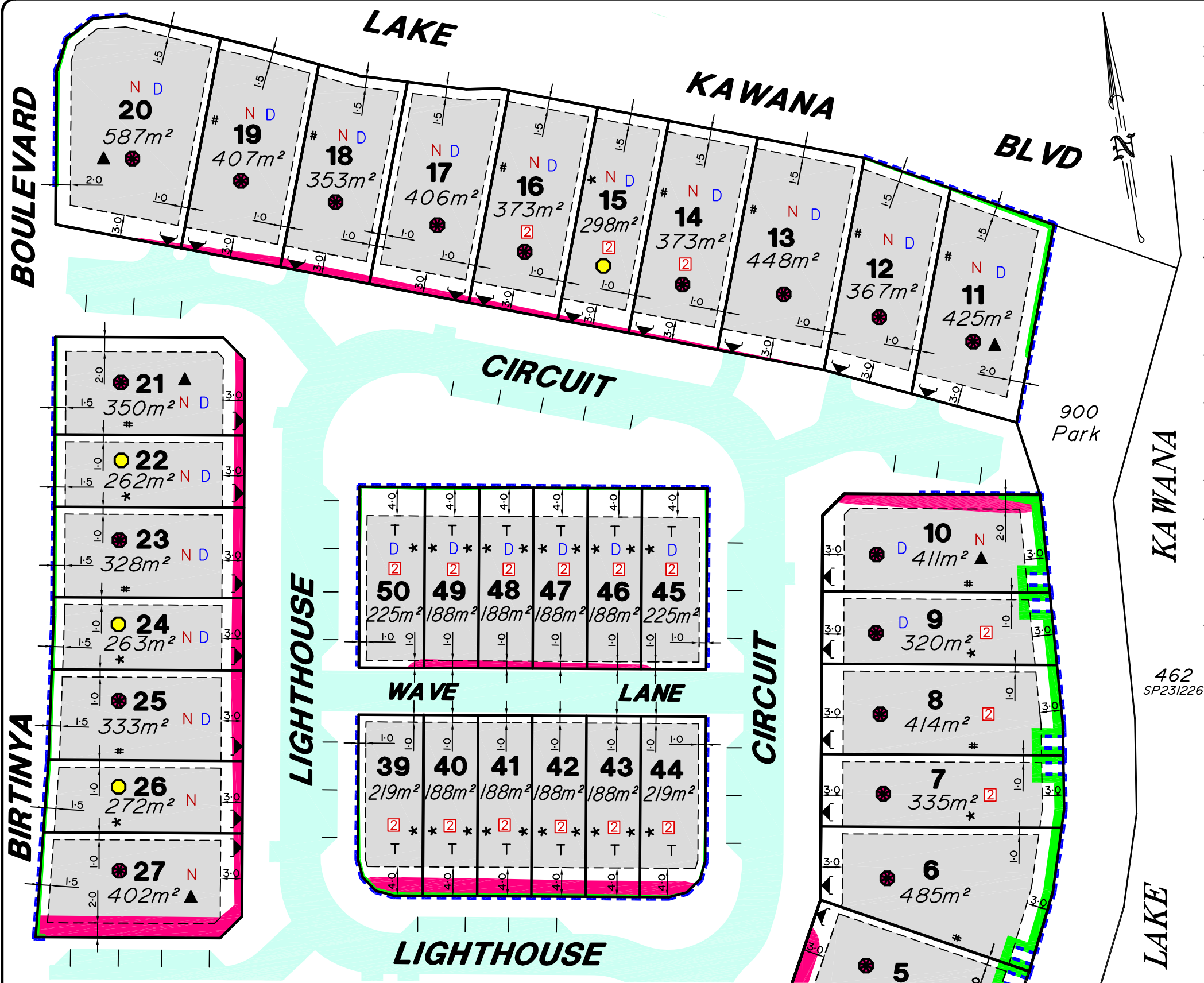




LEGEND

● Lots less than 300m² with frontage greater than 8.5m

● Lots 300m² or larger with frontage greater than 8.5m

T Terrace Lot

Duplex Site Permitted

D Display Home Lots

N Noise Affected Allotments

Collector Street

Access Street

Indicative Building Envelope

Mandatory minimum 2 storey dwelling

Setbacks for Corner Lots applies

Nominated Driveway Locations

Zone of Influence A

Zone of Influence B

Zone of Influence for Retaining Wall

Proposed Retaining Wall

Optional Built to Boundary Wall

Mandatory Built to Boundary Wall

Disclaimer

This building setback plan is to be used for indicative purposes only and should be read in conjunction with all relevant sewerage reticulation and drainage location plans. Allowable building envelopes may be impacted upon by the location of sewers within allotments.

Scale 1:600 Lengths are in Metres

NOTES

DEVELOPMENT CONTROLS

- Setbacks are as per the Allotment Setbacks Table unless dimensioned otherwise.
- Where optional built to boundary walls are not adopted side boundary setbacks shall be in accordance with the Allotment Setbacks Table for non-built to boundary walls.
- For terrace allotments, buildings that exceed 8m in length must ensure the provision of natural light and ventilation to all habitable rooms.
- For terrace allotments, the primary street frontage elevation is to be articulated. Second & third storey levels can protrude to 1.5m from the front lot boundary.
- Setbacks are measured to the wall of the building/structure. Eaves should not encroach closer than 450mm to the lot boundary.
- Entrance porches (not applicable to lots affected by sewer infrastructure) may be located closer to the property boundary than stated in the allotment setbacks table, provided that the porch is located not less than 1m from the front property boundary, the height of the porch does not exceed 4.5m, the porch remains open and not enclosed and the width of the porch is limited to the front entry area only.
- All garages are to be accessed via a single width driveway across the verge which is a maximum width of 3.5 metres at the kerb line and 4.0 metres at the property boundary.
- Private open space is provided at ground level, that:
a. Is at least 16m² in size (excluding rainwater tanks)
b. Has no dimension less than 4.0m; and
c. Enables access from a living area of the house.
- All clothes drying and rubbish storage areas are to be screened from the street, laneway, and public open spaces.
- Fencing (Generally)
