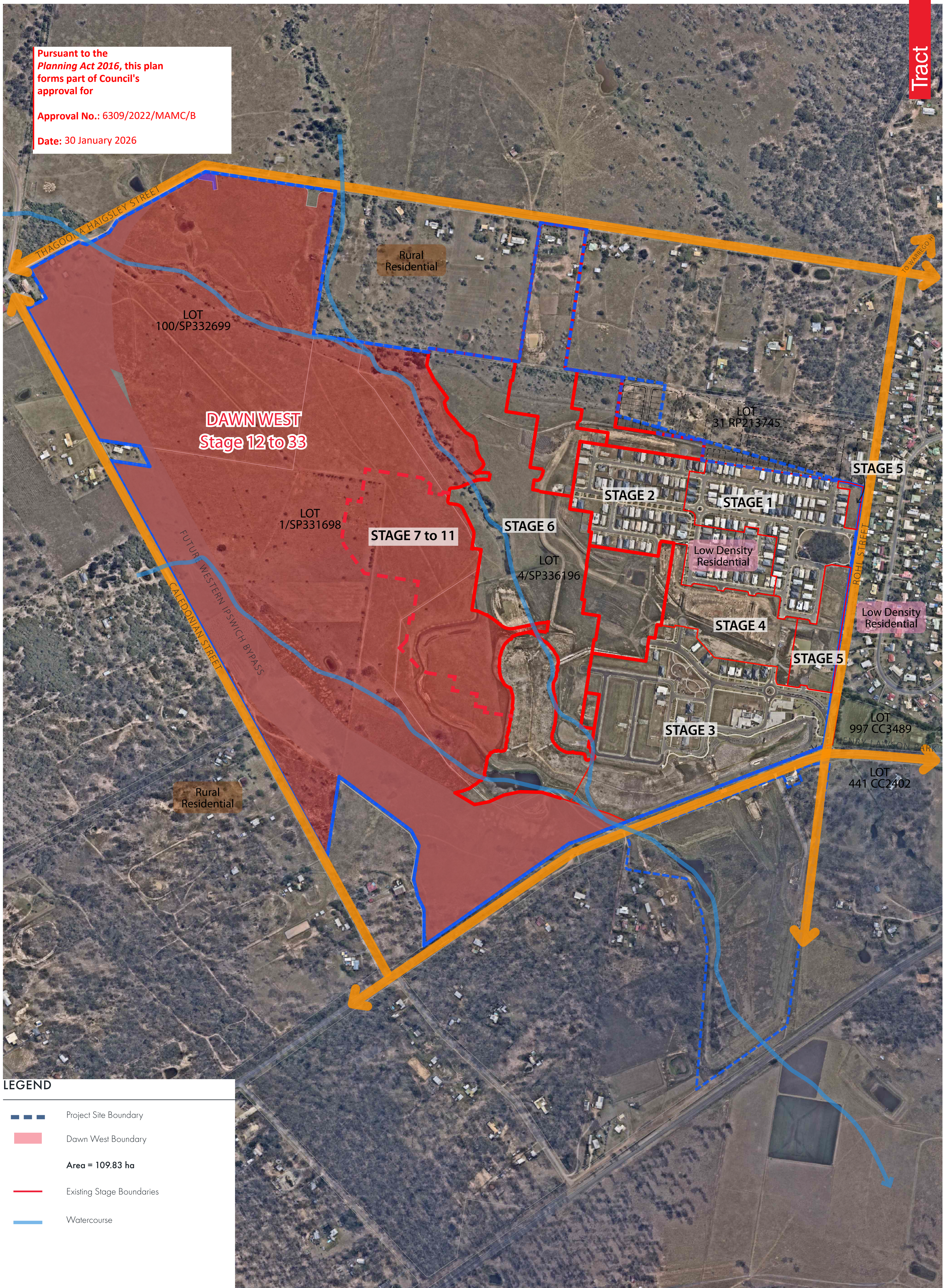


Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/B

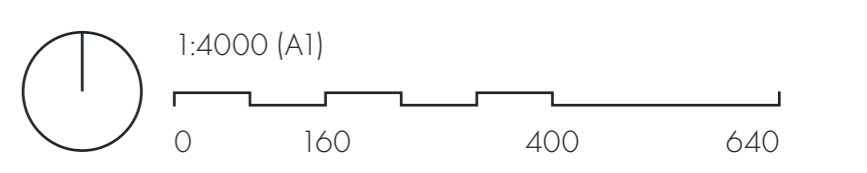
Date: 30 January 2026



LEGEND

- - - Project Site Boundary
- Dawn West Boundary
- Area = 109.83 ha
- Existing Stage Boundaries
- Watercourse

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

- Project Site Boundary
- Sub Stage
- Booster Site
- Balance Lot

OPEN SPACE

- Linear Open Space
- Drainage/ Waterway Corridor
- Local Recreation Park
- Pedestrian/Drainage Connection

STREETS

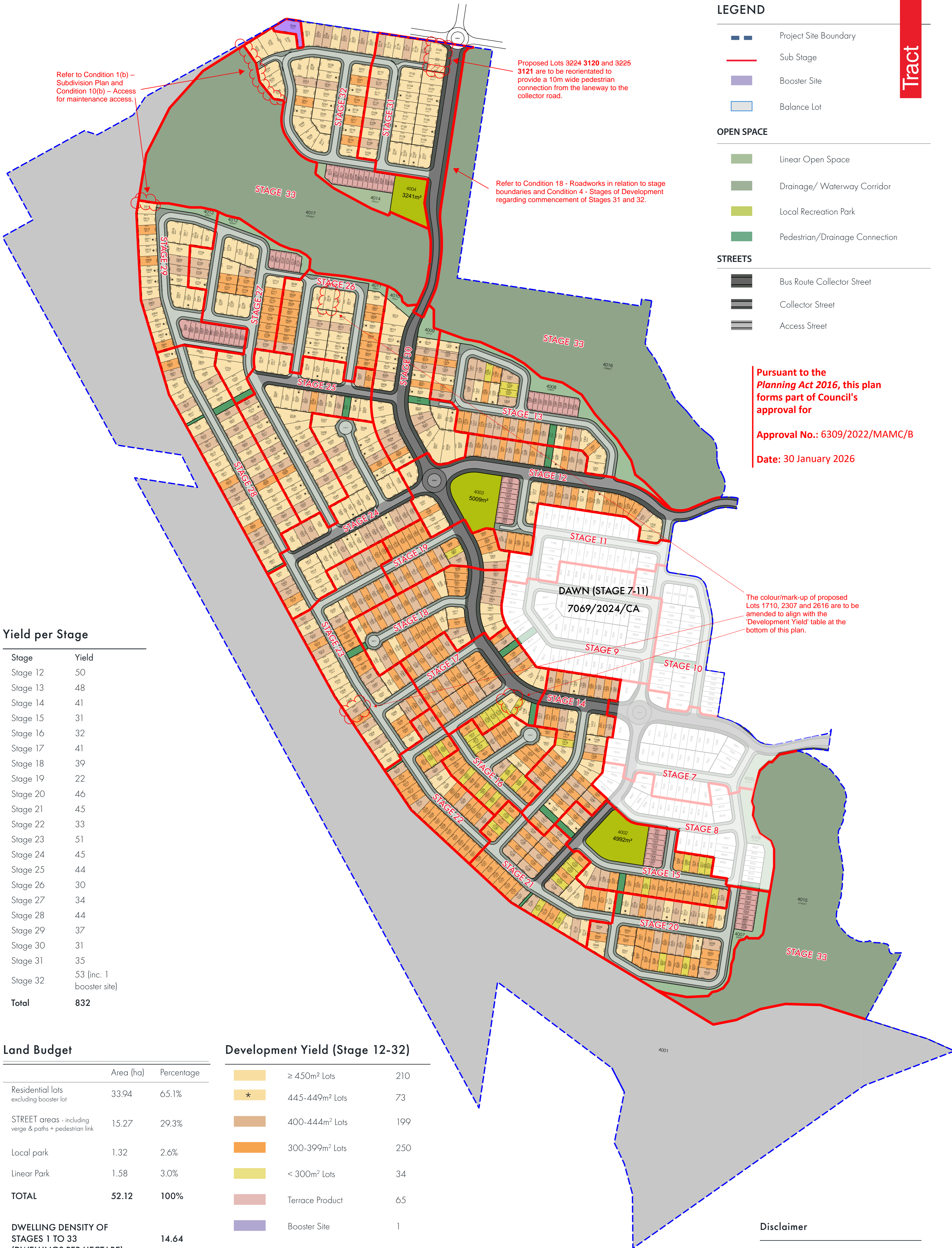
- Bus Route Collector Street
- Collector Street
- Access Street

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

Approval No.: 6309/2022/MAMC/B

Date: 30 January 2026

The colour/mark-up of proposed Lots 1710, 2307 and 2616 are to be amended to align with the 'Development Yield' table at the bottom of this plan.



Yield per Stage

Stage	Yield
Stage 12	50
Stage 13	48
Stage 14	41
Stage 15	31
Stage 16	32
Stage 17	41
Stage 18	39
Stage 19	22
Stage 20	46
Stage 21	45
Stage 22	33
Stage 23	51
Stage 24	45
Stage 25	44
Stage 26	30
Stage 27	34
Stage 28	44
Stage 29	37
Stage 30	31
Stage 31	35
Stage 32	53 (inc. 1 booster site)
Total	832

Land Budget

	Area (ha)	Percentage
Residential lots excluding booster lot	33.94	65.1%
STREET areas - including verge & paths + pedestrian link	15.27	29.3%
Local park	1.32	2.6%
Linear Park	1.58	3.0%
TOTAL	52.12	100%

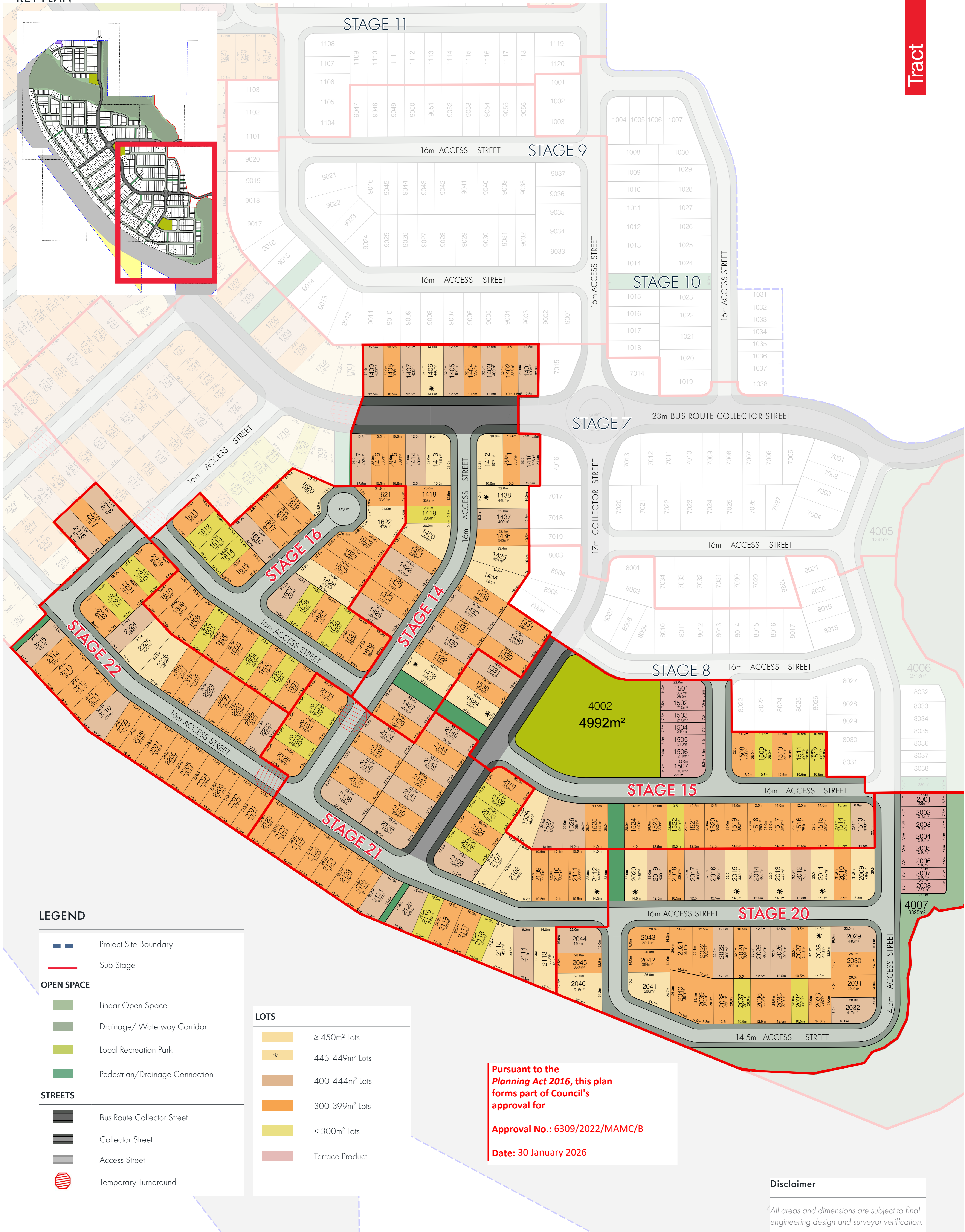
Development Yield (Stage 12-32)

	≥ 450m ² Lots	210
	* 445-449m ² Lots	73
	400-444m ² Lots	199
	300-399m ² Lots	250
	< 300m ² Lots	34
	Terrace Product	65
	Booster Site	1
TOTAL		832

DWELLING DENSITY OF STAGES 1 TO 33 (DWELLINGS PER HECTARE) 14.64

Disclaimer

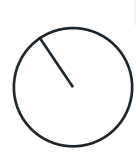
All areas and dimensions are subject to final engineering design and surveyor verification.



