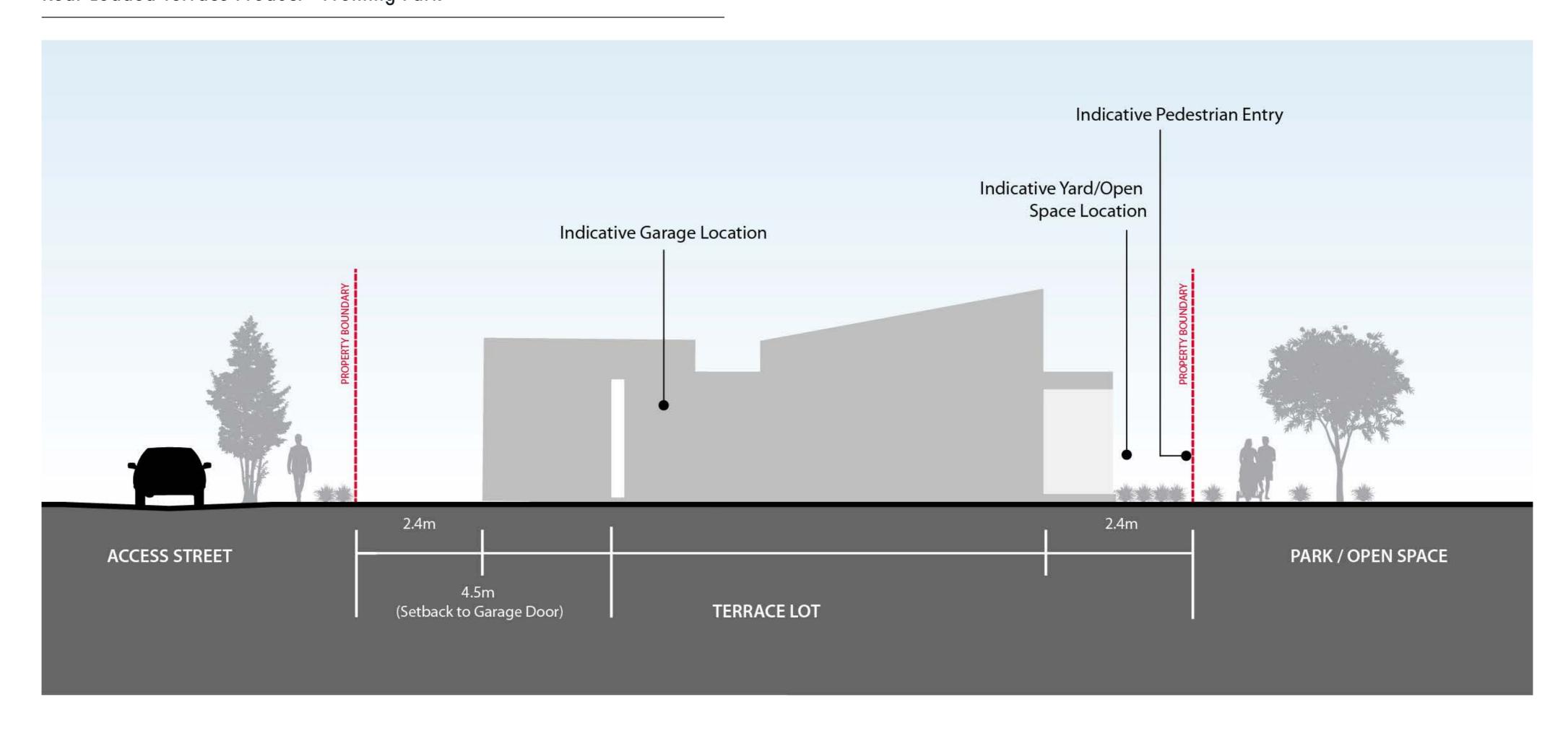


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DAWN WEST 0714-0279-60-U-01-RP02 05 29.04.2025 AC MK

INDICATIVE LONG SECTIONS OF TERRACE PRODUCT

Rear Loaded Terrace Product - Fronting Park



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Approval No.: 7069/2024/MAMC/A

Date: 17 June 2025

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
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