Heights of fences/walls do not exceed:
a. 1.8m if 50% transparent;
b. 1.2m if solid.
- Fencing to sensitive boundaries:
Any fencing adjacent to the walkable waterfront, conservation areas and park areas must be a maximum 1.2m high and minimum 50% transparency.
- Each dwelling sited on an allotment is to provide sufficient distinction in design and materials, such as to be clearly distinguishable from a neighbouring dwelling and thereby create an individual and recognisable street address.
- Minor variations to the applicable development controls for individual lots to suit site specific conditions are to be assessed as alternative provisions for design and siting under the Building Act 1975 (as amended).
- Noise affected allotments are to be developed in accordance with AS3671-1989 "Acoustics - Road traffic noise intrusion - building siting and construction" to achieve the satisfactory internal noise levels stipulated in AS2107-2000 "Acoustics - Recommended design sound levels and reverberation times for building interiors".
- A minimum 2 car spaces is to be provided per dwelling, with at least 1 space capable of being covered (parking spaces may be provided in tandem).
- Lots with a frontage of 12.5m or less are only permitted double garages where the second storey extends over the garage toward the street frontage by a minimum of 1.0m for a minimum width of 50% of the garage width
- Driveways are to have a maximum setback of 0.5m from the side boundary where located on the built to boundary wall side, or 1m when located on the non-built to boundary wall side;
- Built to boundary walls:
a) comply with building design and construction requirements under the Building Code of Australia (where two or more dwellings are constructed at the same time they may share a common boundary wall); and
b) contain no windows or openings to the side boundary
- Sub-tropical design elements are incorporated into the design of dwellings, including but not limited to:
a) maximising natural light and cross-ventilation
b) providing fixed and adjustable sun shading devices to control direct solar access.
c) providing roof eave overhangs to walls, wall openings and balconies
- Where a dwelling is located within 2.0m of ground floor level of another dwelling, the windows of habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as:
a) fixed obscure glazing in any part of the window below 1.5m above floor level; or
b) fixed external screens; or
c) sill heights of 1.5m above floor level; or
d) in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level.