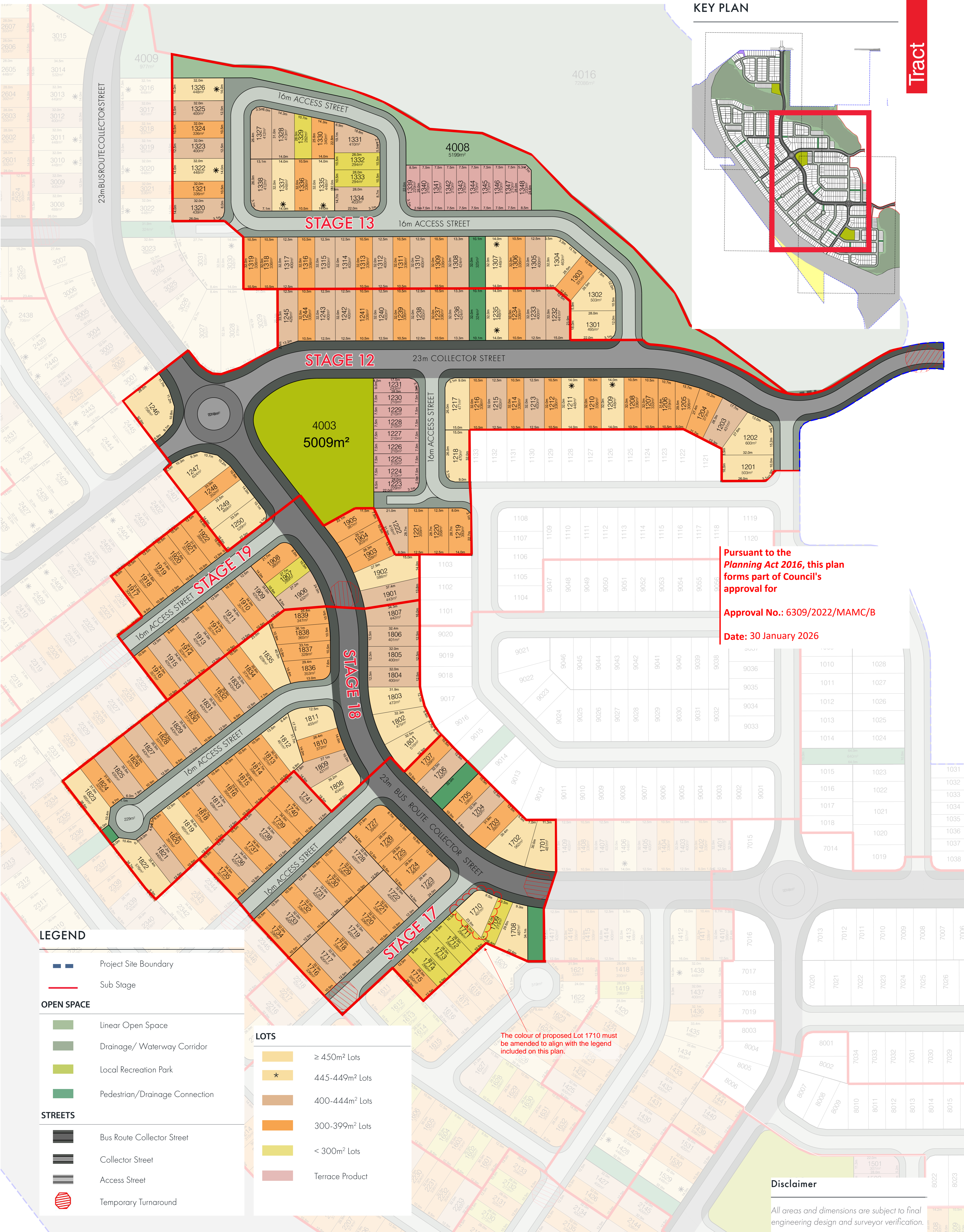
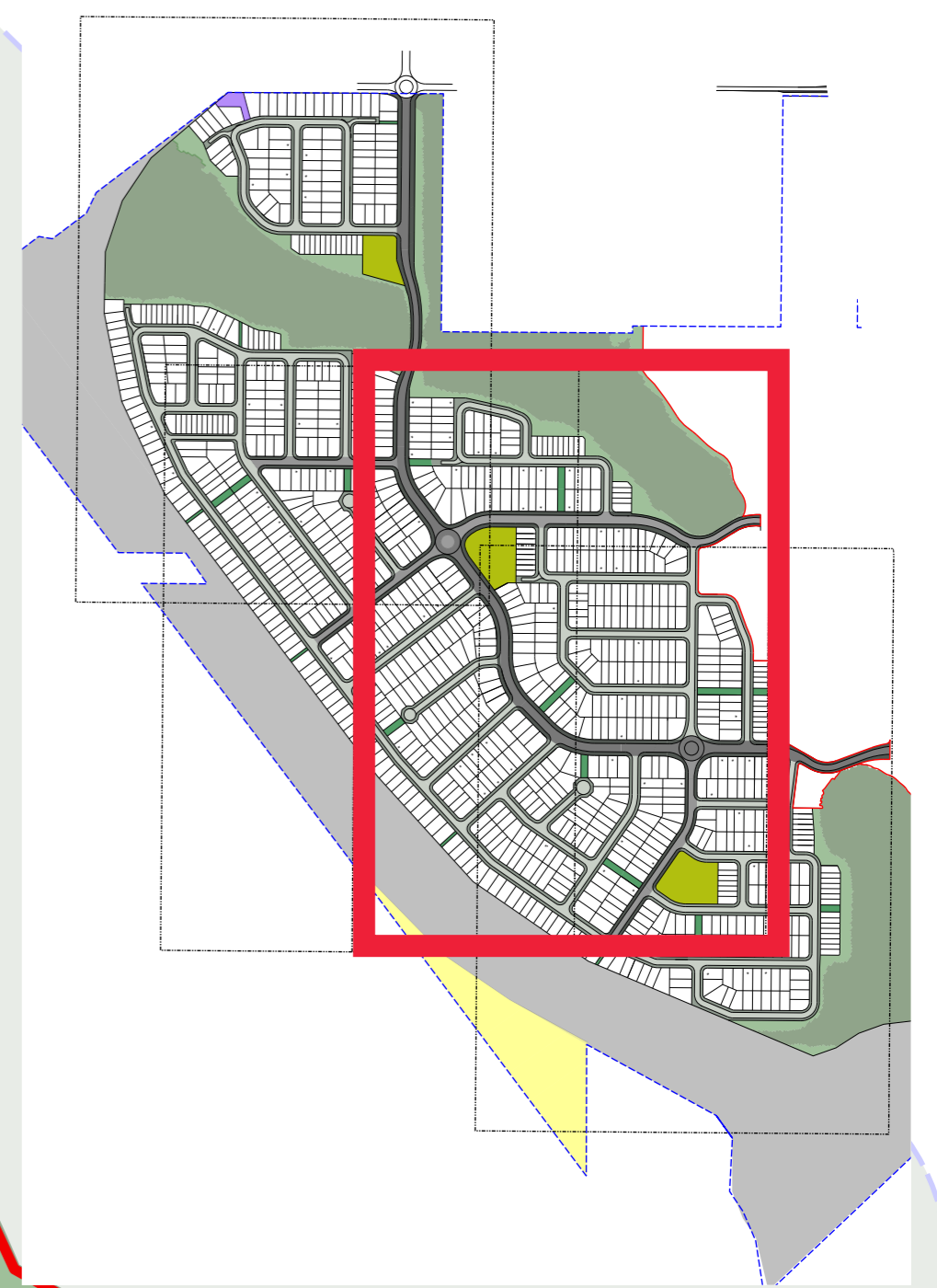
Pursuant to the Planning Act 2016, this plan forms part of Council's approval for
 Approval No.: 6309/2022/MAMC/B
 Date: 30 January 2026

Disclaimer
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- LEGEND**
- Project Site Boundary
 - Sub Stage
- OPEN SPACE**
- Linear Open Space
 - Drainage/ Waterway Corridor
 - Local Recreation Park
 - Pedestrian/Drainage Connection
- STREETS**
- Bus Route Collector Street
 - Collector Street
 - Access Street
 - Temporary Turnaround
- LOTS**
- ≥ 450m² Lots
 - * 445-449m² Lots
 - 400-444m² Lots
 - 300-399m² Lots
 - < 300m² Lots
 - Terrace Product



KEY PLAN



Pursuant to the Planning Act 2016, this plan forms part of Council's approval for
Approval No.: 6309/2022/MAMC/B
Date: 30 January 2026

LEGEND

- Project Site Boundary
 - Sub Stage
- OPEN SPACE**
- Linear Open Space
 - Drainage/ Waterway Corridor
 - Local Recreation Park
 - Pedestrian/Drainage Connection
- STREETS**
- Bus Route Collector Street
 - Collector Street
 - Access Street
 - Temporary Turnaround

LOTS

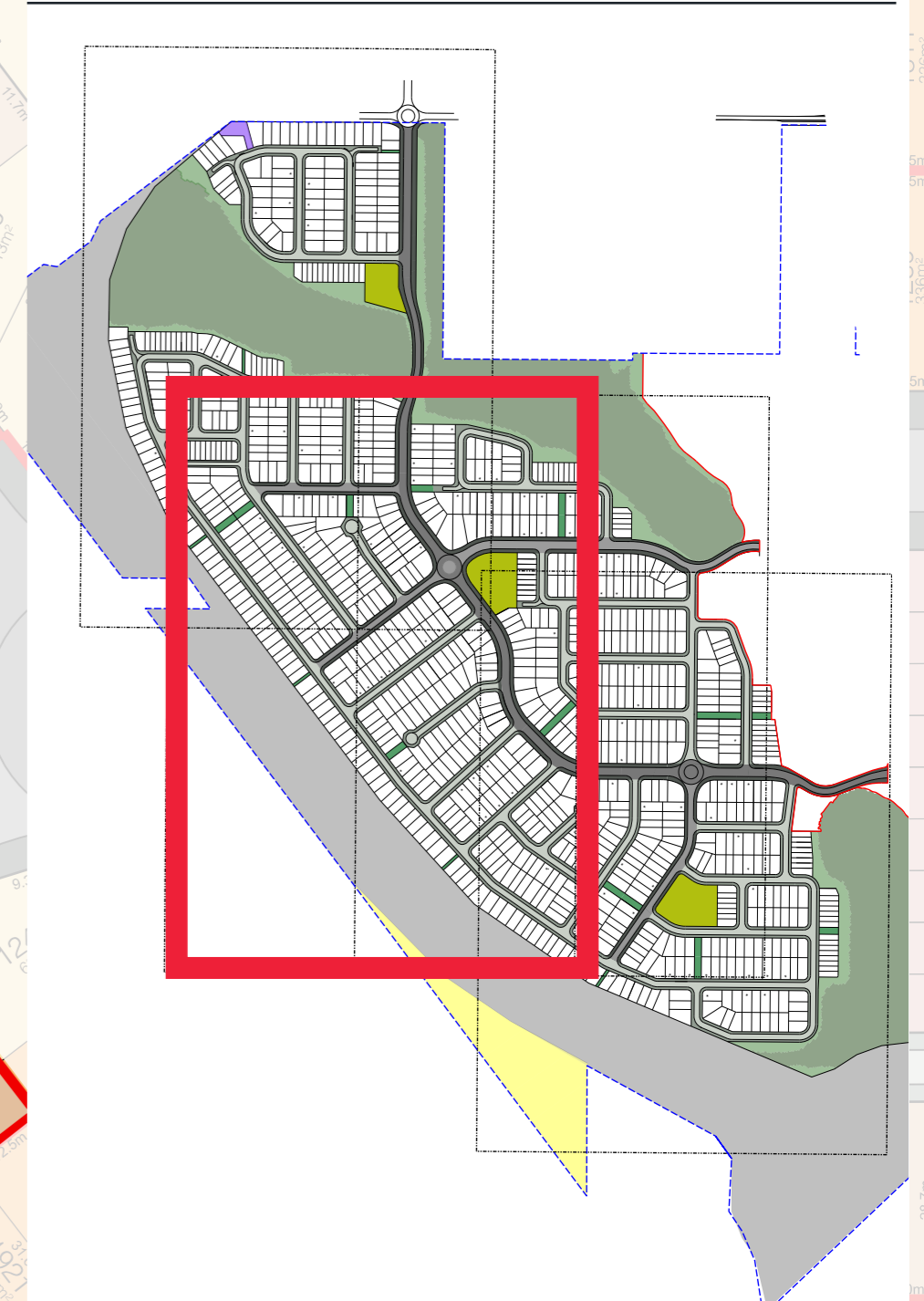
	≥ 450m² Lots
	445-449m² Lots
	400-444m² Lots
	300-399m² Lots
	< 300m² Lots
	Terrace Product

Disclaimer

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KEY PLAN



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

Approval No.: 6309/2022/MAMC/B

Date: 30 January 2026

LEGEND

- Project Site Boundary
- Sub Stage

OPEN SPACE

- Linear Open Space
- Drainage/ Waterway Corridor
- Local Recreation Park
- Pedestrian/Drainage Connection

STREETS

- Bus Route Collector Street
- Collector Street
- Access Street
- Temporary Turnaround

LOTS

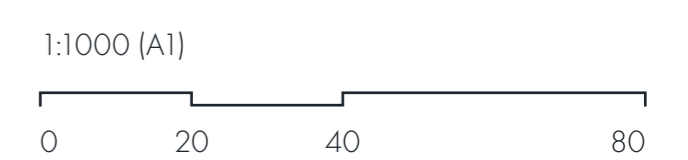
- ≥ 450m² Lots
- 445-449m² Lots
- 400-444m² Lots
- 300-399m² Lots
- < 300m² Lots
- Terrace Product

The colour of proposed Lot 2307 must be amended to align with the legend included on this plan.

