

Material Change of Use Development Permit

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

PLAN OF DEVELOPMENT - STAGE 3

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

Approval No: 3769/2019/MAM/C

Date: 7 April 2021

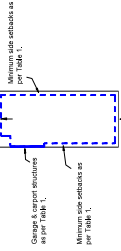
Signed *[Signature]*

LEGEND

- Site Boundary
- Major Contour (1.0m Interval)
- Vegetation Management - Remnant Endangered Vegetation
- Stage Boundary

NOTES

Typical Building Envelope



NOTE: Building Envelopes subject to change to comply with Services Easements requirements

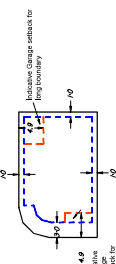
Building Location Envelope/Minimum Building Setbacks and Private Open Space requirements for all Lots. Setbacks shown in the table are from boundary to face of Wall, unless otherwise stated.

	Type A BLE		Type B BLE		Type C BLE	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Front	4.0m	n/a	4.0m	n/a	4.0m	n/a
Side	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Built to Bay Line	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m
Non Built to Bay Line	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Applies to all type BLE's						
Private Open Space						
Minimum Area						
Minimum Dimension						
Site Cover						

NOTE: Lots less than 600m²: 60%, Lots 600m² and greater: 50%

Built to boundary walls are limited to one side boundary (side may vary to that shown). Limited to non-habitable rooms with no windows or openings to the side boundary, maximum habitable room of an adjoining dwelling.

Typical Type 'D' - Corner Allotment



TYPICAL CORNER LOT - BUILDING ENVELOPE PLAN	
PROPERTY BOUNDARY	BOUNDARY SETBACK
Primary Street Frontage	3.0m
Secondary Street Frontage	1.0m
Side	1.0m
Rear	1.0m
Garage Setback	4.0m to garage door

- This plan is produced to demonstrate the proposed building envelope for a typical corner allotment.
- Corner allotment is typically 20.5m x 14.0m.
- Design layout is for demonstration purposes only using a standard housing product.
- Setbacks shown in table are from boundaries to face of wall, unless otherwise stated.
- The typical 'Type D' corner allotment diagram is indicative only. Access driveways may be located on the east or long frontage of these allotments.

RP DESCRIPTION: Lot 801 SP157184 & Lots 1 & 2 on RP22251