ALLOTMENT SETBACKS TABLE

Allotment Type	Terrace			
	Lots <250m ²	Lots <300m ²	Lots >300m ²	Lots >300m ²
Allotment Width	8.5m Wide or less	Greater than 8.5m Wide (generally 10m Wide)	Greater than 8.5m Wide (generally 10m Wide) [Lots 3, 7 & 9]	Greater than 8.5m Wide (generally 12.5m to 14.5m Wide)
FRONT SETBACKS				
Detached	First, Second & Third Storeys (Habitable Room)	N/A	3.0m	3.0m
	First Storey (Garage - to door)	N/A	5.5m*	5.5m*
Terrace	Second & Third Storeys (Projections/balconies)	N/A	3.0m	3.0m
	First, Second & Third Storeys (Habitable Room)	4.0m	N/A	N/A
Terrace	Second & Third Storeys (Projections/balconies)	1.5m	N/A	N/A
	REAR SETBACKS			
Detached	First Storey (Habitable Room)	N/A	1.5m	1.5m
	Second & Third Storeys (Habitable Room)	N/A	3.0m	3.0m
Detached	First, Second & Third Storeys (Habitable Room)	N/A	3.0m	3.0m
	Second & Third Storeys (Projections/balconies)	N/A	3.0m	3.0m
Terrace	First Storey (Garage & Habitable Room)	1.0m	N/A	N/A
	Second & Third Storeys (Projections/balconies)	0.0m	N/A	N/A
SIDE SETBACKS				
Side Setback	First Storey	0.0m****	0.0m**	0.0m**
	Second & Third Storeys	0.0m****	0.0m***	0.0m***
Side Setback	First Storey	N/A	N/A	0.0m**
	Second & Third Storeys	N/A	N/A	0.0m***
Side Setback	First Storey	N/A	1.0m	1.0m
	Second & Third Storeys	N/A	1.0m	1.0m
Side Setback	Non-built to boundary wall	N/A	1.0m	1.0m
	First Storey	1.0m	2.0m	2.0m
Side Setback	Second & Third Storeys	1.0m	2.0m	2.0m
	GARAGES AND SITE COVER			
Garage Location	Along built to boundary wall or otherwise indicated on the adjacent plans			
Site Cover	N/A	60%	60%	60%

*A 4.5m front setback to garage door is permitted, where a double garage is provided. Lots with a frontage less than or equal to 12.5m are only permitted double garages where a second storey is provided which extends over the garage towards the street frontage by a minimum of 1.0m for a minimum width of 50% of the garage width.

**Up to 15m in length or 50% of the property boundary whichever is greater and no higher than 3.5m

***Up to 7.5 in length. Must be located at the front of the dwelling and above a ground floor built to boundary wall.

****Up to 80% of the property boundary in length.

NOTE:

- Built to boundary wall are mandatory where indicated on plan
- For corner lots the front boundary is determined to be the boundary with the shortest length.

NOTES

DEVELOPMENT CONTROLS

- Setbacks are as per the Allotment Setbacks Table unless dimensioned otherwise.
- Where optional built to boundary walls are not adopted side boundary setbacks shall be in accordance with the Allotment Setbacks Table for non-built to boundary walls.
- For terrace allotments, buildings that exceed 8m in length must ensure the provision of natural light and ventilation to all habitable rooms.
- For terrace allotments, the primary street frontage elevation is to be articulated. Second & third storey levels can protrude to 1.5m from the front lot boundary.
- Setbacks are measured to the wall of the building/structure. Eaves should not encroach closer than 450mm to the lot boundary.
- Entrance porches (not applicable to lots affected by sewer infrastructure) may be located closer to the property boundary than stated in the allotment setbacks table, provided that the porch is located not less than 1m from the front property boundary, the height of the porch does not exceed 4.5m, the porch remains open and not enclosed and the width of the porch is limited to the front entry area only.
- All garages are to be accessed via a single width driveway across the verge which is a maximum width of 3.5 metres at the kerb line and 4.0 metres at the property boundary.
- Private open space is provided at ground level, that:
 - Is at least 16m² in size (excluding rainwater tanks)
 - Has no dimension less than 4.0m; and
 - Enables access from a living area of the house.
- All clothes drying and rubbish storage areas are to be screened from the street, laneway, and public open spaces.
- Fencing (Generally)
 - Heights of fences/walls do not exceed:
 - 1.8m if 50% transparent;
 - 1.2m if solid.Fencing to sensitive boundaries:
Any fencing adjacent to the walkable waterfront, conservation areas and park areas must be a maximum 1.2m high and minimum 50% transparency.
- Each dwelling sited on an allotment is to provide sufficient distinction in design and materials, such as to be clearly distinguishable from a neighbouring dwelling and thereby create an individual and recognisable street address.

- Minor variations to the applicable development controls for individual lots to suit site specific conditions are to be assessed as alternative provisions for design and siting under the Building Act 1975 (as amended).
- Noise affected allotments are to be developed in accordance with AS3671-1989 "Acoustics - Road traffic noise intrusion - building siting and construction" to achieve the satisfactory internal noise levels stipulated in AS2107-2000 "Acoustics - Recommended design sound levels and reverberation times for building interiors".
- A minimum 2 car spaces is to be provided per dwelling, with at least 1 space capable of being covered (parking spaces may be provided in tandem);
- Lots with a frontage of 12.5m or less are only permitted double garages where the second storey extends over the garage toward the street frontage by a minimum of 1.0m for a minimum width of 50% of the garage width
- Driveways are to have a maximum setback of 0.5m from the side boundary where located on the built to boundary wall side, or 1m when located on the non-built to boundary wall side;
- Built to boundary walls:
 - comply with building design and construction requirements under the Building Code of Australia (where two or more dwellings are constructed at the same time they may share a common boundary wall; and
 - contain no windows or openings to the side boundary
- Sub-tropical design elements are incorporated into the design of dwellings, including but not limited to:
 - maximising natural light and cross-ventilation
 - providing fixed and adjustable sun shading devices to control direct solar access.
 - providing roof eave overhangs to walls, wall openings and balconies
- Where a dwelling is located within 2.0m of ground floor level of another dwelling, the windows of habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as:
 - fixed obscure glazing in any part of the window below 1.5m above floor level; or
 - fixed external screens; or
 - sill heights of 1.5m above floor level; or
 - d) in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level.

ALLOTMENT SETBACKS TABLE

Allotment Type		Terrace		Detached		
		Lots <250m ²	Lots <300m ²	Lots >300m ²	Lots >300m ²	
Allotment Width		8.5m Wide or less	Greater than 8.5m Wide (generally 10m Wide)	Greater than 8.5m Wide (generally 10m Wide) [Lots 3, 7 & 9]	Greater than 8.5m Wide (generally 12.5m to 14.5m Wide)	
FRONT SETBACKS						
Detached	Front Setback Primary Frontage	First, Second & Third Storeys (Habitable Room)	N/A	3.0m	3.0m	3.0m
		First Storey (Garage - to door)		5.5m*	5.5m*	5.5m*
		Second & Third Storeys (Projections/balconies)		3.0m	3.0m	3.0m
Terrace	Front Setback Primary Frontage	First, Second & Third Storeys (Habitable Room)	4.0m	N/A	N/A	N/A
		Second & Third Storeys (Projections/balconies)	1.5m			
REAR SETBACKS						
Detached	Rear Setback	First Storey (Habitable Room)	N/A	1.5m	1.5m	1.5m
		Second & Third Storeys (Habitable Room)		3.0m	3.0m	3.0m
	Rear Setback (To Lake Kawana)	First, Second & Third Storeys (Habitable Room)	N/A	3.0m	3.0m	3.0m
		Second & Third Storeys (Projections/balconies)		3.0m	3.0m	3.0m
Terrace	Rear Setback (To Laneway)	First Storey (Garage & Habitable Room)	1.0m	N/A	N/A	N/A
		Second & Third Storeys (Projections/balconies)	0.0m			
SIDE SETBACKS						
Side Setback		First Storey	0.0m****	0.0m**	0.0m**	N/A
Built to Boundary (Mandatory)		Second & Third Storeys	0.0m****	0.0m***	0.0m***	
Side Setback		First Storey		N/A	N/A	0.0m**
Built to Boundary (Optional)		Second & Third Storeys				0.0m***
Side Setback		First Storey	N/A	1.0m	1.0m	1.0m
Non-built to boundary wall		Second & Third Storeys		1.0m	1.0m	1.0m
Side Setback on Corner Lots		First Storey	1.0m	2.0m	2.0m	2.0m
Secondary Frontage or Adjacent Parkspace		Second & Third Storeys	1.0m	2.0m	2.0m	2.0m
GARAGES AND SITE COVER						
Garage Location			Along built to boundary wall or otherwise indicated on the adjacent plans			
Site Cover			N/A	60%	60%	60%

*A 4.5m front setback to garage door is permitted, where a double garage is provided. Lots with a frontage less than or equal to 12.5m are only permitted double garages where a second storey is provided with extends over the garage towards the street frontage by a minimum of 1.0m for a minimum width of 50% of the garage width.
**Up to 15m in length or 50% of the property boundary whichever is greater and no higher than 3.5m
***Up to 7.5 in length. Must be located at the front of the dwelling and above a ground floor built to boundary wall.
****Up to 80% of the property boundary in length.

NOTE:

- Built to boundary wall are mandatory where indicated on plan
- For corner lots the front boundary is determined to be the boundary with the shortest length.

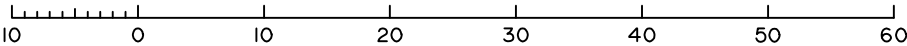
DUPEX SETBACKS TABLE

Allotment Type	Duplex	
Allotment Width	15m Wide or greater (500m ² +)	
Front Setback To All Street Frontages (Primary and Secondary)	Habitable Room	3.0m
	Garage (To door)	5.5m
Rear Setback	First Storey	1.0m
	Second & Third Storeys	(all boundaries other than frontage to the street)
Side Setback (built to boundary or non-built to boundary)	First Storey	1.0m
	Second & Third Storeys	(all boundaries other than frontage to the street)
Garage location	As shown on the adjacent plans unless otherwise indicated.	
Site Cover	N/A	

Disclaimer

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Scale 1:600 Lengths are in Metres



BOULEVARD

BIRTINYA

LIGHTHOUSE

MACON

STREET

MACON STREET

CIRCUIT

KAWANA

LAKE

LEGEND

- Lots less than 300m² with frontage greater than 8.5m
- Lots 300m² or larger with frontage greater than 8.5m
- T Terrace Lot
- # Duplex Site Permitted
- D Display Home Lots
- N Noise Affected Allotments
- Collector Street
- Access Street
- Indicative Building Envelope
- Mandatory minimum 2 storey dwelling
- Zone of Influence A
- Zone of Influence B
- Zone of Influence for Retaining Wall
- Proposed Retaining Wall
- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- Setbacks for Corner Lots applies
- Nominated Driveway Locations