Disclaimer

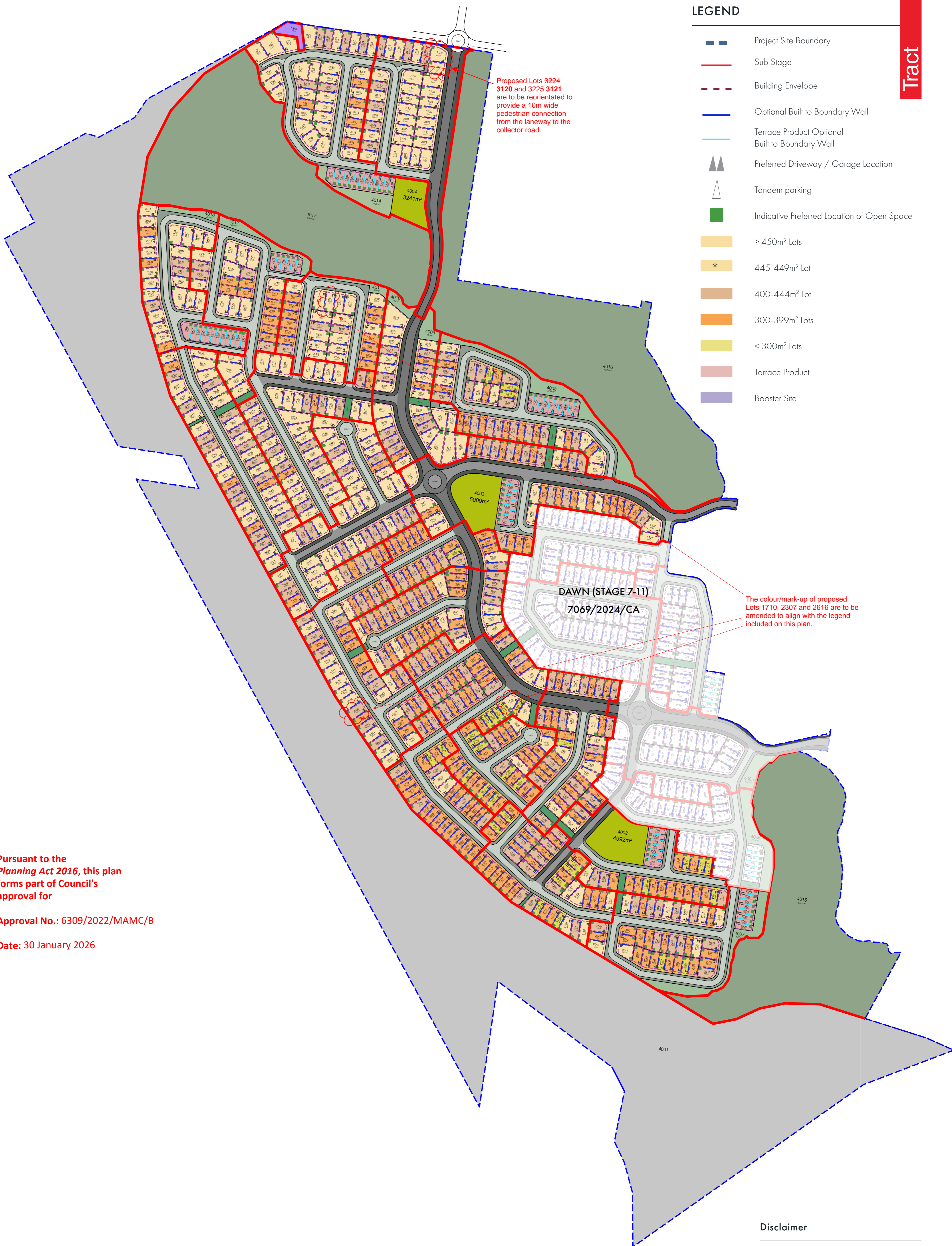
All areas and dimensions are subject to final engineering design and surveyor verification.

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
RAL PLAN : STAGE 23,24,25,28	DAWN WEST	0714-0279-60-U-01-RP01	15	27.11.2025	AC	MK	MH	1:1000 (A1)



LEGEND

- Project Site Boundary
- Sub Stage
- Building Envelope
- Optional Built to Boundary Wall
- Terrace Product Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Tandem parking
- Indicative Preferred Location of Open Space
- ≥ 450m² Lots
- * 445-449m² Lot
- 400-444m² Lot
- 300-399m² Lots
- < 300m² Lots
- Terrace Product
- Booster Site



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

Approval No.: 6309/2022/MAMC/B

Date: 30 January 2026

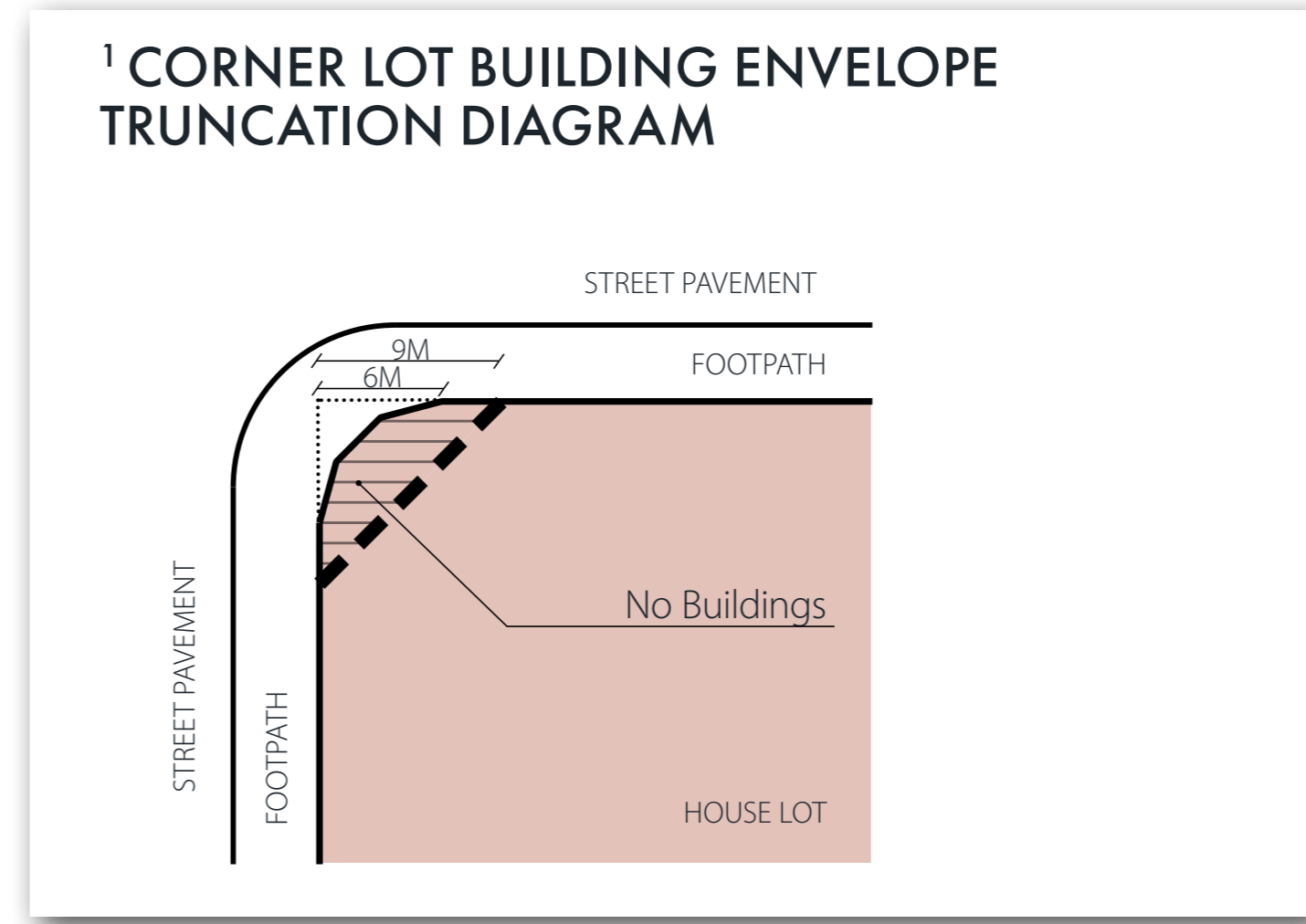
Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
PLAN OF DEVELOPMENT - OVERALL	DAWN WEST	0714-0279-60-U-01-RP01	15	27.11.2025	AC	MK	MH	1:2500 (A1)



ALLOTMENTS SET		
Allocation type	Detached	
BUILDING ENVELOPE		
FRONT SETBACKS		
Front setback (Primary frontage)	To front building line/dwelling wall	3.5m
	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		
Built to boundary walls (Optional)	Ground floor	0.0m
	Non built to boundary walls	Frontage ≤ 12.5m 0.55m*
First floor (if applicable) above 4.5m	1.5m	
CORNER LOTS SETBACK		
Corner lot setback to wall	Minimum side setback for Access Place and Access Street	1.0m
	Minimum side setback for Collector Street	2.0m
	Truncation ¹	6.0m x 6.0m
GARAGES, SITE COVER, POS, HEIGHT, WALL LENGTHS		
Preferred garage location	As indicated on the Plan of Development	
Garages	Single, tandem, or double. 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.	
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 designed so 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.	
Site cover	Max. 60%	
Private open space (POS)	Minimum 16m ² at ground level	
Maximum length and height of built to boundary wall	15m long and max 3.5m high	
Fencing	Primary	1200mm high, or 1800mm high with 50% transparency; Front facing fencing must be located 600mm behind the façade of the side the fence is on.
	Secondary	1200mm high; or 1800mm high if the fence has a solid appearance to 1200mm high and comprises a transparent element to 600mm (50% transparent solid to openings);
	Side & Rear	Max 1800mm;
	Adjoining parkland/drainage reserve	1200mm high; or 1800mm 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
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 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.	

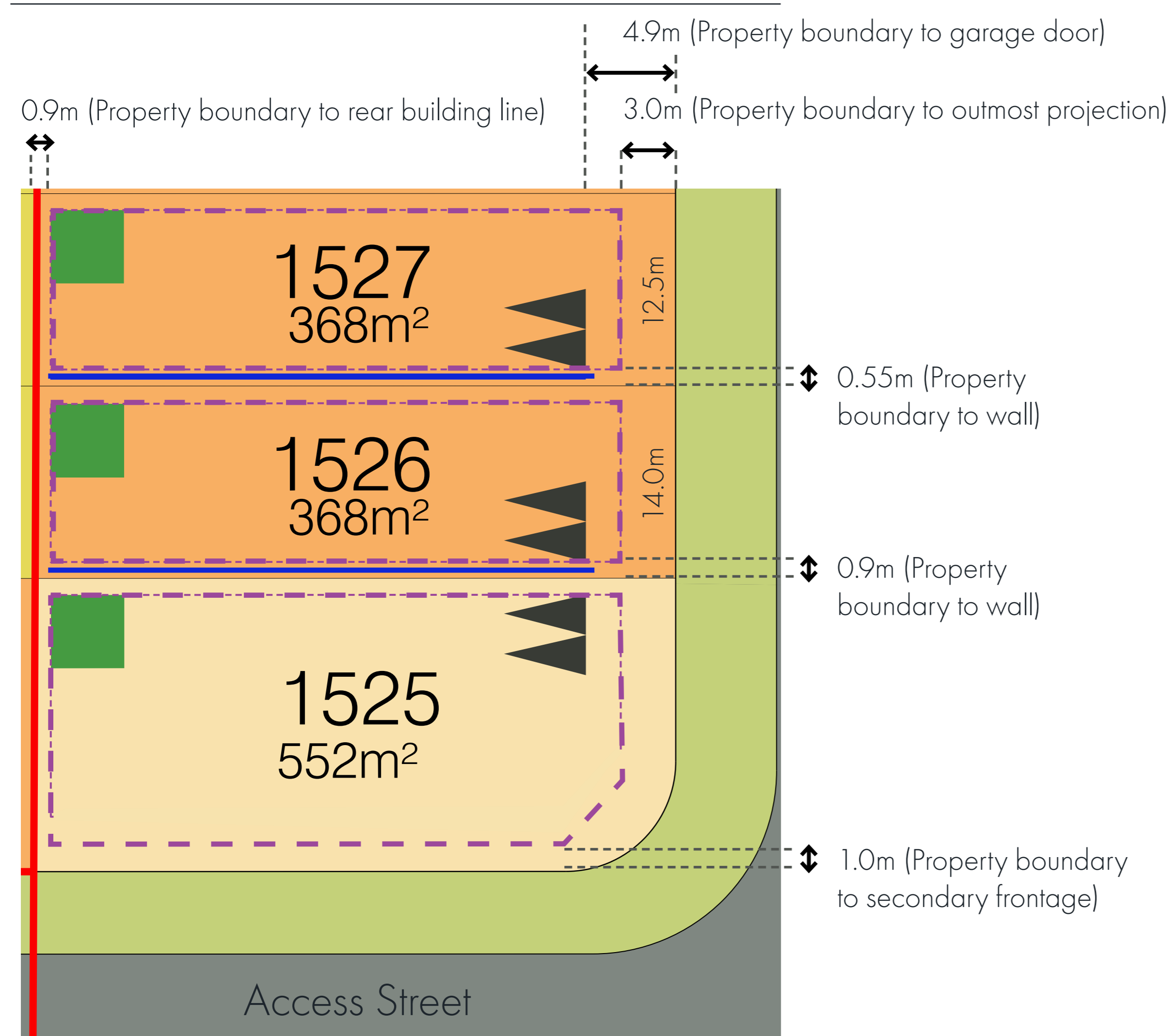


Pursuant to the **Planning Act 2016**, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/B

Date: 30 January 2026

BUILDING SETBACKS



LEGEND

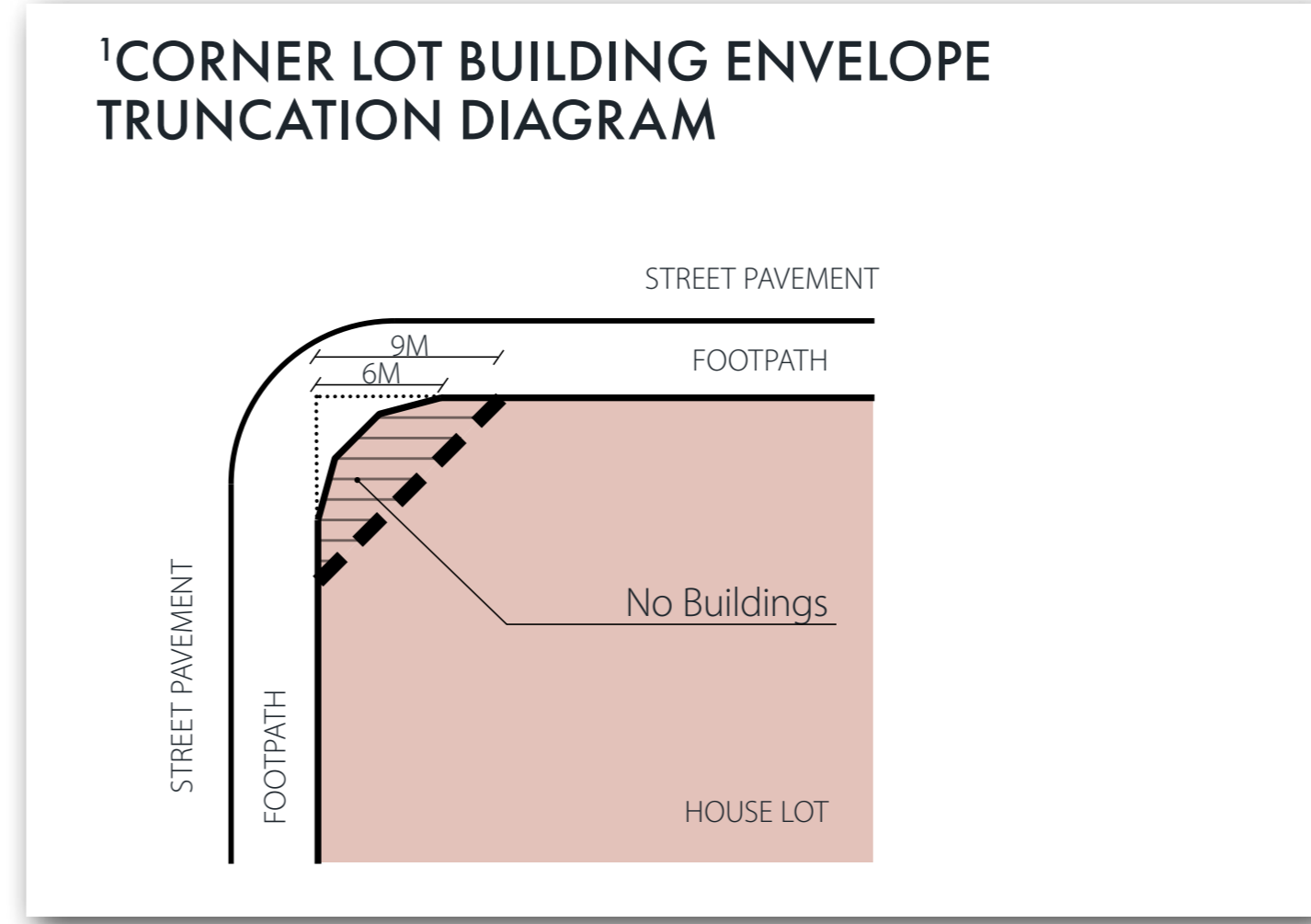
- Building Envelope
- Optional Built to Boundary Wall
- ▲▲ Preferred Driveway / Garage Location
- Indicative Preferred Location of Open Space



