IMPORTANT NOTE
This plan was prepared as a preliminary concept plan for planning purposes only. As such all particulars, including lot design, areas and densities, are subject to detailed survey, site investigations and to the requirements of Council and any other authority which may have requirements under any relevant legislation. This note is an integral part of this plan.

400m WALKABLE DISTANCE FROM THE POTENTIAL BUS ROUTE

POTENTIAL ROAD CONNECTION TO MELALEUCA ROAD

From the potential 400m walkable distance

Potential bus route

Alternative bus route

Potential road connection to Melaleuca Road

Not permitted. Please contact the author.
IMPORTANT NOTE

requirements of council and any other authority which
detailed survey, site investigations and to the
for planning purposes only. As such all particulars,

DEVELOPMENT CONTROLS

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SYMBOLS:

LOCATION OF ZERO LOT WALL
INCREASIVE VEHICULAR ACCESS
INCREASIVE ALTERNATIVE VEHICULAR ACCESS
FINO WALL
RECOMMENDED LOCATION OF 2.5MH LOW SOLID ACOUSTIC BARRIER
LOSTATED PRIVATE PROPERTY
RECOMMENDED LOCATION OF 2.5MH LOW SOLID ACOUSTIC BARRIER
LOSTATED PRIVATE PROPERTY
1.5MH HIGH TRANSPARENT FENCE LOCATED WITH PRIVATE PROPERTY
INCREASIVE PRIVATE OPEN SPACE

NO BUILD ZONE TO PROTECT VIEWS TO PARK
3 STORY DEVELOPMENT PERMITTED
ENTRY DRIVE INCORPORATED INTO ACOUSTIC BARRIER
LOTS AFFECTED BY SUBURBAN ATTACK LEVEL 3A
CONSTRUCTION INCORPORATED WITH A MINIMUM CONTRIBUTION OF RESILIENCE AS DEFENSIVE URBAN ARCHITECTURE
LOTS AFFECTED BY SUBURBAN ATTACK LEVEL 4
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PLAN OF DEVELOPMENT

TO BE READ IN CONJUNCTION WITH DEVTOLPMENT CONTROLS, DEVELOPMENT CODE AND DESIGN GUIDELINES.

1. BUILDING RETRACTS

1.1. Buildings shall conform to the setbacks described as the applicable Plan of Development and as required by the Design Review Panel.

2. BUILDING MATERIALS

2.1. Buildings shall conform to the building materials described as the applicable Plan of Development and as required by the Design Review Panel.

3. VESSEL ACCESS POINT

3.1. Vessels may be accessed in accordance with the Plan of Development and the Design Review Panel.

4. HEIGHT

4.1. Maximum building height is 2.5 storeys except where a panel no more than 30% of the gross floor area of the floor below (excluding ancillary height) is noted on the Plan of Development.

5. RESIDENTIAL AMENITY

5.1. Resident and visitor car parking is to be provided in accordance with the Plan of Development and the Development Code.

6. LANDSCAPE

6.1. All fencing is to be in accordance with the Plan of Development and the Design Review Panel.

6.2. Fencing boundary fences adjoining a street are permitted where foot Private Open Space is indicated on the Plan of Development. If for certain areas, a fence or wall of a height not exceeding 1.5m is to be provided between the house and the street frontage boundary, shall not exceed 25% of the area of the building's frontage and shall extend along the common shared boundary for 5m. In all cases, such boundary fences between contiguously located lots shall be setback 0.5m from a street, if the building is not built to the nominated boundary the side setbacks that would apply to a not built to boundary wall will apply.

6.3. All fencing heights are to be measured from the finished surface level.

7. RESIDENTIAL PROXIMITY

7.1. Private open spaces shall be located generally in accordance with the Plan of Development and not be where visible from a public open space. Landscaping should be included where necessary and the level of landscaping shall be in accordance with the Design Review Panel.

7.2. All boundary fencing between contiguously located lots shall be setback 0.5m from a street, if the building is not built to the nominated boundary the side setbacks that would apply to a not built to boundary wall will apply.

7.4. Alternative private open space locations may be accepted by the Design Review Panel.

8. LANDSCAPING

8.1. All fencing is to be in accordance with the Plan of Development and the Design Review Panel.

8.2. A privacy line shall be provided on each side of 50mm or more in area.

8.3. Clear vehicle and pedestrian sight distances shall not be compromised at any time by any fencing or landscaping.

9. CLEARANCES

9.1. Clearances shall be maintained from hedges, fences, shrubs, trees and any other vegetation to ensure visibility of the road and any other authority which may have requirements under any relevant legislation.

