



	Development Aspect	Control		
		Mamre West DCP	Oakdale West Concept Controls	AIE DCP
	Minimum building setbacks from:			
Regional Road	▪ Southern Link Road	N/A	20m	N/A
	▪ West-North-South Link	N/A	20m	N/A
	▪ Local estate Roads / Subdivision Road	7.5	7.5m	7.5m
Regional Road	▪ Mamre Road	20m	N/A	20m
	Rear boundary setbacks within the estate	5m	5m	5m
	Side boundary setbacks within the estate	5m	0m, subject to compliance with fire rating requirements	5m
	Water Supply Pipeline Corridor Boundary	5m	N/A	N/A
	Height	20m	15m	20m (unless otherwise increased by Consent Authority approval)
	Minimum lot size	10,000m ²	5,000m ²	1,000m ²
	Minimum frontage	60m	40m (excluding cul-de-sacs) 35m minimum lot width at the building line	40m (excluding cul-de-sacs) 35m minimum lot width at the building line
	Site coverage	No maximum. Defined by setbacks.	Maximum of 65% (excluding awnings)	No maximum. Defined by setbacks.
	Drainage lines	A riparian buffer zone of 100m from the top of bank is	N/A	In accordance with <i>Guidelines for Riparian Corridors</i>

Development Aspect	Control		
Internal industrial subdivision road	<p>to be provided to South Creek as a Type 1 – Highly Sensitive Key Fish Habitat and Class 1 – Major Key Fish Habitat.</p> <p>20.6m road reserve and including;</p> <ul style="list-style-type: none"> ▪ Two x 3.8m verge widths (including a 1.5m concrete footway within each verge) ▪ A 13m carriageway, comprising 7m for travel lanes in both directions and two x 3m parking lanes. 	N/A	<p><i>in Water-front Land.</i></p> <p>23.0m road reserve including;</p> <ul style="list-style-type: none"> ▪ One x 4m verge width (including a 1.5m concrete footway) ▪ One x 5m verge width (including a 2.5m concrete shared footway) ▪ A 14m carriage way, comprising 7m for travel lanes in both directions and two x 3.5m parking lanes.
On-site car parking minimum rates			
Warehouse GFA	One space per 300m ²	One space per 300m ²	One space per 300m ²
Ancillary office GFA	One space per 40m ²	One space per 40m ²	One space per 40m ²
Industrial/Manufacturing GFA	One space per 100m ²	N/A	One space per 200m ²
Café/restaurant seating area	N/A	N/A	One space per 10m ²
Disability parking	Not included in the DCP. All developments to follow relevant Australian Standards (AS) on disability parking.	2 spaces for every 100 car spaces	Not included in the DCP. All developments to follow relevant Australian Standards (AS) on disability parking.