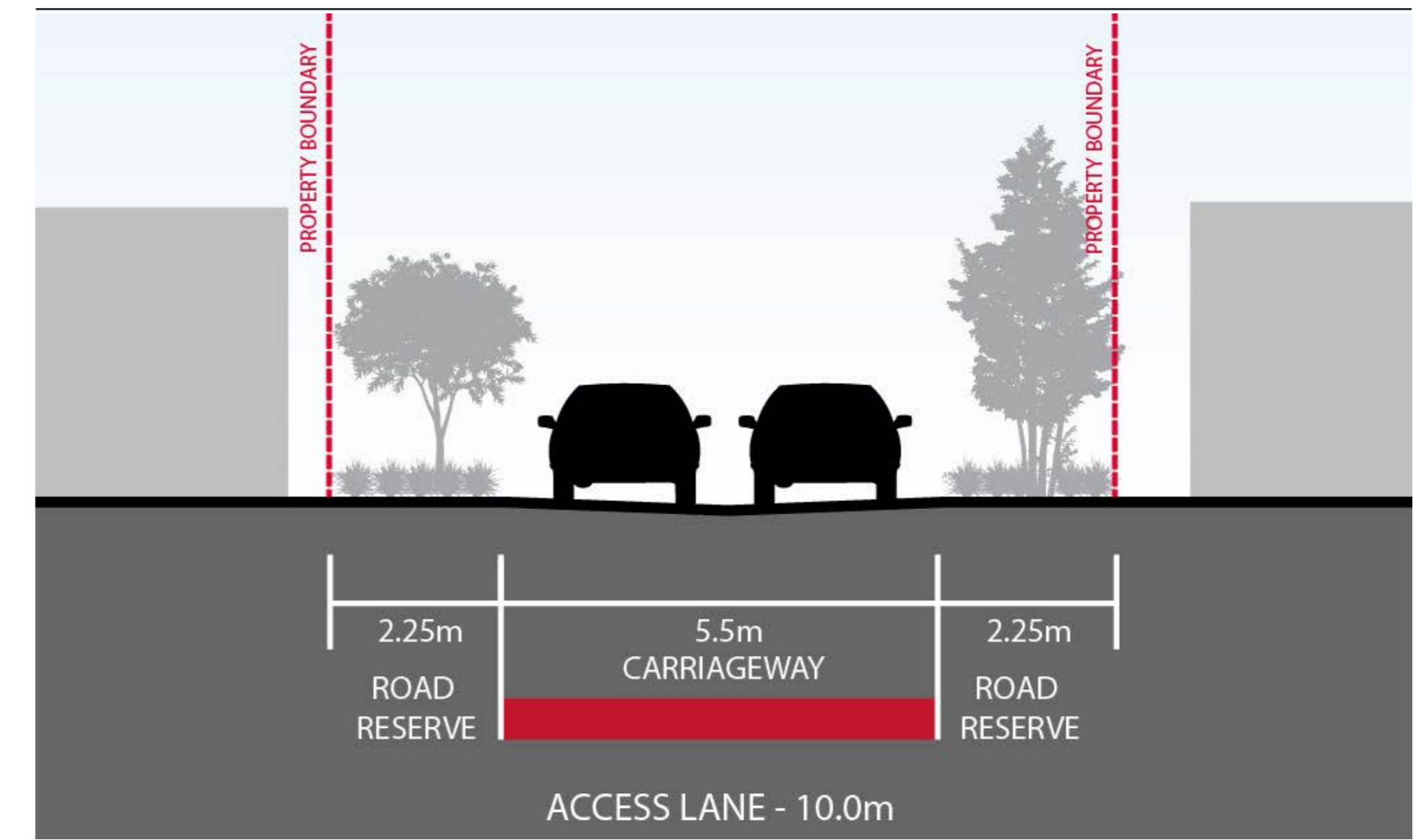
BUILDING ENVELOPE TERRACE PRODUCT

ALLOTMENTS SET			
Alotment type		Attached – Park Fronting	Attached – Street Fronting
BUILDING ENVELOPE			
FRONT SETBACKS		Park Frontage	Street Frontage (no vehicle access)
Front setback (Primary frontage)	To front building line/dwelling wall	2.4m	2.4m
	To outermost projection	1.0m	1.0m
REAR SETBACK TO OMP		Street Frontage	Street Frontage (vehicle access)
Rear setback to wall	To front building line/dwelling wall	2.4m	0.9m
	Ground level verandah/patio	2.0m	0.5m
	To garage door	4.9m	0m
	First floor (if applicable) above 4.5m	1.5m	1.5m
SIDE SETBACKS			
Side setback to wall (Built to boundary wall)	Ground floor		Built to boundary – 0.0m
	First floor (if applicable) above 4.5m		Built to boundary – 0.0m
Side setbacks to OMP (optional non built to boundary wall)			0.55m
CORNER LOTS SETBACK			
Corner lot setback to wall	Minimum side setback for Access Place and Access Street		1.0m
	Minimum side setback for Collector Street		1.5m
	Truncation ¹		6.0m x 6.0m
GARAGES, SITE COVER, POS, HEIGHT, WALL LENGTHS			
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)	For one bedroom – Min. 5m ² at ground level (min. dimension 1.2m)		
For two bedroom – Min. 9m ² at ground level (min. dimension 2.4m)	Minimum 16m ² at ground level		
For three + bedroom – Min. 12m ² at ground level (min. dimension 2.4m)	15m long and max 3.5m high		
Maximum length and height of built to boundary wall	75% of the length of the boundary		
Fencing	Primary	1200mm high, or 1800mm high with 50% transparency	
	Secondary	1200mm high, or 1800mm high with 50% transparency	
	Side & Rear	Max 1800mm;	
	Adjoining parkland/drainage reserve	1200mm high; or 1800mm 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.		

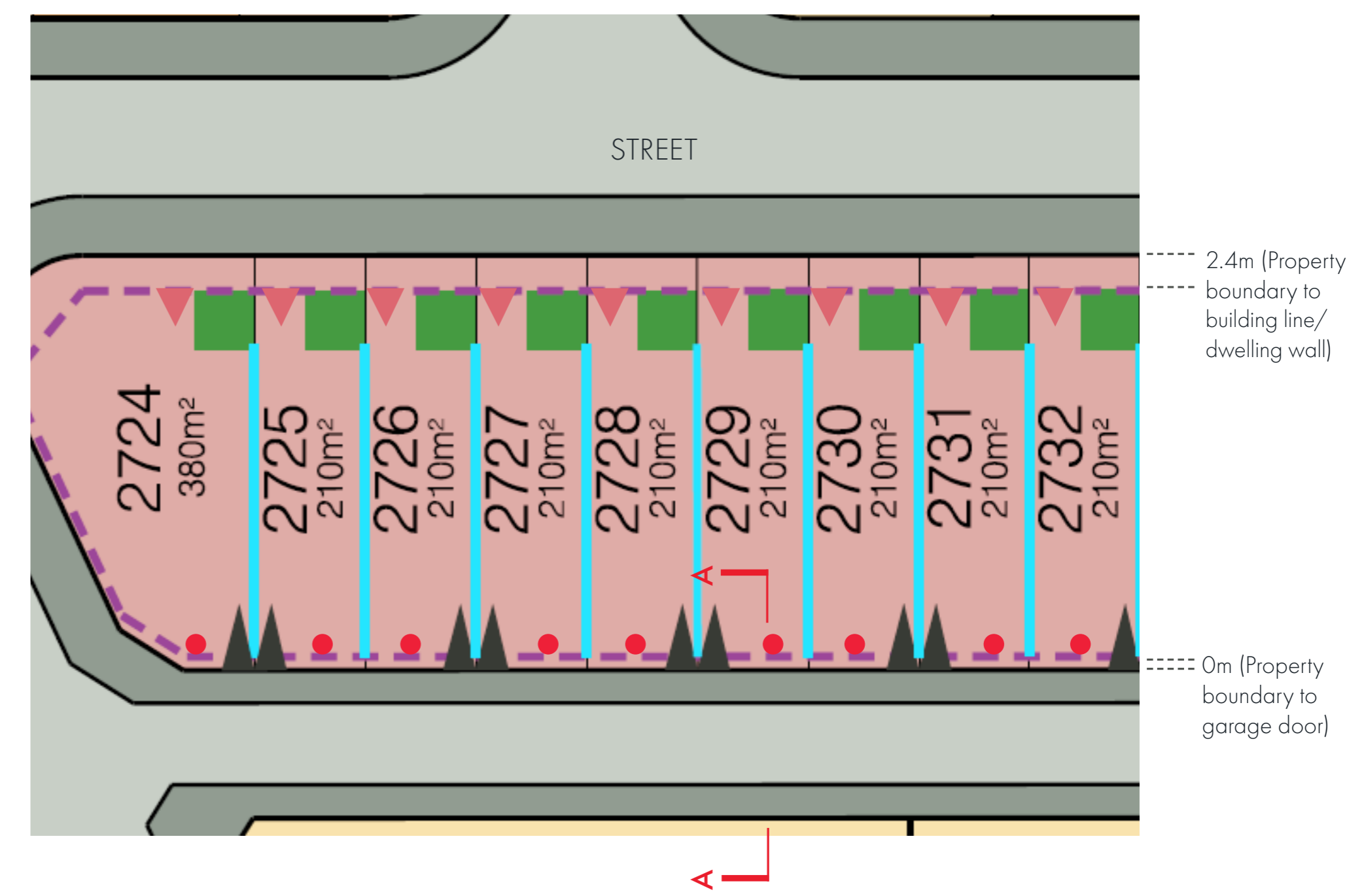
DESIGN DETAILS



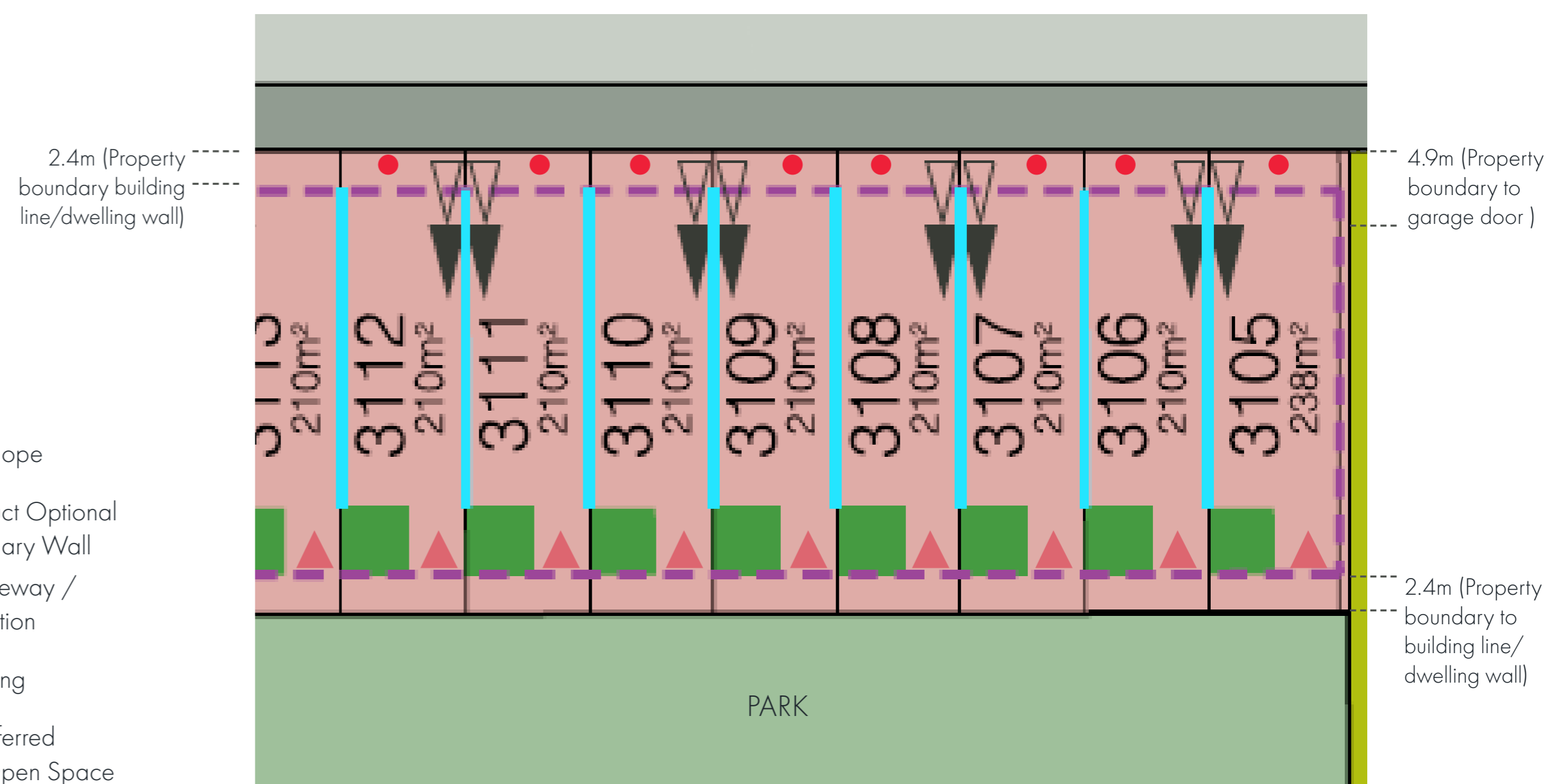
SECTION A-A



BUILDING SETBACKS (Rear Loaded Fronting Street)



BUILDING SETBACKS (Rear Loaded Fronting Park)