This note is an integral part of this plan.

CLIENT

PROJECT 28 Pty Ltd

PLAN

KINGS FOREST
STAGE 1 PROJECT APPLICATION
- PRECINCT 5 -
PRECINCT DEVELOPMENT CONTROL PLAN
- DETAIL 1

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INTEGRITY OF STREET NETWORK
INTEGRITY OF ECOLOGICAL BUFFER JUNCTION
INNER 30m - 20m ECOLOGICAL BUFFER JUNCTION

DRAWN By

Sheet 1 of 3
DEVELOPMENT CONTROLS

To be read in conjunction with Development Controls, Development Code and Design Guidelines.

1. REVIEWING REQUIREMENTS

1.1. Buildings shall continue to the setback described in the applicable Plan of Development, Plan No. 1 or 3 as the case may apply, to the limit of the setbacks in the Kings Forest Development Code.

2. BUILDING ELEVATION

2.1. It is a principal requirement of this plan that all buildings shall be setback from the boundary the distance described in the Kings Forest Development Code.

3. VEHICLE ACCESS POINT

3.1. A vehicle access point shall be set in accordance with the site classification indicated in the Plan of Development. Vehicle Lots and Zero Lot Dwellings shall comply with the relevant Plan of Development, Plan No. 1 or 3 and the Development Code.

4. SYMBOLS

4.1. Landscaping shall consist predominantly of native tree and shrub planting with the provision of hardstandings within the area specified on Plan of Development.

5. LANDSCAPING

5.1. Private open space shall be located generally in accordance with the location shown on Plan of Development. Plan No. 1 or 3. All landscaping shall be in accordance with the Development Code and the Kings Forest Design Guidelines.

6. RESIDENTIAL AMENITY

6.1. All fencing is to be in accordance with Plan of Development. Plan No. 3. the provisions of the Development Code are to be adhered to.

6.2. Fencing boundary existing as a street is permitted where both Private Open Space is indicated on Plan of Development. Plan No. 3. for surface watering systems.

6.3. A fence located adjacent to the street face is not required if the fence is set back from the street face provided that the fence is set back from the face of the street front to a distance of 1.0m and not more than 2.0m from the face of the street front boundary.

6.4. All fencing heights are to be measured from the finished surface level.

7. RESIDENTIAL BOUNDARY

7.1. Private open spaces shall be located generally in accordance with the location shown on Plan of Development. Plan No. 1 or 3. All landscaping shall be in accordance with the Development Code and the Kings Forest Design Guidelines.

7.2. For lots not to include side boundary, side, rear and frontage plots the design of the streets should where possible incorporate private open spaces to the south or west of the dwelling adjacent to a public road (where applicable).

7.3. Additional private open spaces are to be provided in accordance with the Design Review Panel.

8. LANDSCAPE

8.1. All existing vegetation is to be retained if on site.

8.2. A privacy link shall be provided on each side of 3.0m or more in area.

9. LOTS AFFECTED BY BUSHFIRE ATTACK LEVEL 19 - CONSTRUCTION IN ACCORDANCE WITH AS 3959-2009 CONSTRUCTION OF BUILDINGS IN BUSHFIRE AREAS.

10. LOTS AFFECTED BY BUSHFIRE ATTACK LEVEL 12.5 - CONSTRUCTION IN ACCORDANCE WITH AS 3959-2009 CONSTRUCTION OF BUILDINGS IN BUSHFIRE AREAS.

11. LOTS AFFECTED BY BUSHFIRE ATTACK LEVEL 9 - CONSTRUCTION IN ACCORDANCE WITH AS 3959-2009 CONSTRUCTION OF BUILDINGS IN BUSHFIRE AREAS.

12. IN INNER 30m - 20m ECOLOGICAL BUFFER JUNCTION.

13. INDICATIVE PRIVATE OPEN SPACE.

14. 1.5M HIGH TRANSPARENT FENCE LOCATED WITH PRIVATE PROPERTY.

15. BUILD ZONE TO PROTECT VIEWS TO PARK.

16. 3 STOREY DEVELOPMENT PERMITTED.

17. 2/6 DEVELOPMENT PLAN No. 2 and the Development Code.

18. Resident and visitor car parking is to be provided in accordance with Plan of Development. Plan No. 1 or 3. To be read in conjunction with Development Controls, Development Code and Design Guidelines.

IMPORTANT NOTE

This plan was prepared as a preliminary concept plan for planning purposes only. All matters, in particular, including all heights, areas and zones, are subject to the requirements of the Kings Forest Development Code and any relevant legislation. This note is an integral part of this plan.