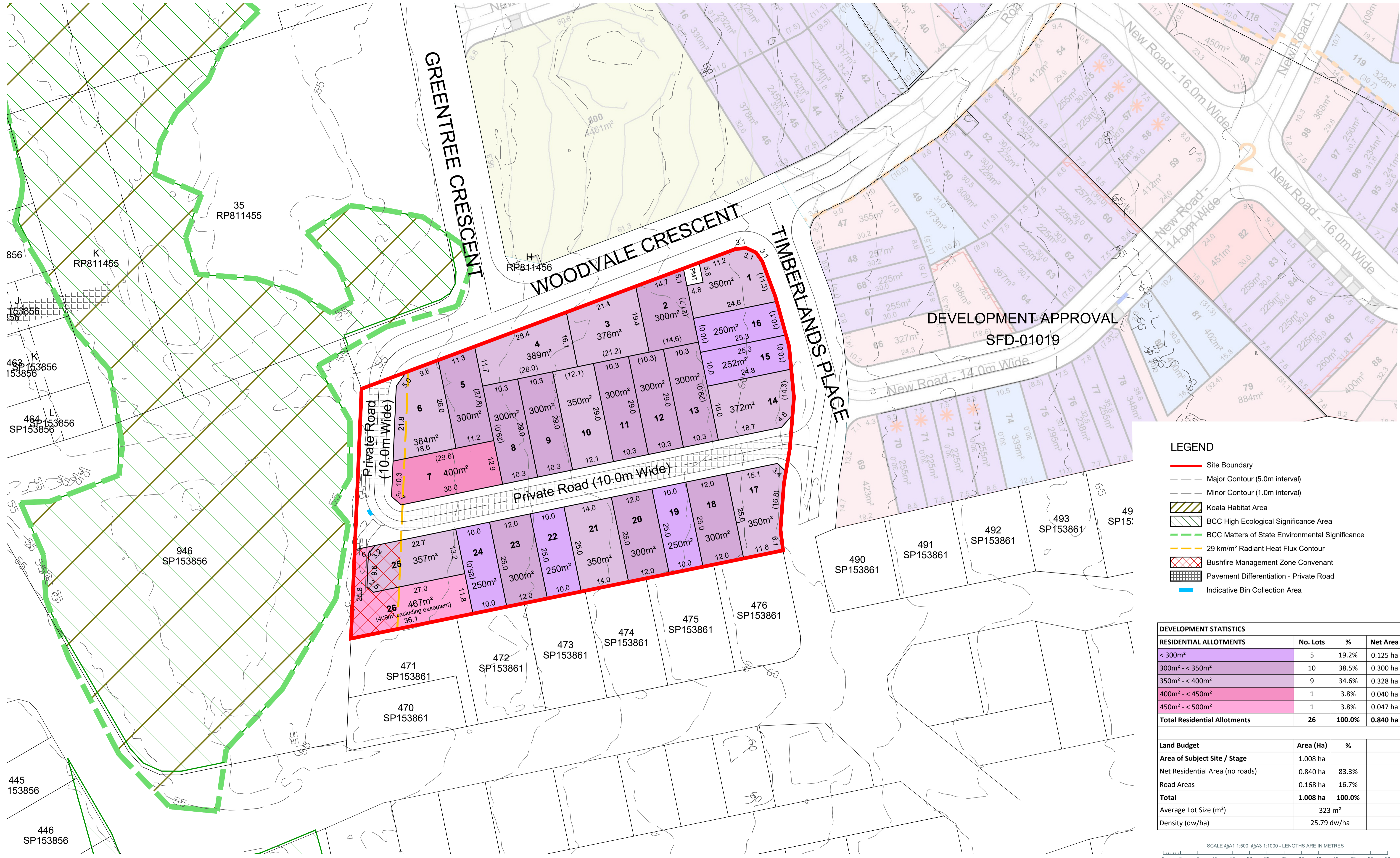


PROPOSAL PLAN



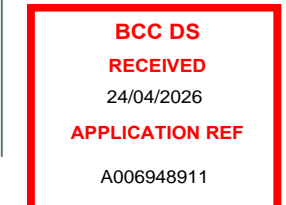
DEVELOPMENT APPROVAL
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LEGEND

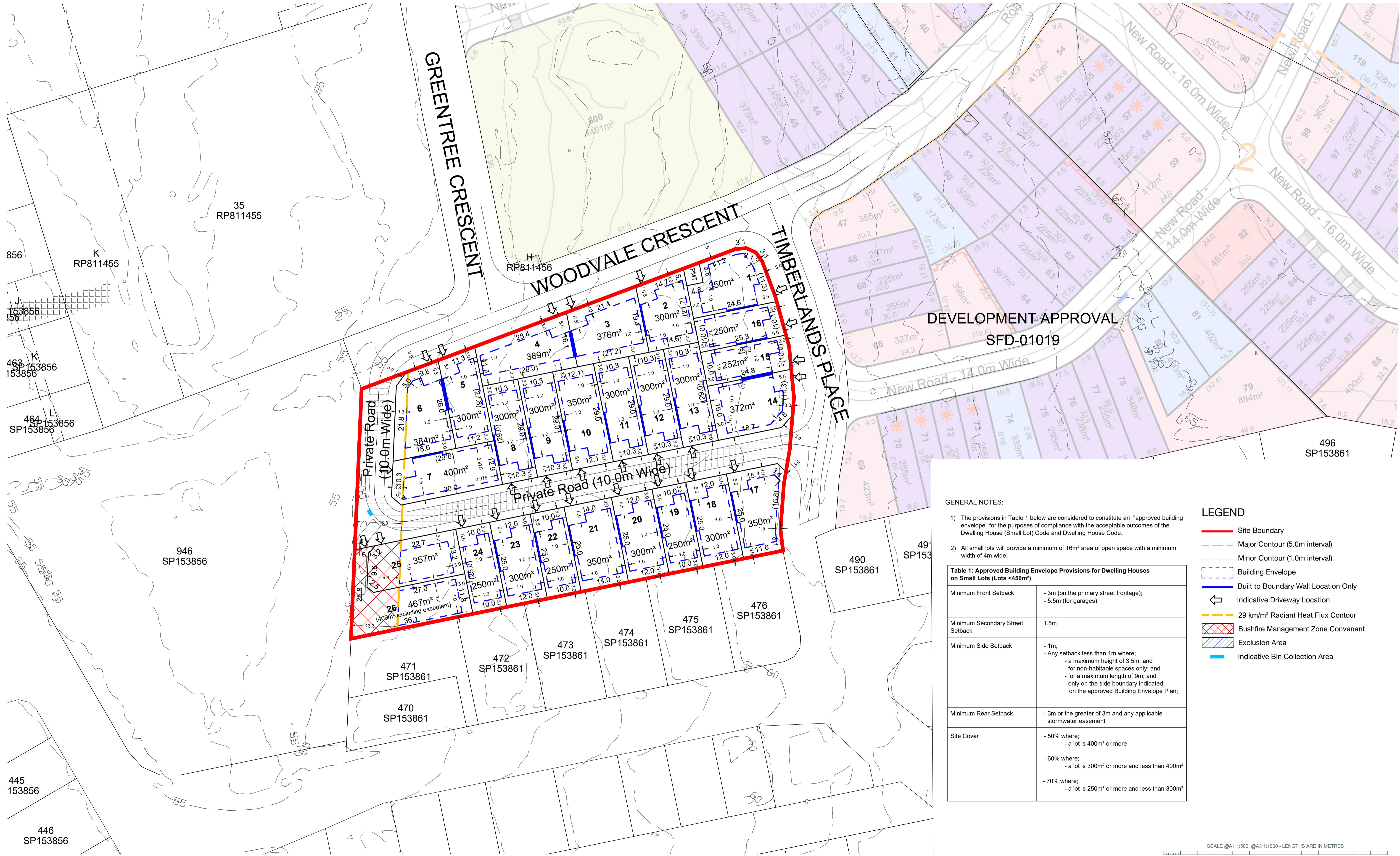
- Site Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Koala Habitat Area
- BCC High Ecological Significance Area
- BCC Matters of State Environmental Significance
- 29 km/m² Radiant Heat Flux Contour
- Bushfire Management Zone Conventant
- Pavement Differentiation - Private Road
- Indicative Bin Collection Area

DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS			
Area	No. Lots	%	Net Area
< 300m ²	5	19.2%	0.125 ha
300m ² - < 350m ²	10	38.5%	0.300 ha
350m ² - < 400m ²	9	34.6%	0.328 ha
400m ² - < 450m ²	1	3.8%	0.040 ha
450m ² - < 500m ²	1	3.8%	0.047 ha
Total Residential Allotments	26	100.0%	0.840 ha
Land Budget			
Area of Subject Site / Stage	Area (Ha)	%	
Net Residential Area (no roads)	0.840 ha	83.3%	
Road Areas	0.168 ha	16.7%	
Total	1.008 ha	100.0%	
Average Lot Size (m ²)	323 m ²		
Density (dw/ha)	25.79 dw/ha		

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES



PLAN OF DEVELOPMENT



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GENERAL NOTES:

- The provisions in Table 1 below are considered to constitute an "approved building envelope" for the purposes of compliance with the acceptable outcomes of the Dwelling House (Small Lot) Code and Dwelling House Code.
- All small lots will provide a minimum of 16m² area of open space with a minimum width of 4m wide.

Minimum Front Setback	- 3m (on the primary street frontage); - 5.5m (for garages).
Minimum Secondary Street Setback	1.5m
Minimum Side Setback	- 1m; - Any setback less than 1m where: - a maximum height of 3.5m; and - for non-habitable spaces only; and - for a maximum length of 9m; and - only on the side boundary indicated on the approved Building Envelope Plan;
Minimum Rear Setback	- 3m or the greater of 3m and any applicable stormwater easement
Site Cover	- 50% where; - a lot is 400m² or more - 60% where; - a lot is 300m² or more and less than 400m² - 70% where; - a lot is 250m² or more and less than 300m²

LEGEND

- Site Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Building Envelope
- Built to Boundary Wall Location Only
- Indicative Driveway Location
- 29 km/m² Radiant Heat Flux Contour
- Bushfire Management Zone Covenant
- Exclusion Area
- Indicative Bin Collection Area