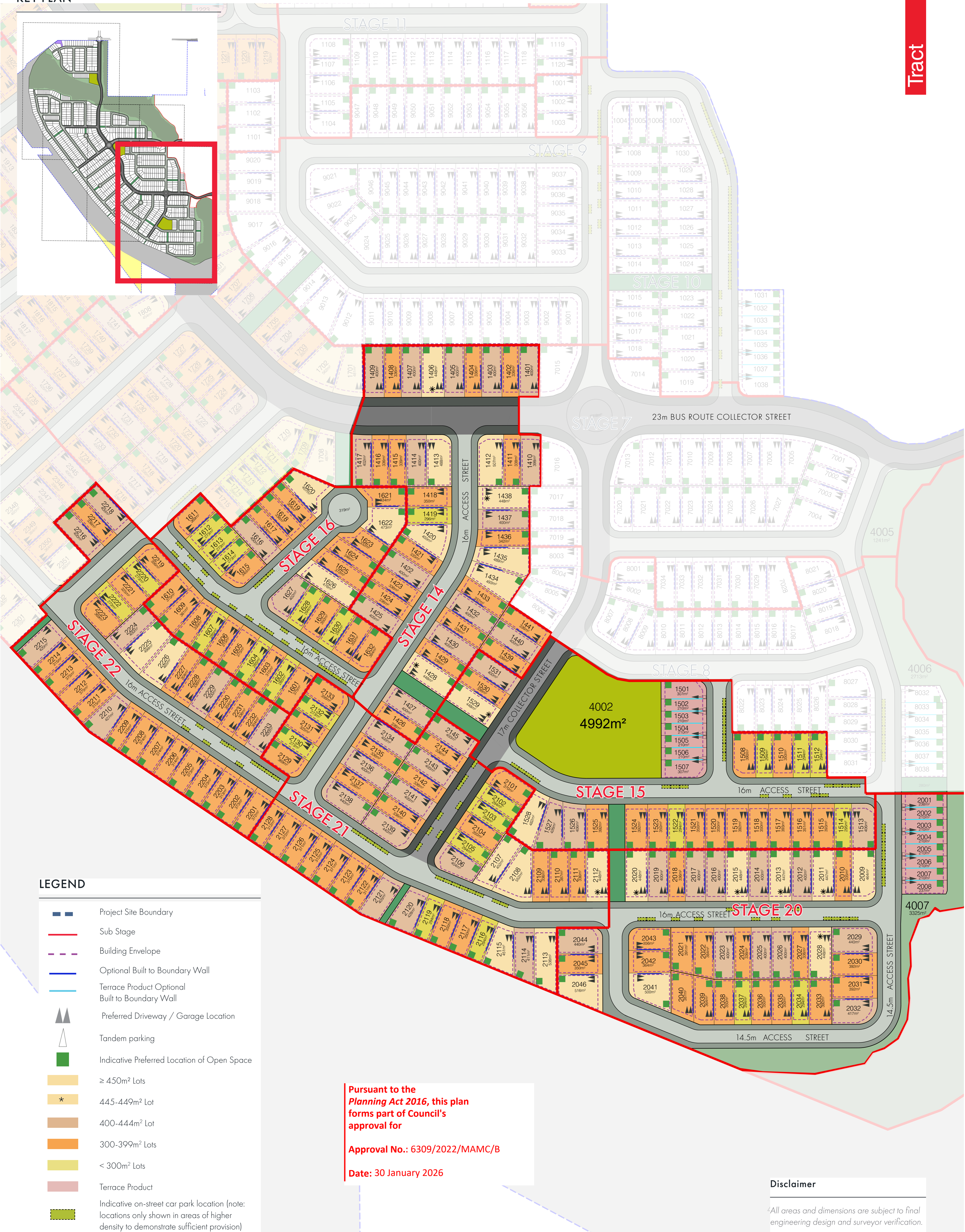


- Sub Stage
- - - Building Envelope
- Terrace Product Optional Built to Boundary Wall
- ▲ Preferred Driveway / Garage Location
- △ Tandem parking
- Indicative Preferred Location of Open Space
- ▲ Main Pedestrian Entry on This Frontage
- Letterbox Location

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

Approval No.: 6309/2022/MAMC/B

Date: 30 January 2026



LEGEND

- Project Site Boundary
- Sub Stage
- Building Envelope
- Optional Built to Boundary Wall
- Terrace Product Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Tandem parking
- Indicative Preferred Location of Open Space
- ≥ 450m² Lots
- * 445-449m² Lot
- 400-444m² Lot
- 300-399m² Lots
- < 300m² Lots
- Terrace Product
- Indicative on-street car park location (note: locations only shown in areas of higher density to demonstrate sufficient provision)

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

Approval No.: 6309/2022/MAMC/B

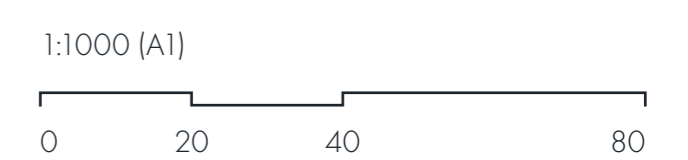
Date: 30 January 2026

Disclaimer

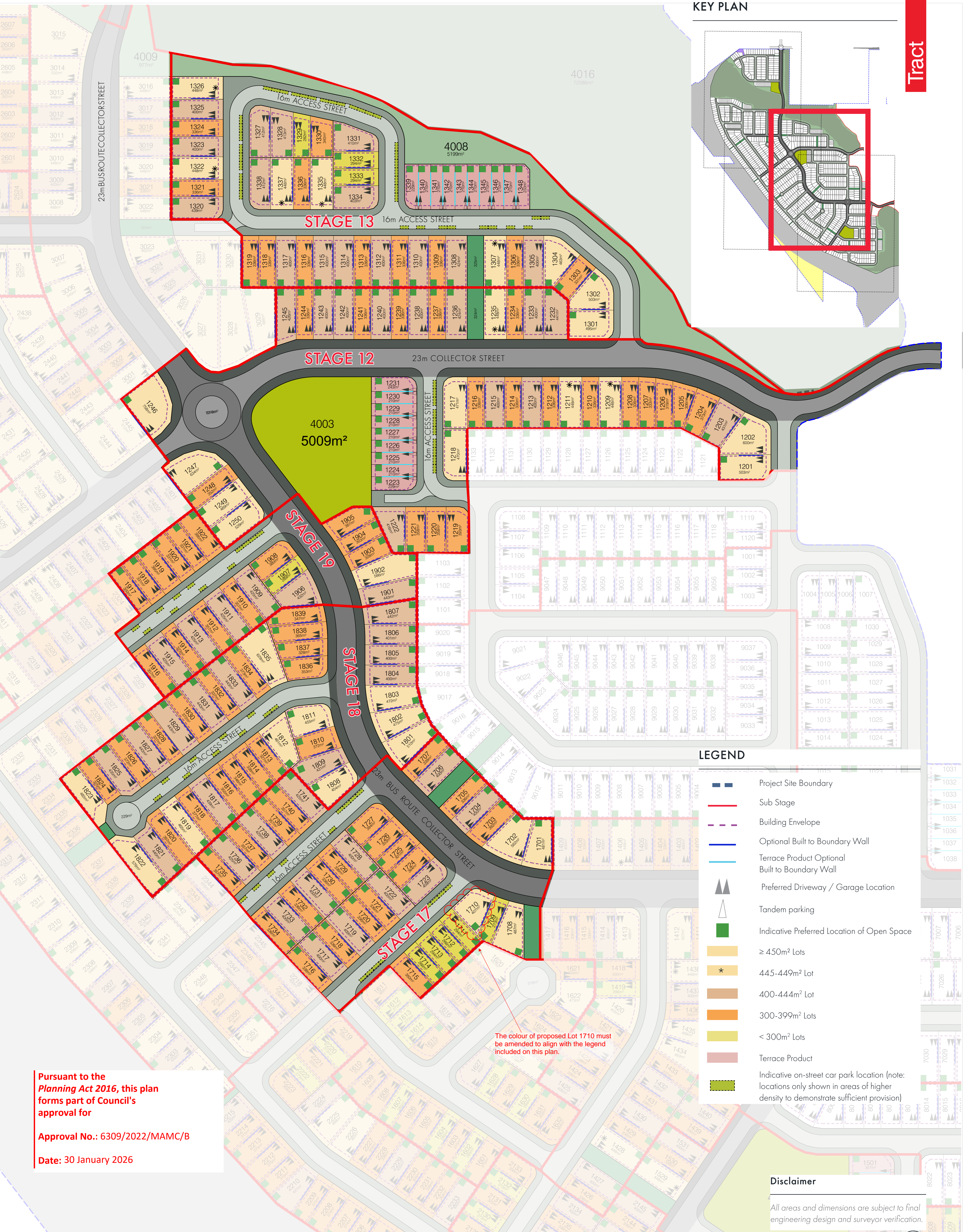
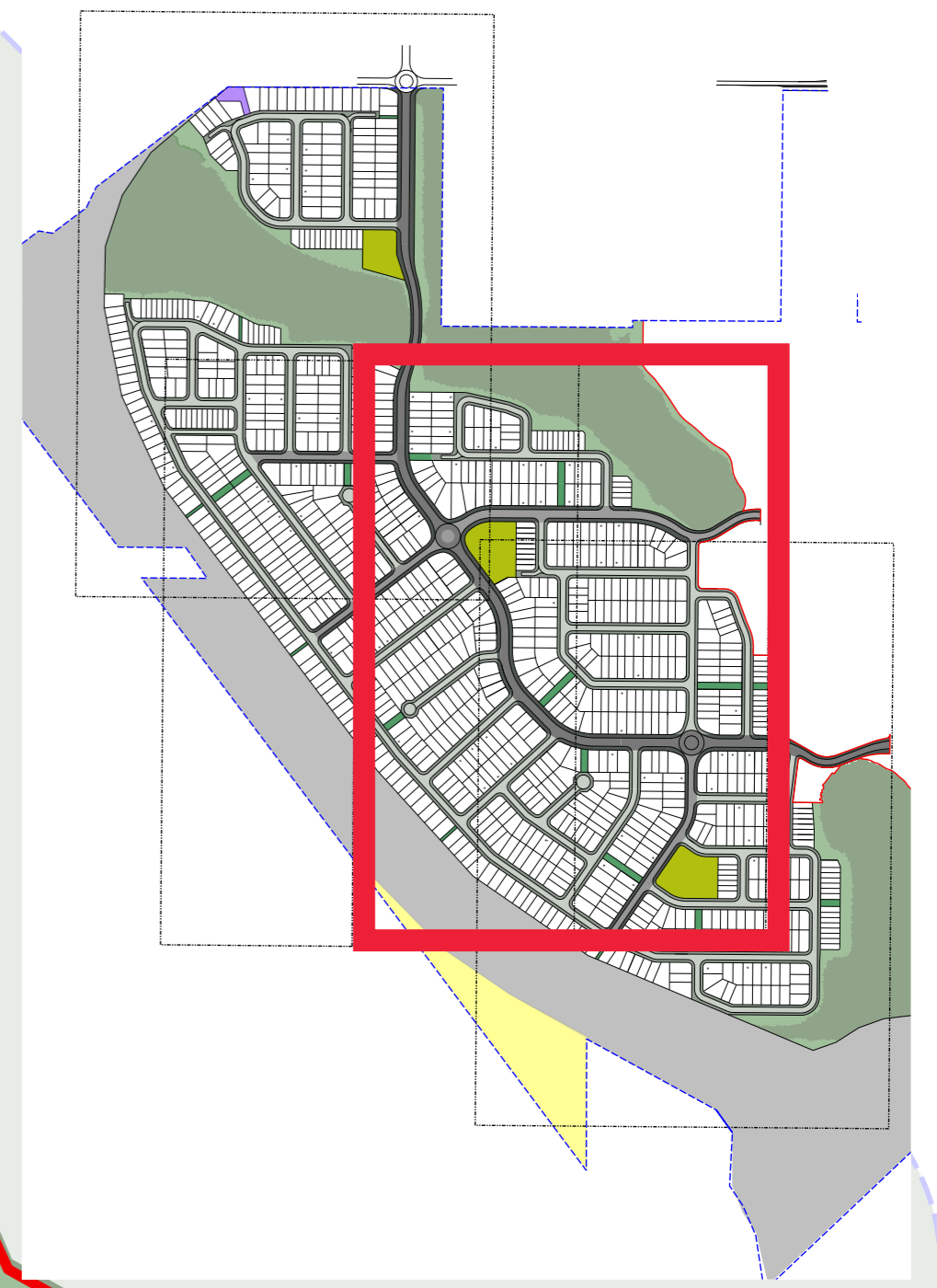
All areas and dimensions are subject to final engineering design and surveyor verification.

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
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PLAN OF DEVELOPMENT - STAGE 14,15,16,20,21,22	DAWN WEST	0714-0279-60-U-01-RP01	15	27.11.2025	AC	MK	MH	1:1000 (A1)
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KEY PLAN



LEGEND

- Project Site Boundary
- Sub Stage
- Building Envelope
- Optional Built to Boundary Wall
- Terrace Product Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Tandem parking
- Indicative Preferred Location of Open Space
- ≥ 450m² Lots
- 445-449m² Lot
- 400-444m² Lot
- 300-399m² Lots
- < 300m² Lots
- Terrace Product
- Indicative on-street car park location (note: locations only shown in areas of higher density to demonstrate sufficient provision)

The colour of proposed Lot 1710 must be amended to align with the legend included on this plan.

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Date: 30 January 2026

Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
PLAN OF DEVELOPMENT - STAGE 12,13,17,18,19	DAWN WEST	0714-0279-60-U-01-RP01	15	27.11.2025	AC	MK	MH	1:1000 (A1)

PLAN OF DEVELOPMENT - STAGE 12,13,17,18,19

DAWN WEST

0714-0279-60-U-01-RP01

15

27.11.2025

AC

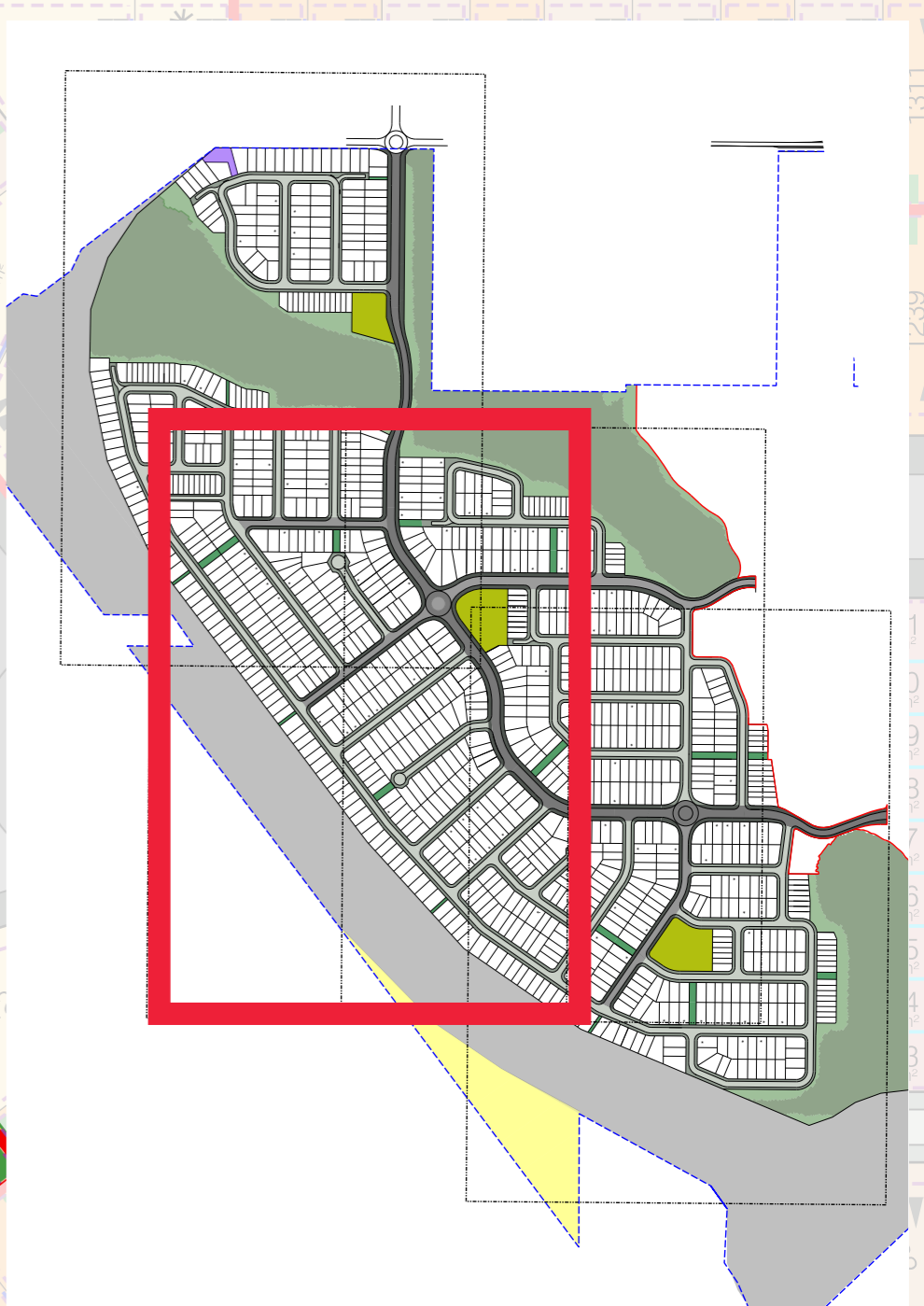
MK

MH

1:1000 (A1)

0 20 40 80





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Approval No.: 6309/2022/MAMC/B

Date: 30 January 2026

LEGEND

- Project Site Boundary
- Sub Stage
- Building Envelope
- Optional Built to Boundary Wall
- Terrace Product Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Tandem parking
- Indicative Preferred Location of Open Space
- ≥ 450m² Lots
- 445-449m² Lot
- 400-444m² Lot
- 300-399m² Lots
- < 300m² Lots
- Terrace Product
- Indicative on-street car park location (note: locations only shown in areas of higher density to demonstrate sufficient provision)

The colour of proposed Lot 2307 must be amended to align with the legend included on this plan.

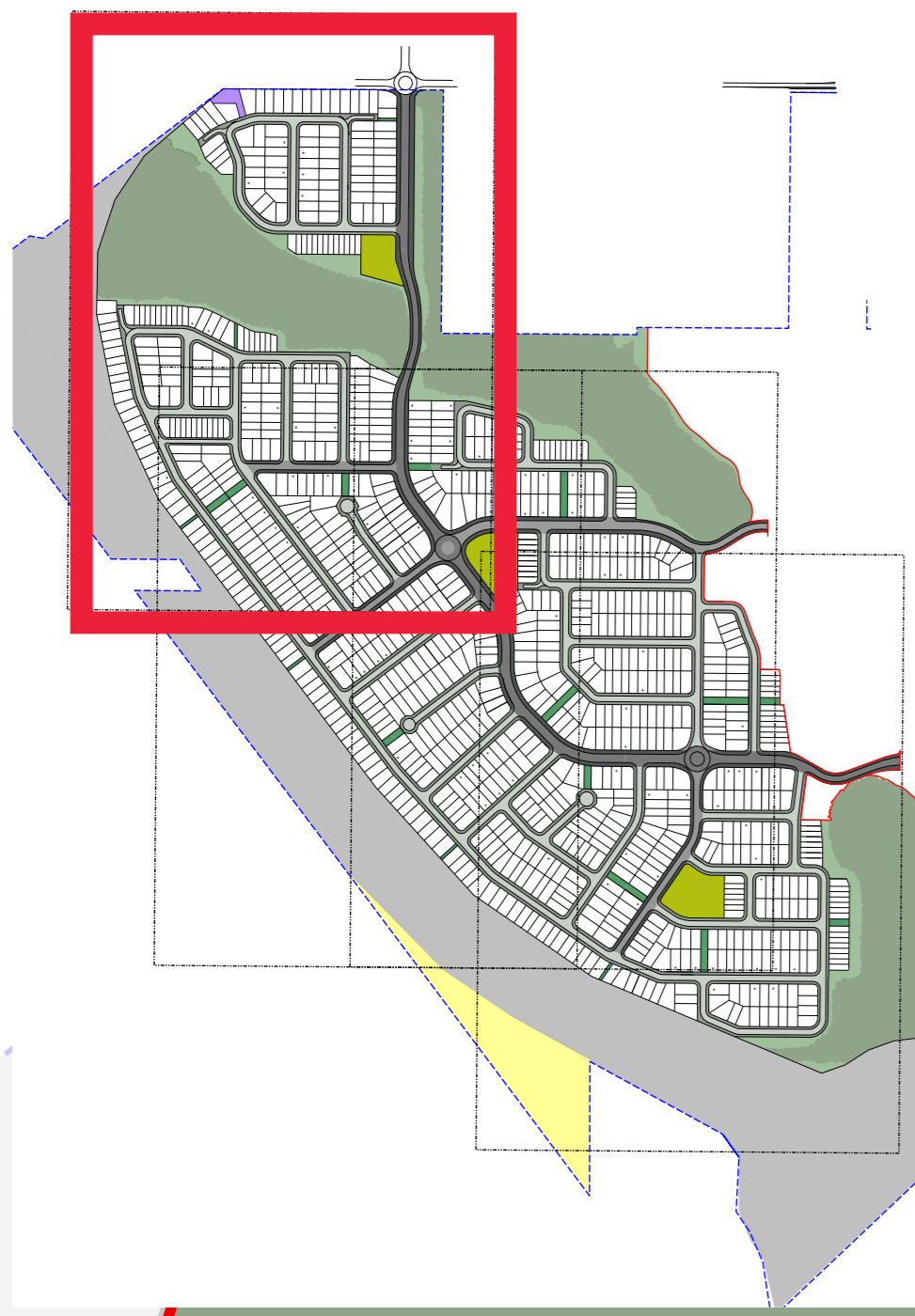
Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
PLAN OF DEVELOPMENT - STAGE 23,24,25,28	DAWN WEST	0714-0279-60-U-01-RP01	15	27.11.2025	AC	MK	MH	1:1000 (A1)



KEY PLAN



Tract

Proposed Lots 3224 3120 and 3225 3121 are to be reorientated to provide a 10m wide pedestrian connection from the laneway to the collector road.

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

Approval No.: 6309/2022/MAMC/B

Date: 30 January 2026

An asterisk must be included on proposed Lot 2616 to align with the legend included on this plan.



LEGEND

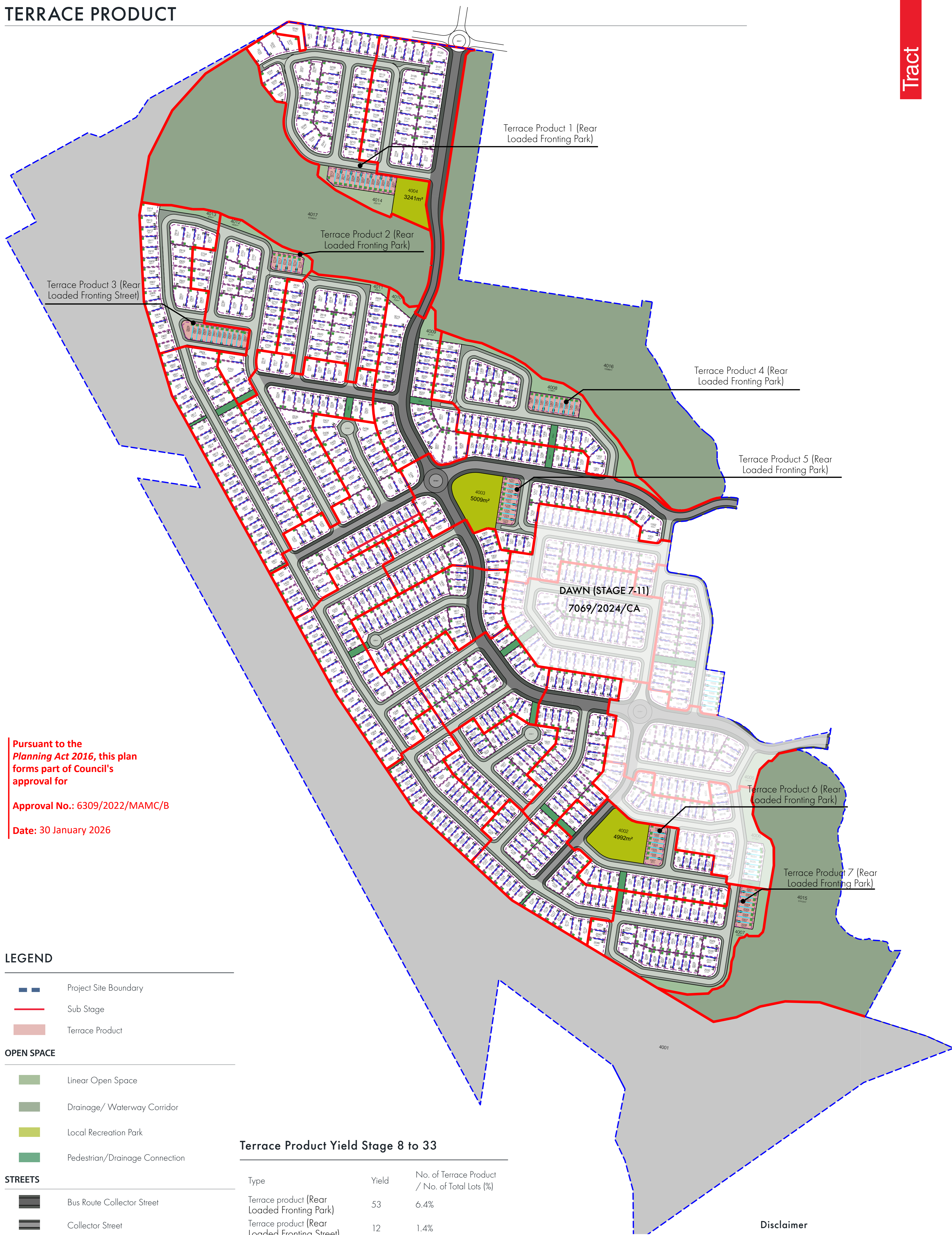
- Project Site Boundary
- Sub Stage
- - - Building Envelope
- Optional Built to Boundary Wall
- Terrace Product Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Tandem parking
- Indicative Preferred Location of Open Space
- ≥ 450m² Lots
- * 445-449m² Lot
- 400-444m² Lot
- 300-399m² Lots
- < 300m² Lots
- Terrace Product
- Booster Site
- Indicative on-street car park location (note: locations only shown in areas of higher density to demonstrate sufficient provision)

Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
PLAN OF DEVELOPMENT - STAGE 26,27,29,30,31,32	DAWN WEST	0714-0279-60-U-01-RP01	15	27.11.2025	AC	MK	MH	1:1000 (A1)

TERRACE PRODUCT



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

Approval No.: 6309/2022/MAMC/B

Date: 30 January 2026

LEGEND

- Project Site Boundary
- Sub Stage
- Terrace Product

OPEN SPACE

- Linear Open Space
- Drainage/ Waterway Corridor
- Local Recreation Park
- Pedestrian/Drainage Connection

STREETS

- Bus Route Collector Street
- Collector Street
- Access Street

Terrace Product Yield Stage 8 to 33

Type	Yield	No. of Terrace Product / No. of Total Lots (%)
Terrace product (Rear Loaded Fronting Park)	53	6.4%
Terrace product (Rear Loaded Fronting Street)	12	1.4%
Total	65	7.8%

Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
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TERRACE PRODUCT
LOCATION PLAN

DAWN WEST

0714-0279-60-U-01-RP01

15

27.11.2025

AC

MK

MH

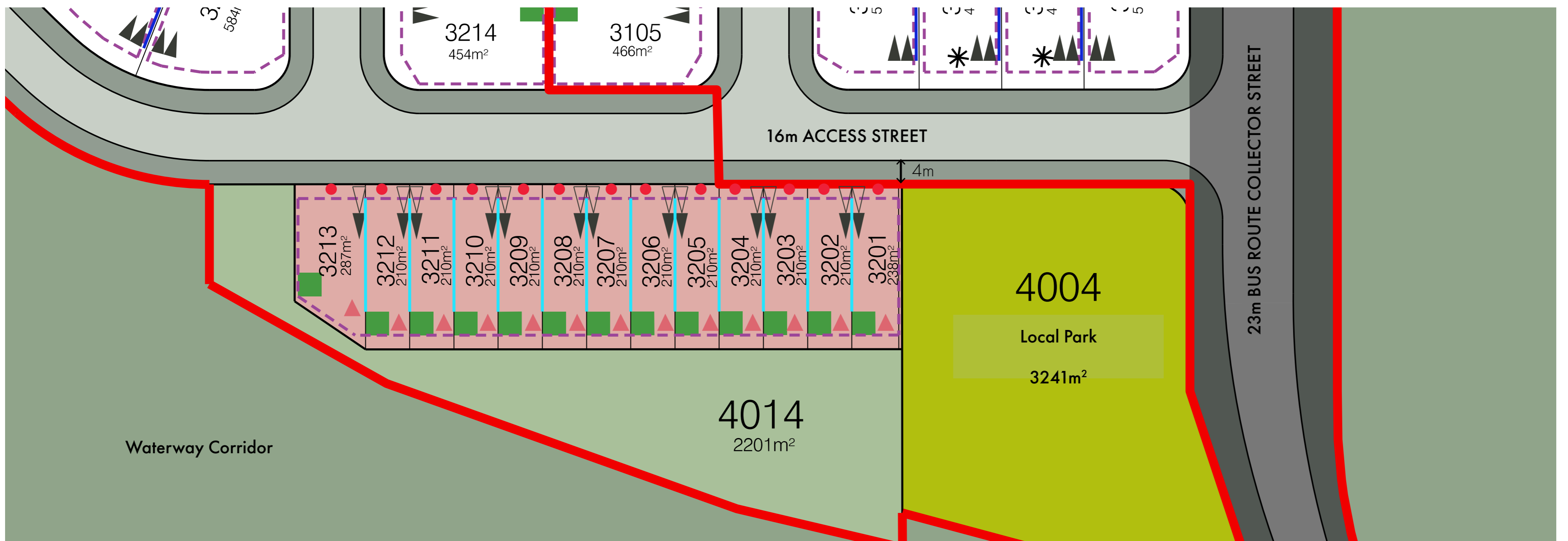
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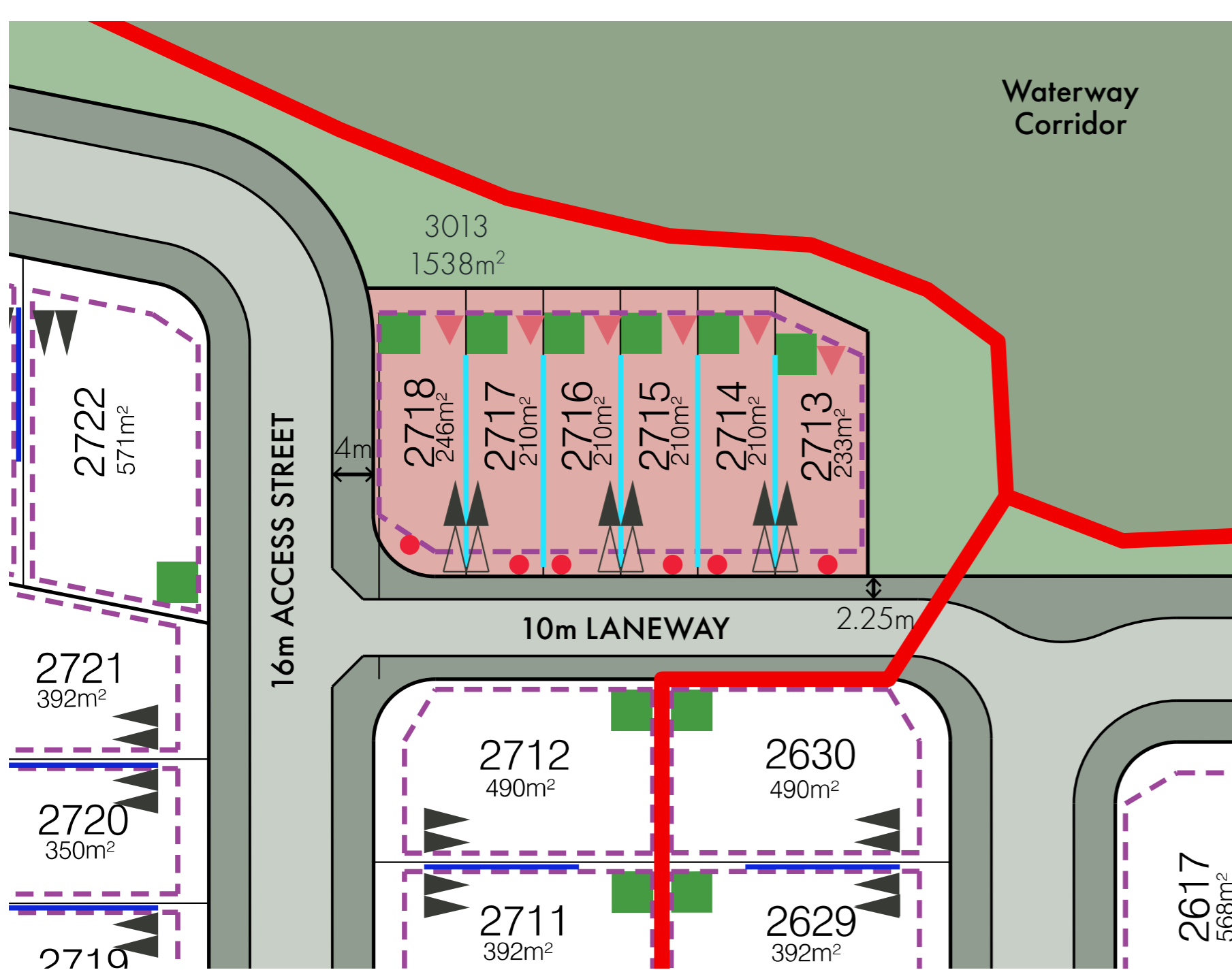


TERRACE PRODUCT

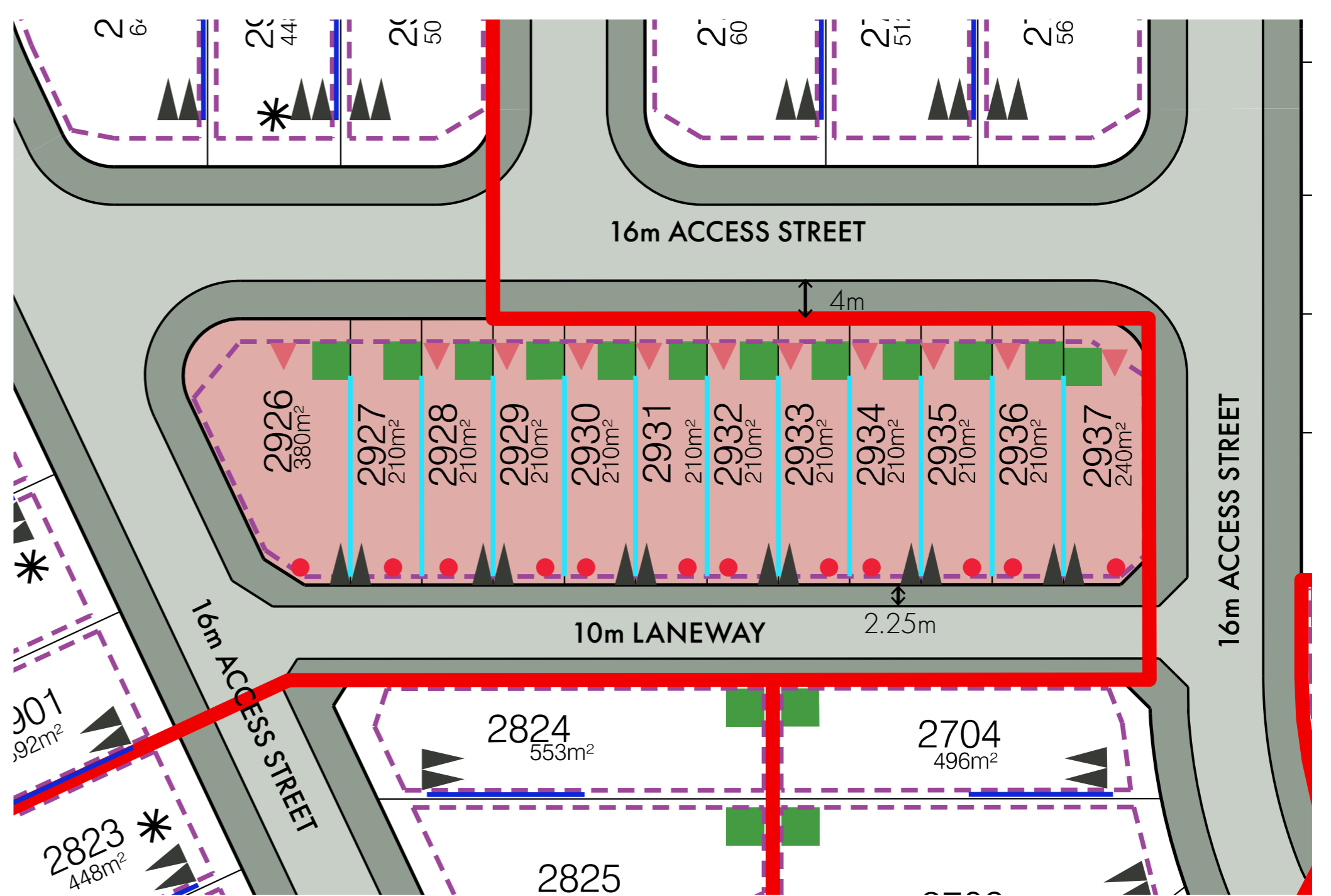
Terrace Product 1 - (Rear Loaded Fronting Park)



Terrace Product 2 - (Rear Loaded Fronting Park)



Terrace Product 3 - (Rear Loaded Fronting Street)



Terrace Product 4 - (Rear Loaded Fronting Park)



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Date: 30 January 2026

LEGEND

- Project Site Boundary
- 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

Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
TERRACE PRODUCT POD	DAWN WEST	0714-0279-60-U-01-RP01	15	27.11.2025	AC	MK	MH	1:500 (A1)

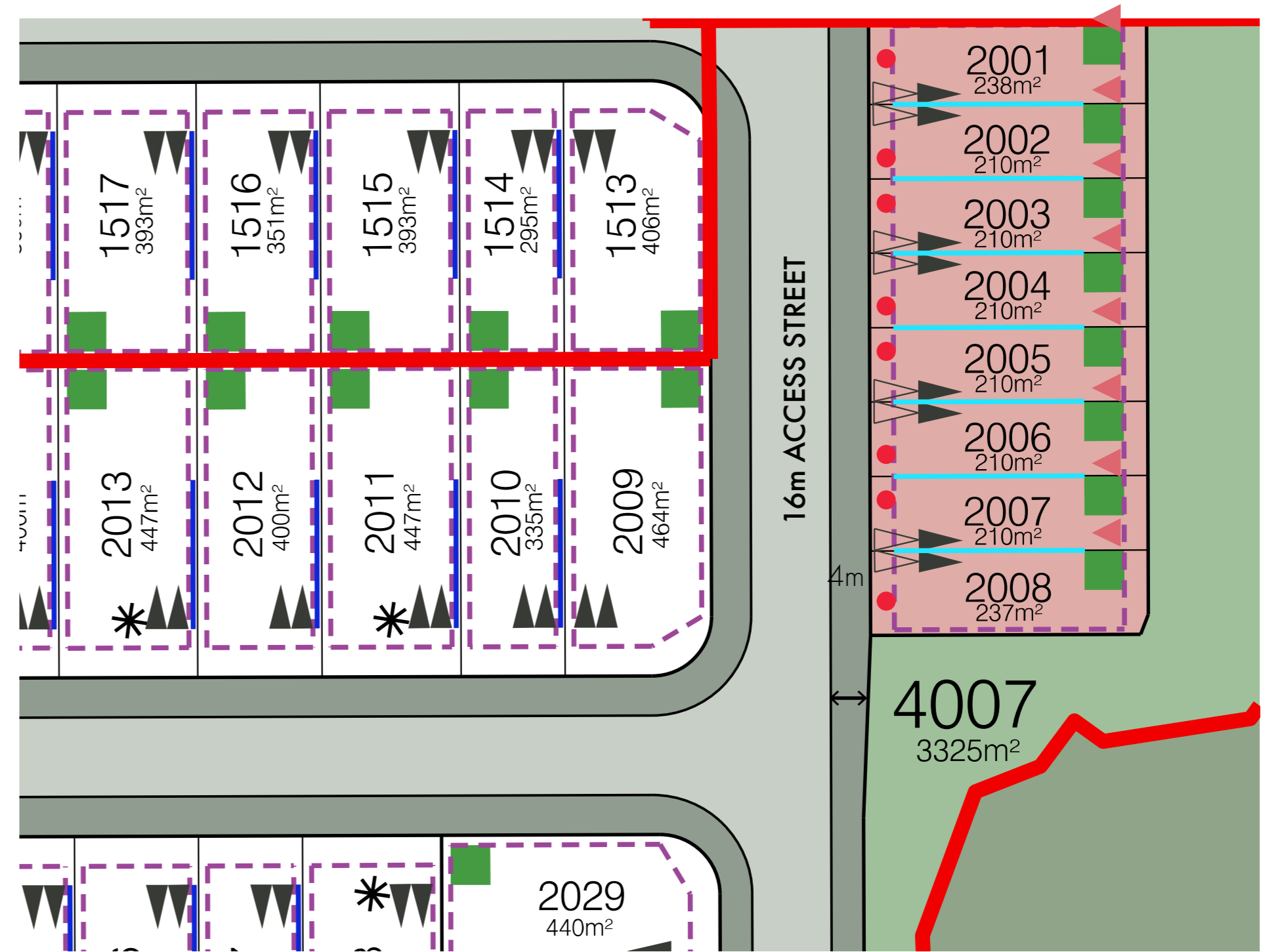


TERRACE PRODUCT

Terrace Product 5 - (Rear Loaded Fronting Park)



Terrace Product 7 - (Rear Loaded Fronting Park)



Terrace Product 6 - (Rear Loaded Fronting Park)



Pursuant to the Planning Act 2016, this plan forms part of Council's approval for
 Approval No.: 6309/2022/MAMC/B
 Date: 30 January 2026

LEGEND

- Project Site Boundary
- 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

Disclaimer

All areas and dimensions are subject to final engineering design and surveyor verification.

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

DAWN WEST

0714-0279-60-U-01-RP01

15

27.11.2025

AC

MK

MH

1:500 (A1)

0 10 20 40



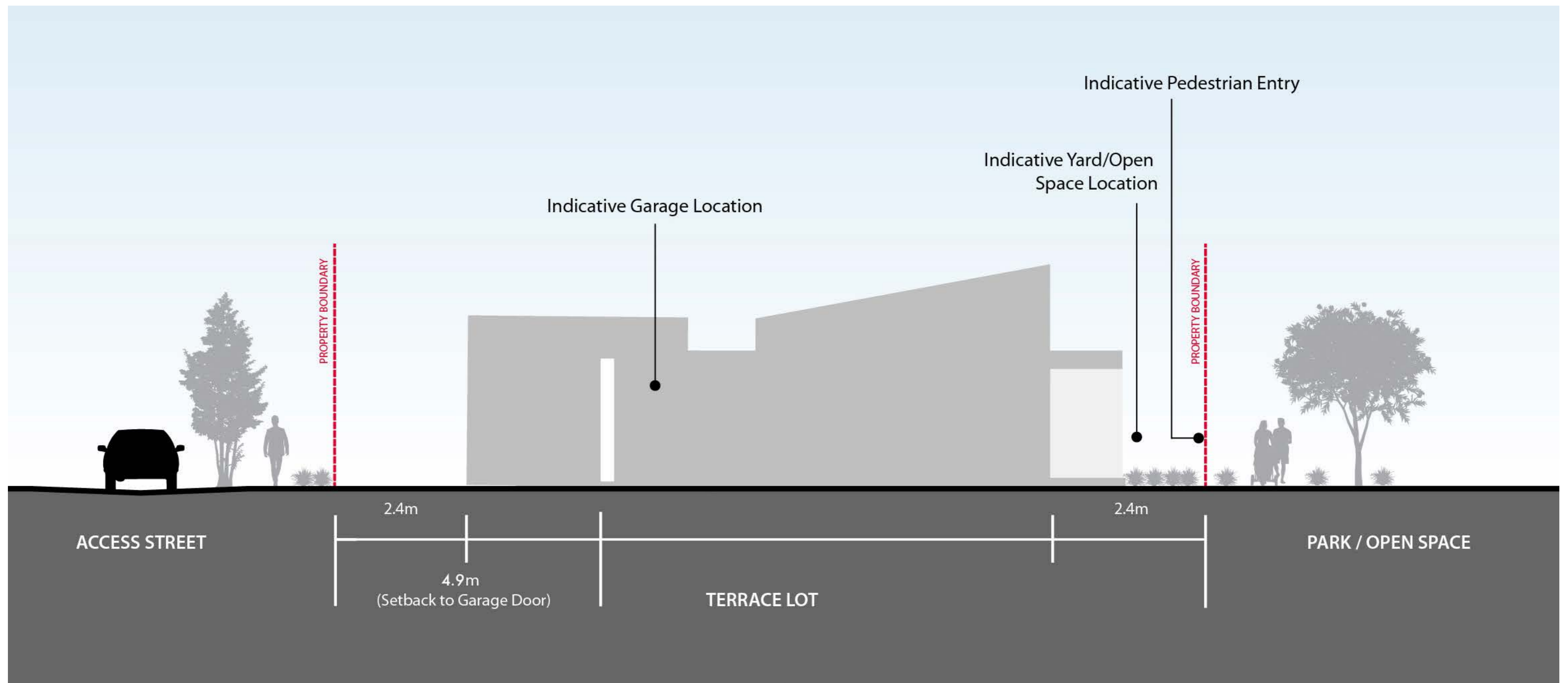
Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/B

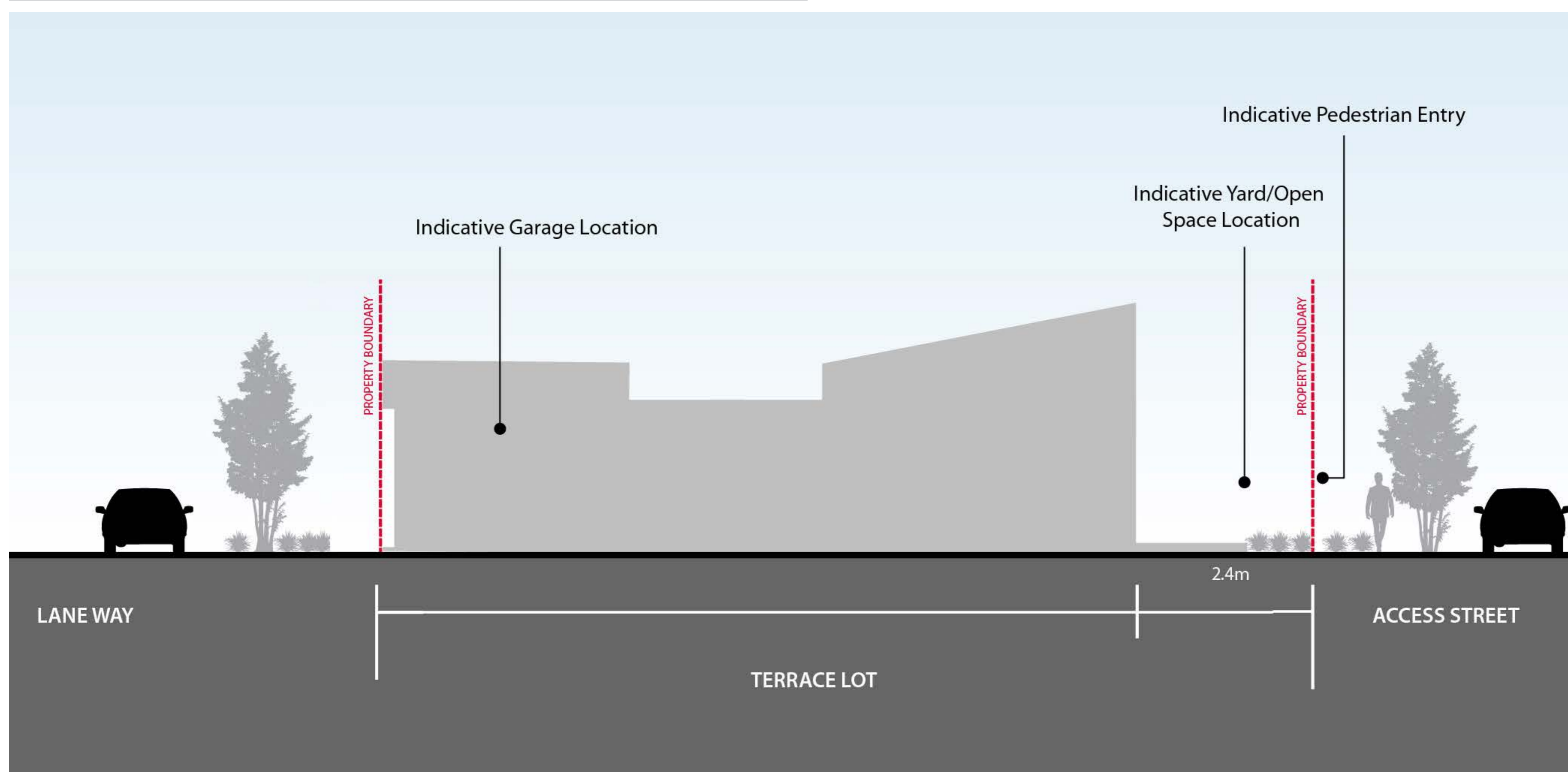
Date: 30 January 2026

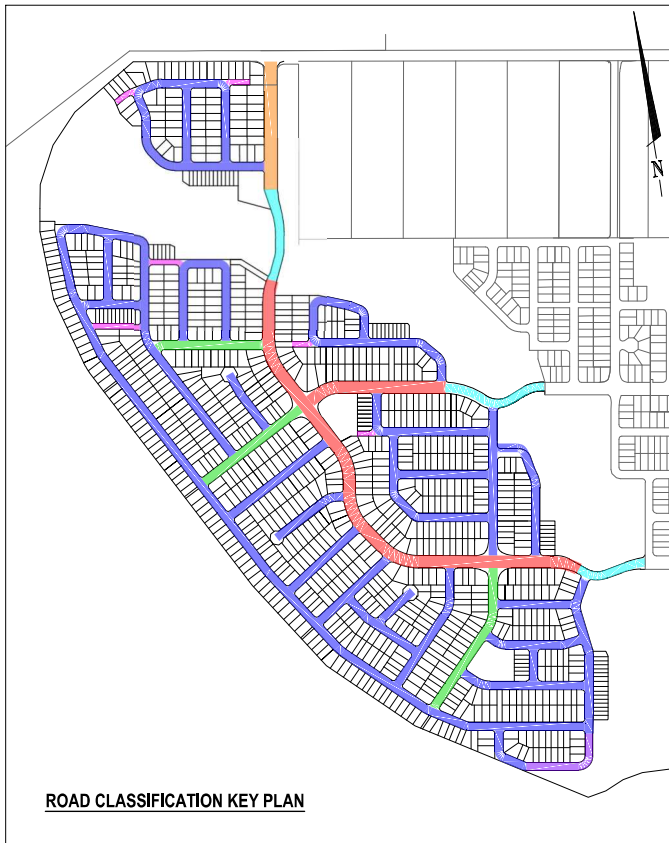
INDICATIVE LONG SECTIONS OF TERRACE PRODUCT

Rear Loaded Terrace Product - Fronting Park



Rear Loaded Terrace Product - Fronting Street





ROAD CLASSIFICATION KEY PLAN

LEGEND

- PROPOSED LOT BOUNDARY
- 10m WIDE LANEWAY
- 14.5m WIDE ROAD RESERVE
- 15.5m WIDE ROAD RESERVE
- 16m WIDE ROAD RESERVE
- 17m WIDE ROAD RESERVE
- 23m WIDE ROAD RESERVE
- 25m WIDE ROAD RESERVE

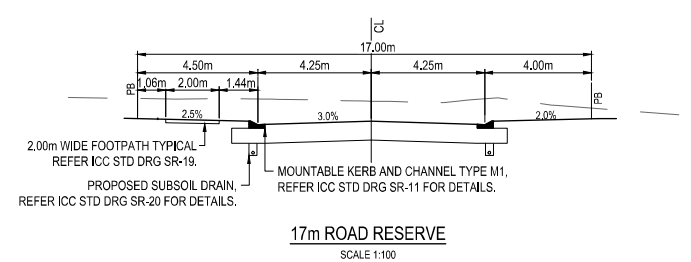
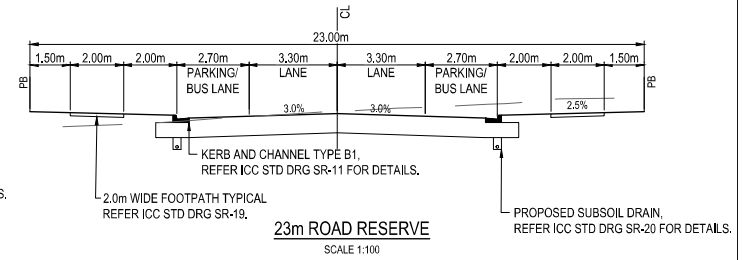
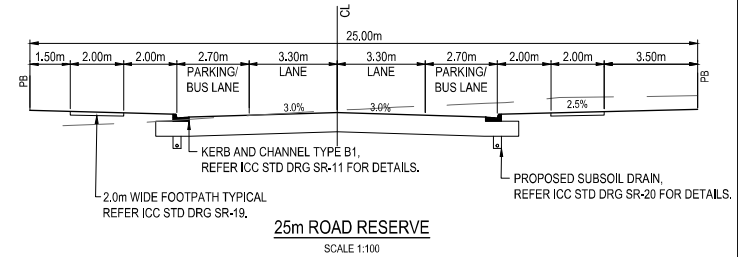
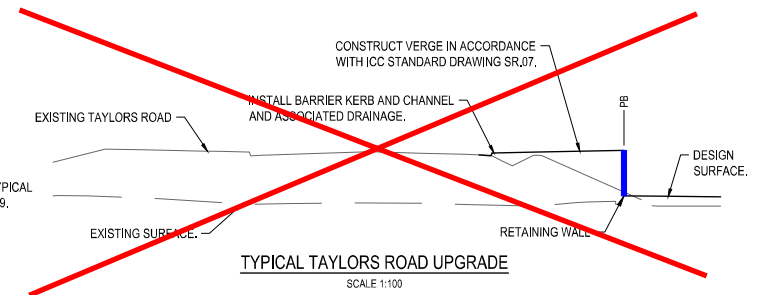
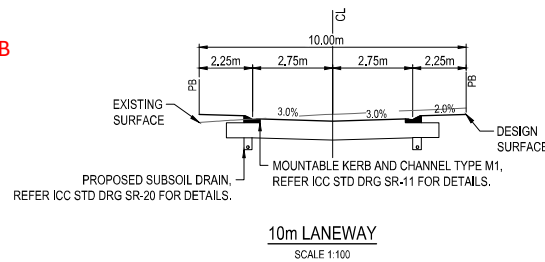
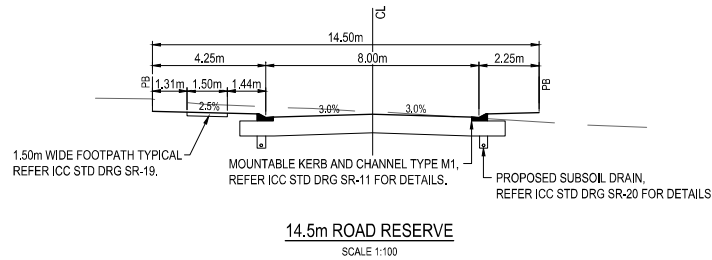
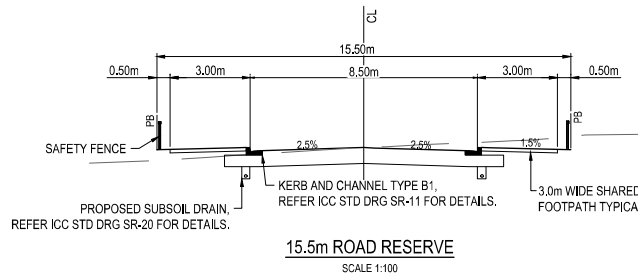
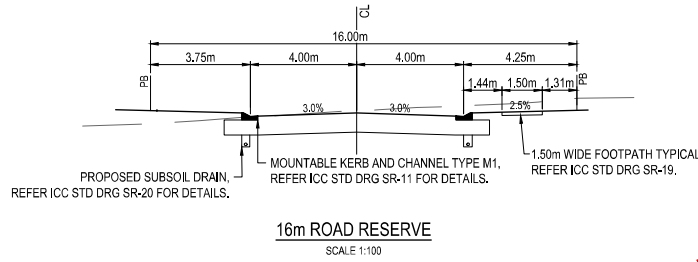
NOTE

1. ALL INFORMATION PRESENTED ON THIS DRAWING IS CONCEPTUAL ONLY & TO BE CONFIRMED IN SUBSEQUENT DETAILED DESIGN.

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

Approval No.: 6309/2022/MAMC/B

Date: 30 January 2026



REVISION	DATE	ISSUE/DETAILS	DRAWN	DESIGN	DRAWN CHECK	STATUS
A	01.06.22	ISSUED FOR APPROVAL	IB	AA		ISSUED FOR APPROVAL
B	27.06.22	LOTS REVISED, LANEWAY SECTION REVISED	IB	AA		
C	19.12.22	SECTION UPDATED	NM	NM		
D	03.11.23	AMENDED TO SUIT RR RESPONSE	LH	AA	DESIGN CHECK	
E	10.05.24	AMENDED TO SUIT RR RESPONSE	LH	NM		
F	21.02.25	RR RESPONSE	IB	IB		

SCALE	CLIENT
1:5000 100 50 0 100 200m A1 1:10000	
1:100 1 0 1 2 3 4 5m A1	
1:200	

PROJECT	DRAWING TITLE
DAWN, WALLOON WESTERN PRECINCT	TYPICAL ROAD SECTIONS PLAN

PROJECT NO.	DRAWING NO.	REVISION
22-000031	DA1500	F

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DISCLAIMER
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION, USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE.