

HENRY LAWSON DRIVE, TERRANORA | PART LOT 13 ON DP1264394 & LOT 3 DP 622318

SH	DWG	DRAWING TITLE
18	406	PEDESTRIAN CIRCULATION MASTER PLAN
19	407	OPEN SPACE WALKABILITY MASTER PLAN
20	408	OPEN SPACE WALKABILITY STAGE 1 & 2
21	409	OPEN SPACE WALKABILITY STAGE 3 & 4
22	501	RESIDENTIAL LOT CONTROLS STAGE 1
23	502	RESIDENTIAL LOT CONTROLS STAGE 1 MATRIX
24	503	RESIDENTIAL LOT CONTROLS STAGE 2
25	504	RESIDENTIAL LOT CONTROLS STAGE 2 MATRIX
26	505	RESIDENTIAL LOT CONTROLS STAGE 3
27	506	RESIDENTIAL LOT CONTROLS STAGE 3 MATRIX
28	507	RESIDENTIAL LOT CONTROLS STAGE 4
29	508	RESIDENTIAL LOT CONTROLS STAGE 4 MATRIX

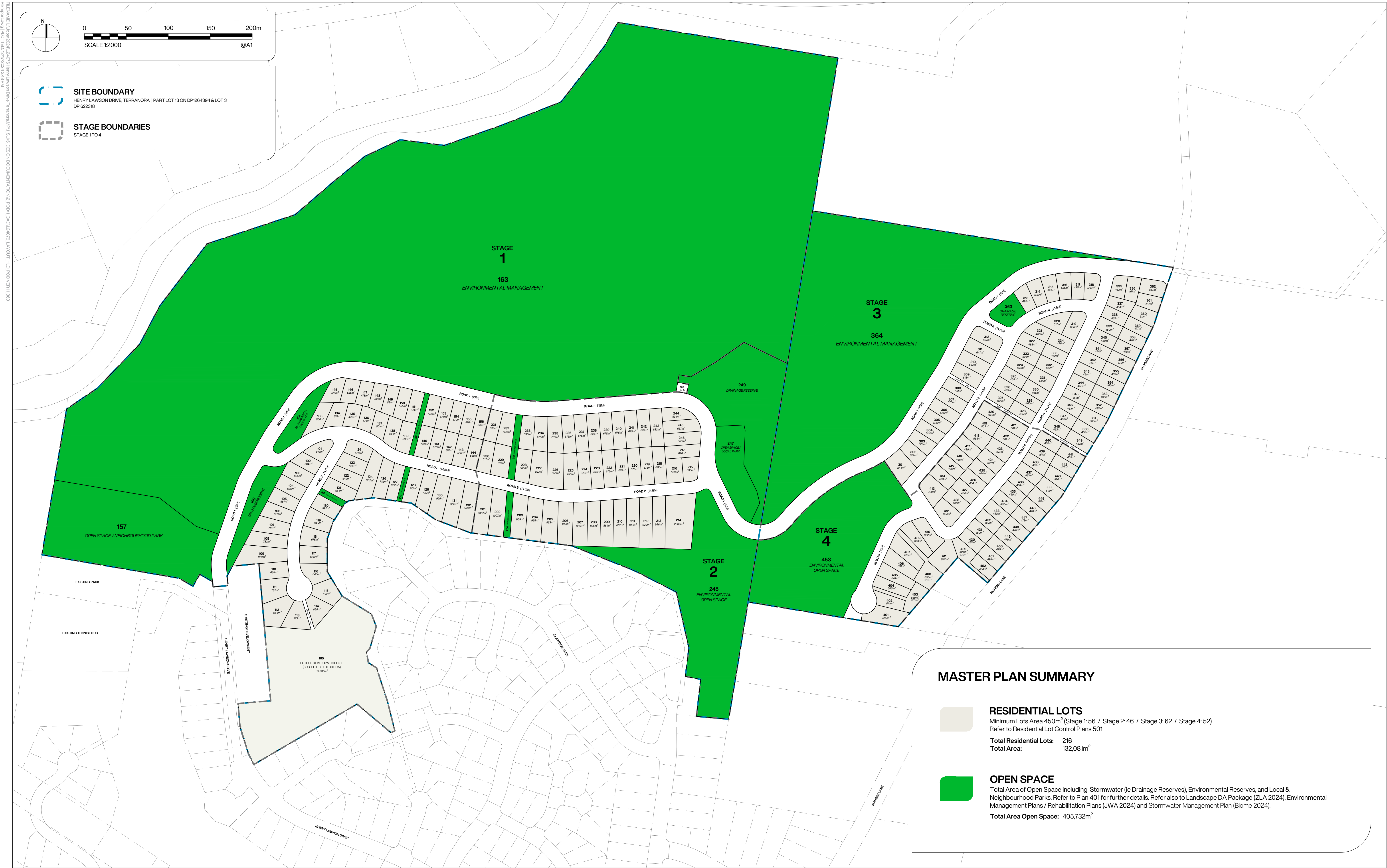
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MASTER PLAN SUMMARY

RESIDENTIAL LOTS
Minimum Lots Area 450m² (Stage 1: 56 / Stage 2: 46 / Stage 3: 62 / Stage 4: 52)
Refer to Residential Lot Control Plans 501

Total Residential Lots: 216
Total Area: 132,081m²

OPEN SPACE
Total Area of Open Space including Stormwater (ie Drainage Reserves), Environmental Reserves, and Local & Neighbourhood Parks. Refer to Plan 401 for further details. Refer also to Landscape DA Package (ZLA 2024), Environmental Management Plans / Rehabilitation Plans (JWA 2024) and Stormwater Management Plan (Biome 2024).

Total Area Open Space: 405,732m²

PROJECT TITLE
TERRANORA NORTH
PLAN OF DEVELOPMENT

DRAWING TITLE
MASTER PLAN

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ISSUE:	WIP	CLIENT:	MAHERS LANE DEVELOPMENTS
MANAGER:	JON BROOKSBY		

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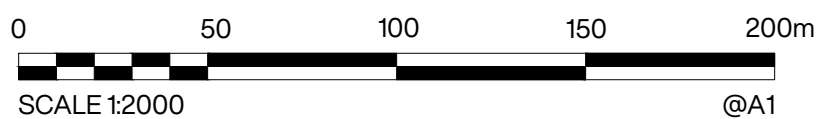
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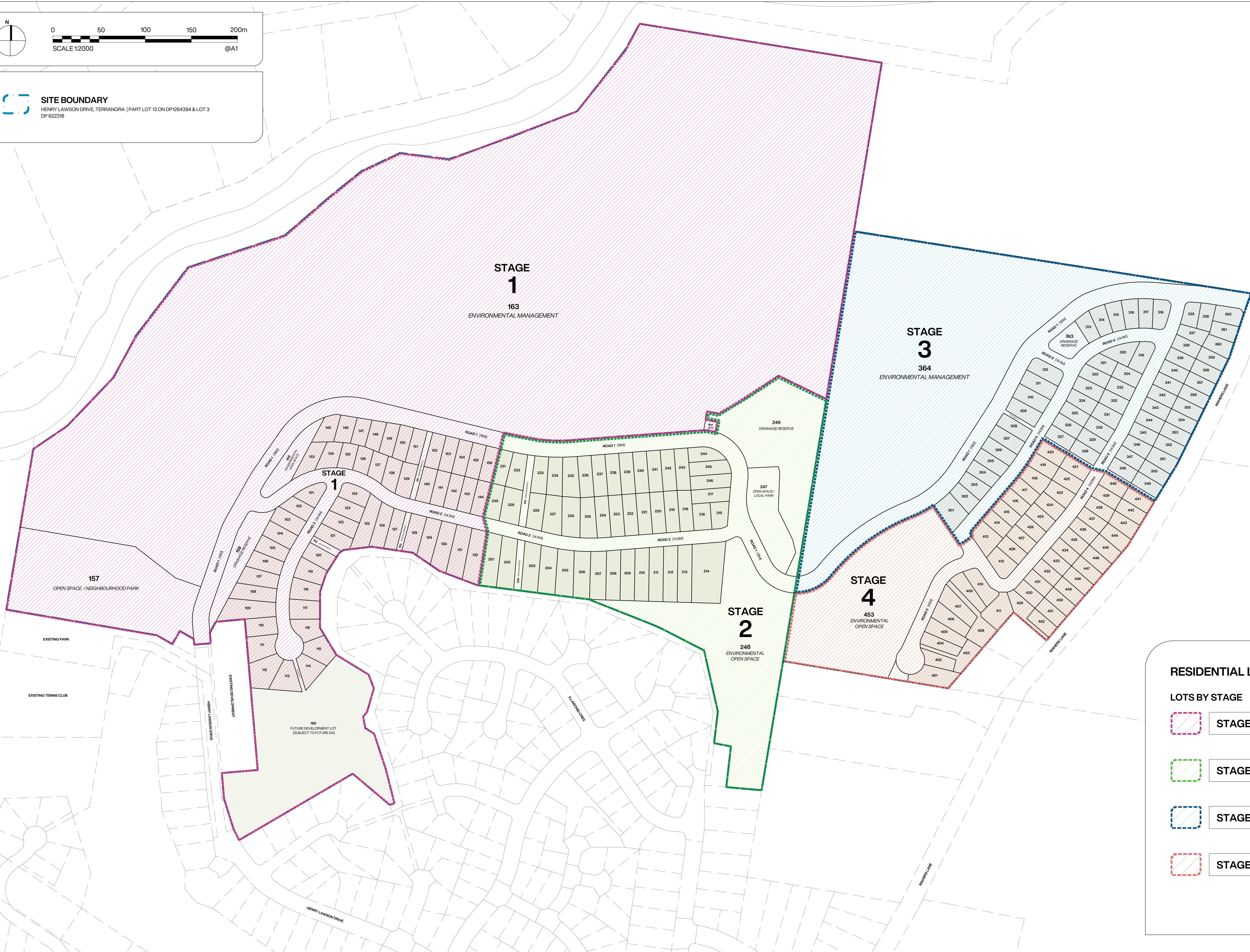
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1 OF 30

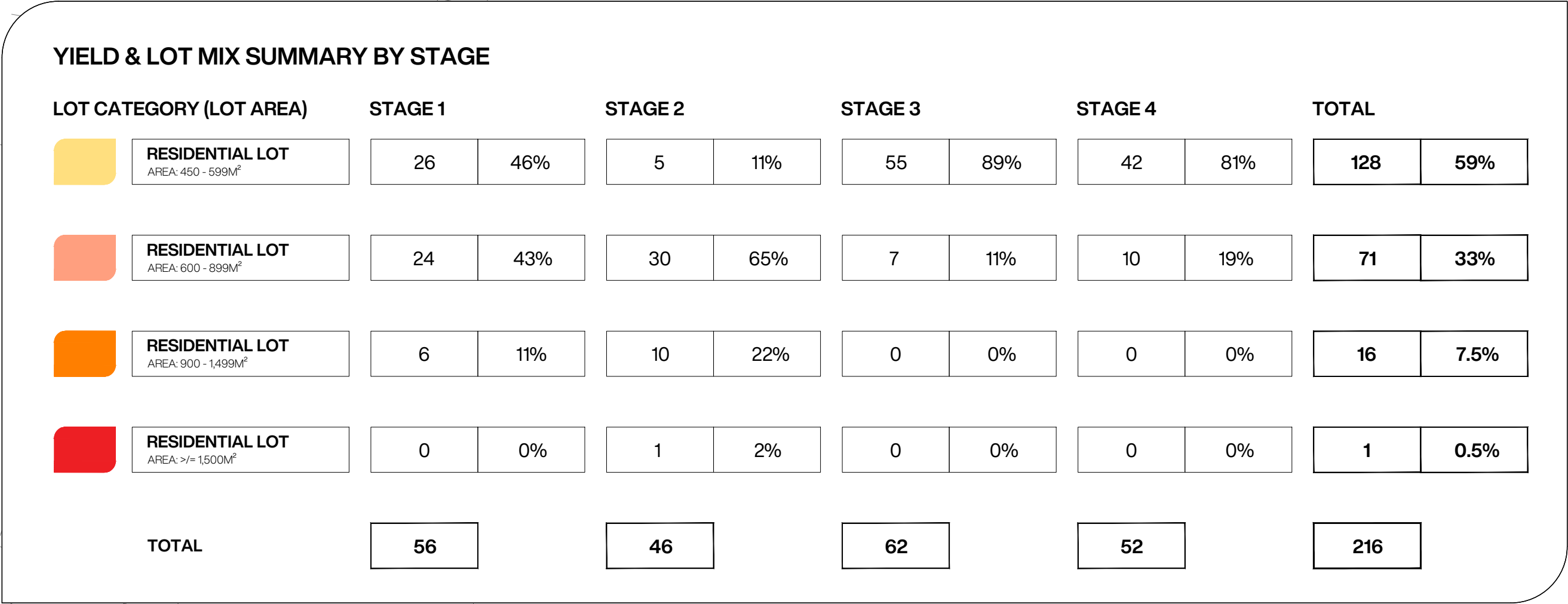


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DP 622318



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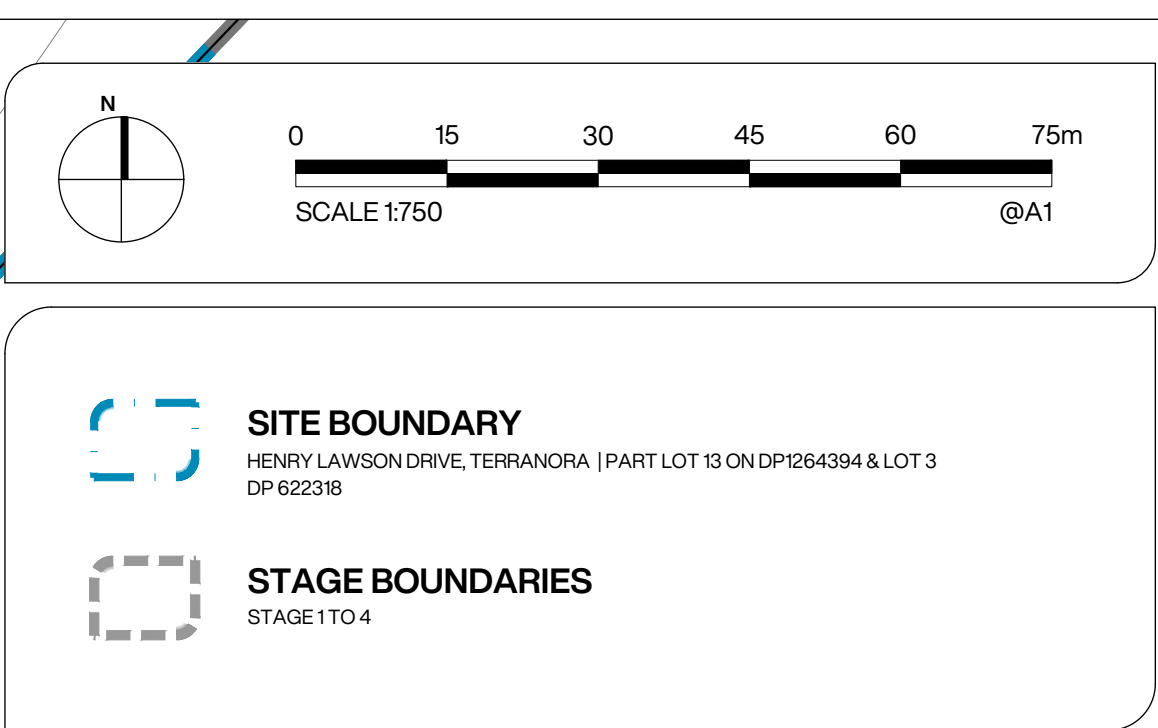
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SHEET NO.
3 OF 30



STAGE 1

163

ENVIRONMENTAL MANAGEMENT RESERVE

269,548m² / 26.95HA

157

OPEN SPACE / NEIGHBOURHOOD PARK

EXISTING PARK

EXISTING TENNIS CLUB

HENRY LAWSON DRIVE

EXISTING DEVELOPMENT

165
FUTURE DEVELOPMENT LOT
(SUBJECT TO FUTURE DA)
19,506m²

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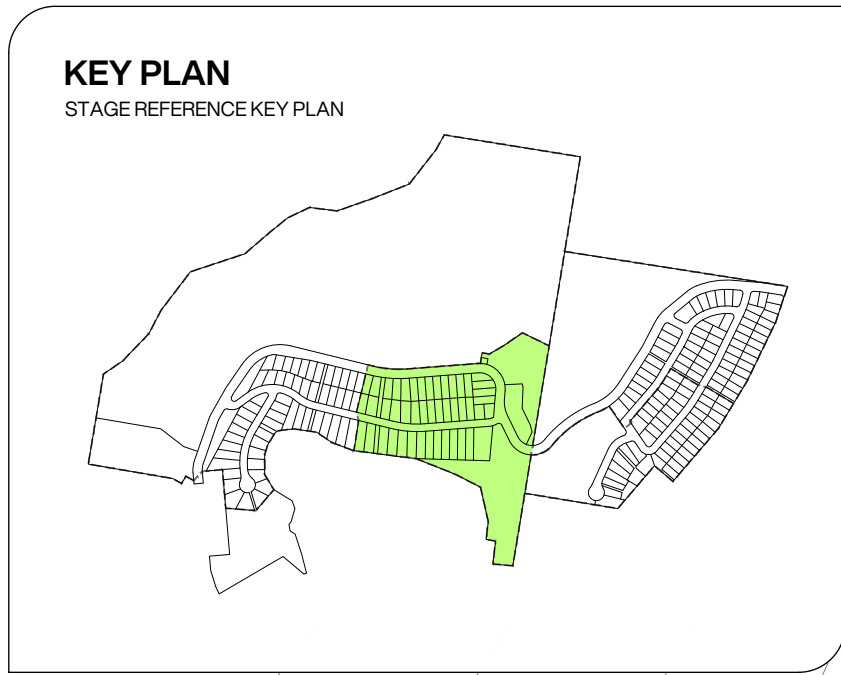
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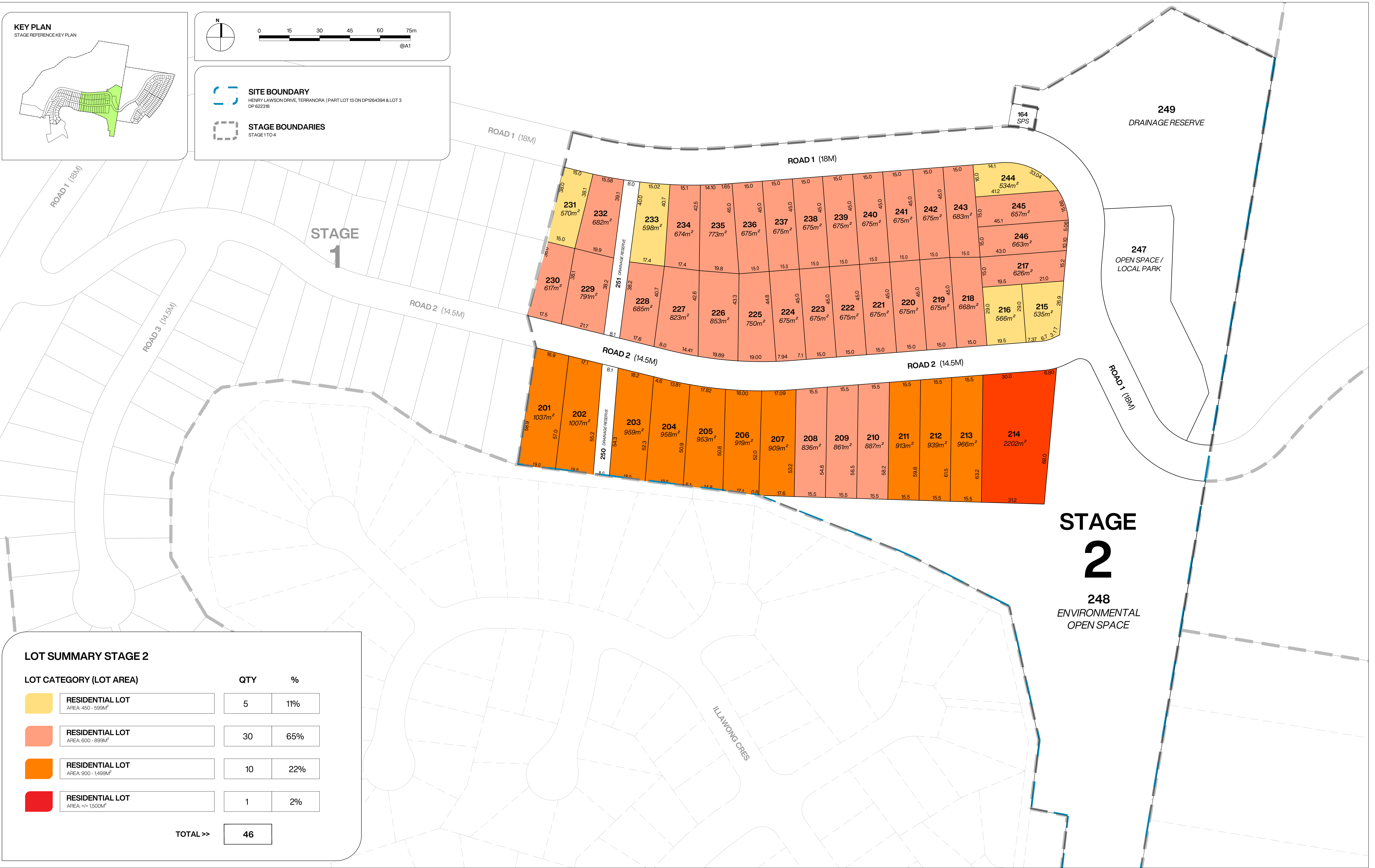
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PLOT DATE: 27/07/2024 9:49 PM
REVISION: 1



SITE BOUNDARY
HENRY LAWSON DRIVE, TERRANORA | PART LOT 13 ON DP1264394 & LOT 3 DP 622318

STAGE BOUNDARIES
STAGE 1 TO 4



PROJECT TITLE
TERRANORA NORTH
PLAN OF DEVELOPMENT

DRAWING TITLE
SUBDIVISION PLAN STAGE 2

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CLIENT: MAHERS LANE DEVELOPMENTS

MANAGER: JON BROOKSBY

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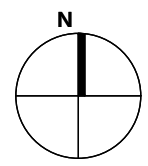
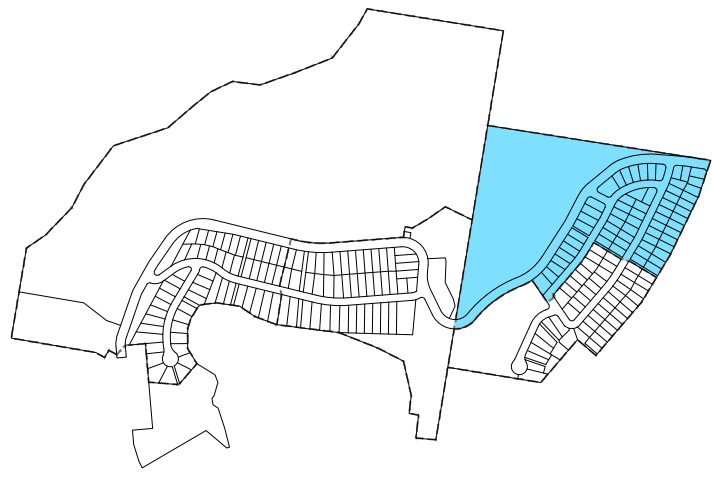
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L24076-203

SHEET NO.
5 OF 30

RE: ENVIRONMENTAL MANAGEMENT PLAN FOR THE DEVELOPMENT OF THE SUBDIVISION OF LOT 13 ON DP1264394 & LOT 3 DP 622318
PROJECT NO: L24076-204
DRAWING NO: L24076-204
DATE: 09/01/2025
DRAWN BY: J.B.
CHECKED BY: J.B.
APPROVED BY: J.B.
MANAGER: J.B.
ISSUED BY: J.B.
ISSUE DATE: 09/01/2025
ISSUE NO: 1
ISSUE DESCRIPTION: PRELIMINARY PLAN
ISSUE BY: J.B.
ISSUE DATE: 09/01/2025
ISSUE NO: 1
ISSUE DESCRIPTION: PRELIMINARY PLAN

KEY PLAN

STAGE REFERENCE KEY PLAN



0 15 30 45 60 75m
@A1



SITE BOUNDARY

HENRY LAWSON DRIVE, TERRANORA | PART LOT 13 ON DP1264394 & LOT 3 DP 622318



STAGE BOUNDARIES

STAGE 1 TO 4

STAGE 3

364

ENVIRONMENTAL MANAGEMENT

STAGE 2

STAGE 4

LOT SUMMARY STAGE 3

LOT CATEGORY (LOT AREA)

	QTY	%
RESIDENTIAL LOT AREA: 450 - 599M ²	55	89%
RESIDENTIAL LOT AREA: 600 - 899M ²	7	11%
RESIDENTIAL LOT AREA: 900 - 1499M ²	0	0%
RESIDENTIAL LOT AREA: >= 1500M ²	0	0%

TOTAL >> 62

PROJECT TITLE
TERRANORA NORTH
PLAN OF DEVELOPMENT
DRAWING TITLE
SUBDIVISION PLAN STAGE 3

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PROJECT TITLE
TERRANORA NORTH
PLAN OF DEVELOPMENT
DRAWING TITLE
SUBDIVISION PLAN STAGE 4

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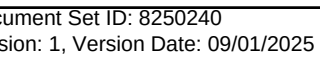
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PROJECT TITLE

TERRANORA NORTH

PLAN OF DEVELOPMENT

DRAWING TITLE

STRUCTURAL SYSTEMS MASTER PLAN

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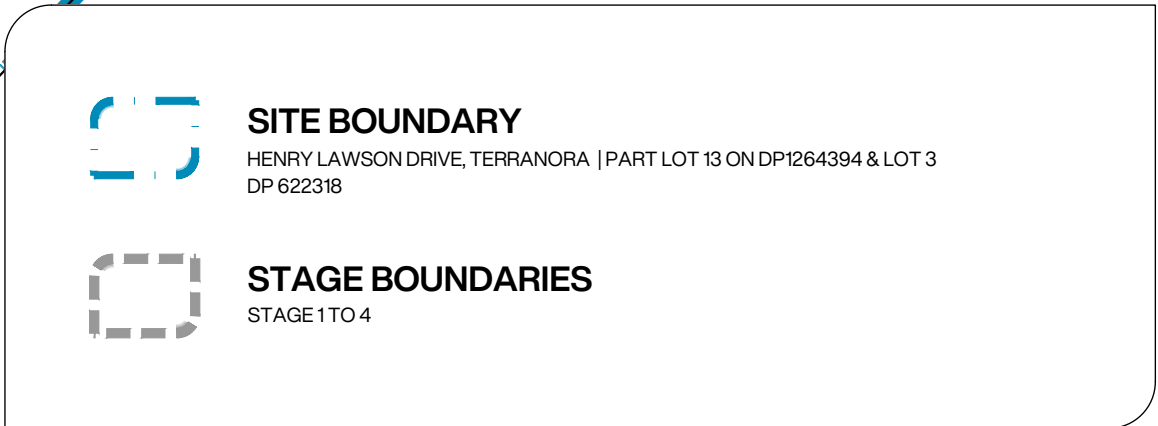
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ENVIRONMENTAL MANAGEMENT
269,548m² / 26.95HA

SLOPE CATEGORY: FLAT			INDICATIVE STRUCTURE SYSTEM ¹	QTY // % ²	QTY // % ³
	0% TO 5%	0° TO 3°	SLAB ON GROUND	-	1 // 2%
	5% TO 10.5%	3° TO 6°	SLAB ON GROUND	-	
	10.5% TO 14.05%	6° TO 8°	SLAB ON GROUND	1 // 2%	
SLOPE CATEGORY: MODERATE					
	14.05% TO 17.6%	8° TO 10°	STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	3 // 5.5%	4 // 7.5%
	17.6% TO 21.25%	10° TO 12°	STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	1 // 2%	
	21.25% TO 24.9%	12° TO 14°	STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	-	
SLOPE CATEGORY: STEEP					
	24.9% TO 28.6%	14° TO 16°	SPLIT LEVEL / STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	3 // 5.5%	11 // 19.5%
	28.6% TO 32.4%	16° TO 18°	SPLIT LEVEL / STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	4 // 7%	
	32.4% TO 36%	18° TO 20°	SPLIT LEVEL / STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	4 // 7%	
SLOPE CATEGORY: EXTREME					
	GREATER THAN 36% / 20°	POLE DESIGN / PLATFORM SYSTEM / SPLIT LEVEL		40 // 71%	40 // 71%

³ Percentage reflects total dwellings in each slope category // as a % of total lots (% rounded to the nearest integer)

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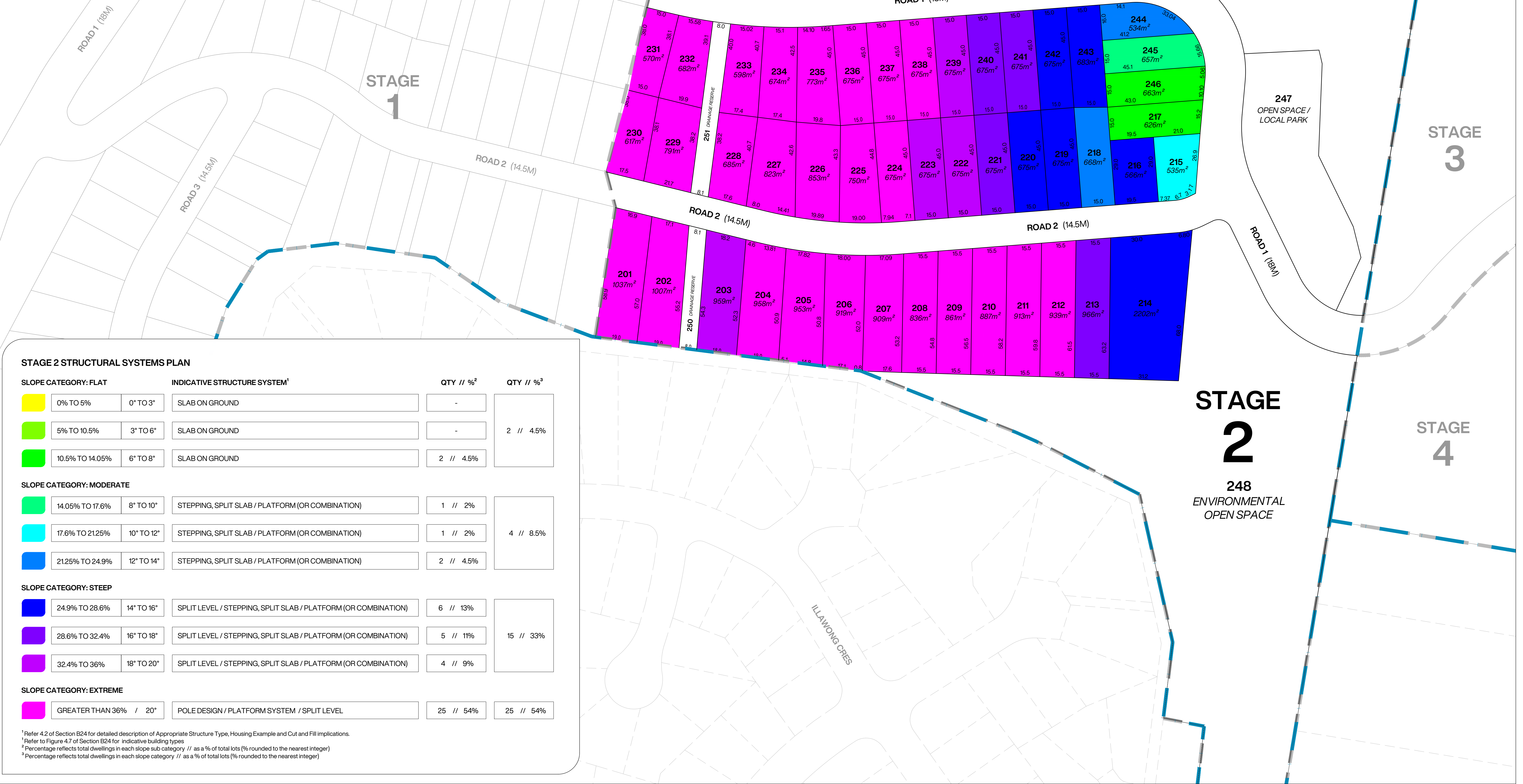
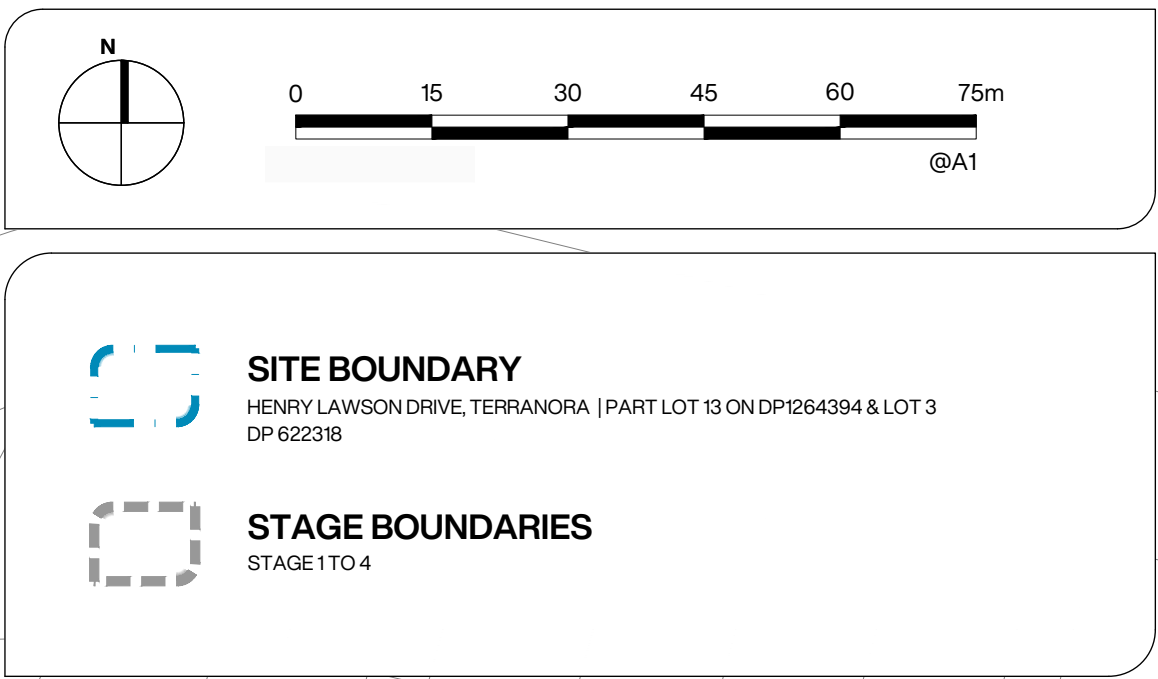
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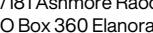


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PLAN OF DEVELOPMENT	
DRAWING TITLE	
STRUCTURAL SYSTEMS PLAN	

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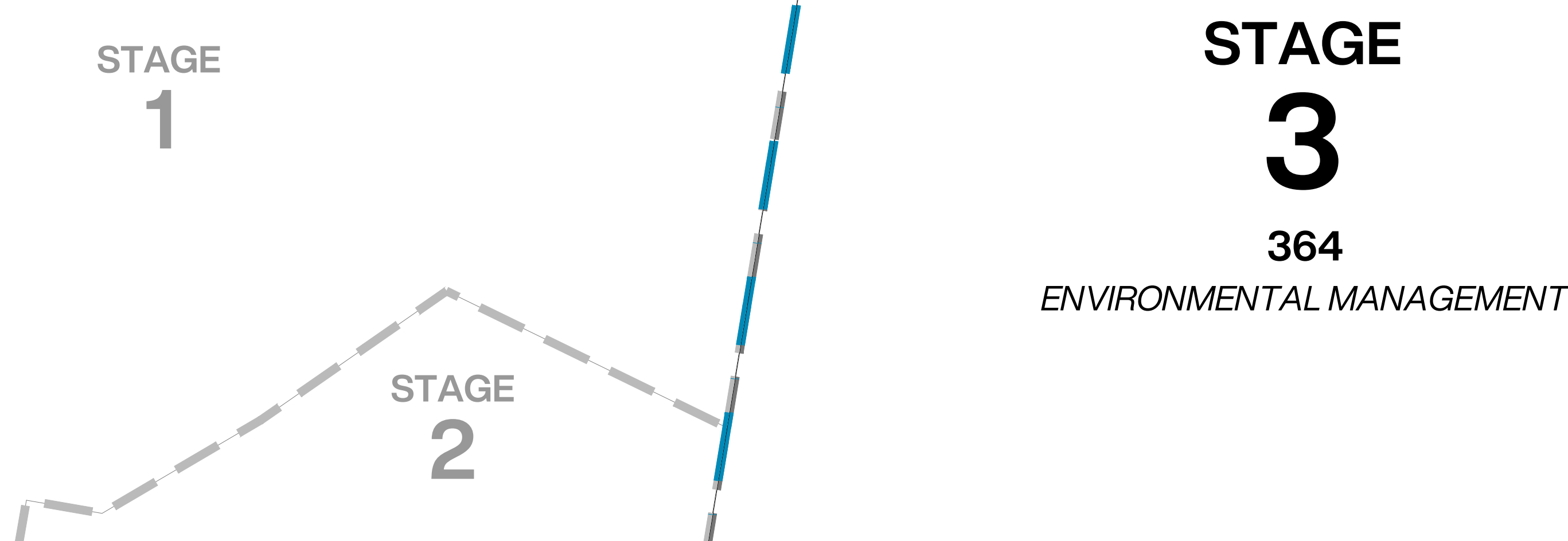
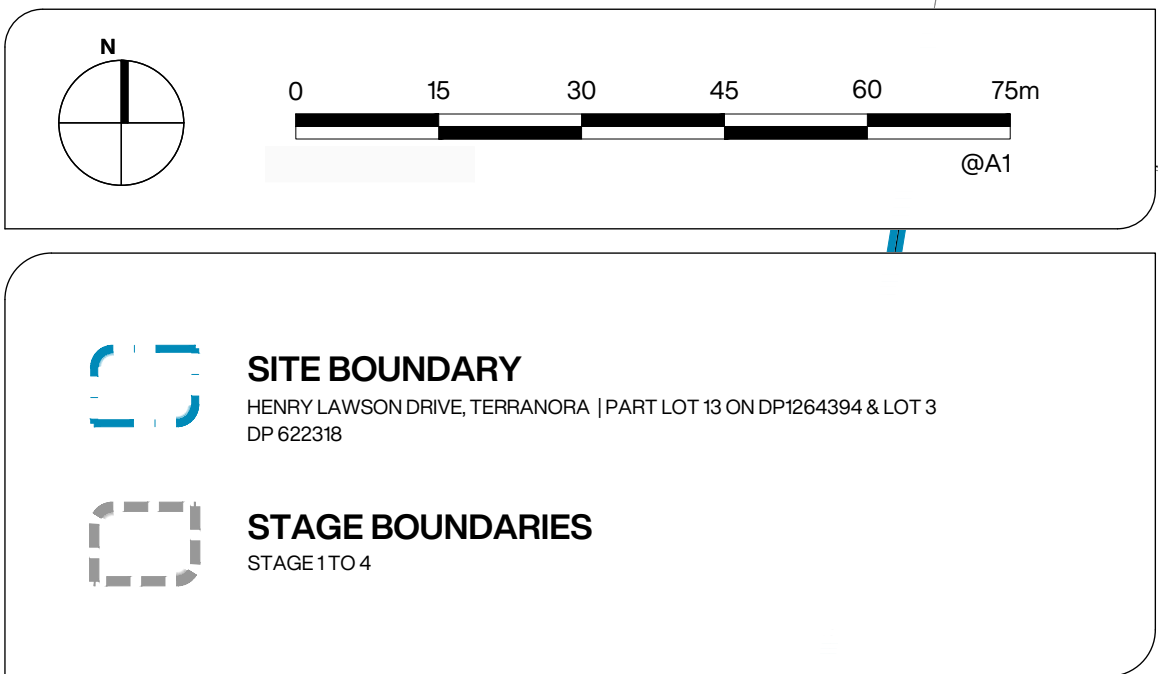
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SLOPE CATEGORY: FLAT			INDICATIVE STRUCTURE SYSTEM ¹	QTY // % ²	QTY // % ³
	0% TO 5%	0° TO 3°	SLAB ON GROUND	-	7 // 11.5%
	5% TO 10.5%	3° TO 6°	SLAB ON GROUND	1 // 2%	
	10.5% TO 14.05%	6° TO 8°	SLAB ON GROUND	6 // 9.5%	
SLOPE CATEGORY: MODERATE					
	14.05% TO 17.6%	8° TO 10°	STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	13 // 21%	31 // 50%
	17.6% TO 21.25%	10° TO 12°	STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	6 // 9.5%	
	21.25% TO 24.9%	12° TO 14°	STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	12 // 19.5%	
SLOPE CATEGORY: STEEP					
	24.9% TO 28.6%	14° TO 16°	SPLIT LEVEL / STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	9 // 14.5%	18 // 29%
	28.6% TO 32.4%	16° TO 18°	SPLIT LEVEL / STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	3 // 5%	
	32.4% TO 36%	18° TO 20°	SPLIT LEVEL / STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	6 // 9.5%	
SLOPE CATEGORY: EXTREME					
	GREATER THAN 36% / 20°	POLE DESIGN / PLATFORM SYSTEM / SPLIT LEVEL		6 // 9.5%	6 // 9.5%

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H	PRELIM / DES CHANGES	31.10.2024	JB	ZLA	ZLA / ZPG	JB
I	PRELIM / DES CHANGES	21.11.2024	JB	ZLA	ZLA / ZPG	JB
J	PRELIM / DES CHANGES	27.11.2024	JB	ZLA	ZLA / ZPG	JB
K	PRELIM / DES CHANGES	09.12.2024	JB	ZLA	ZLA / ZPG	JB
L	FINAL ISSUE A	17.12.2024	JB	ZLA	ZLA / ZPG	JB

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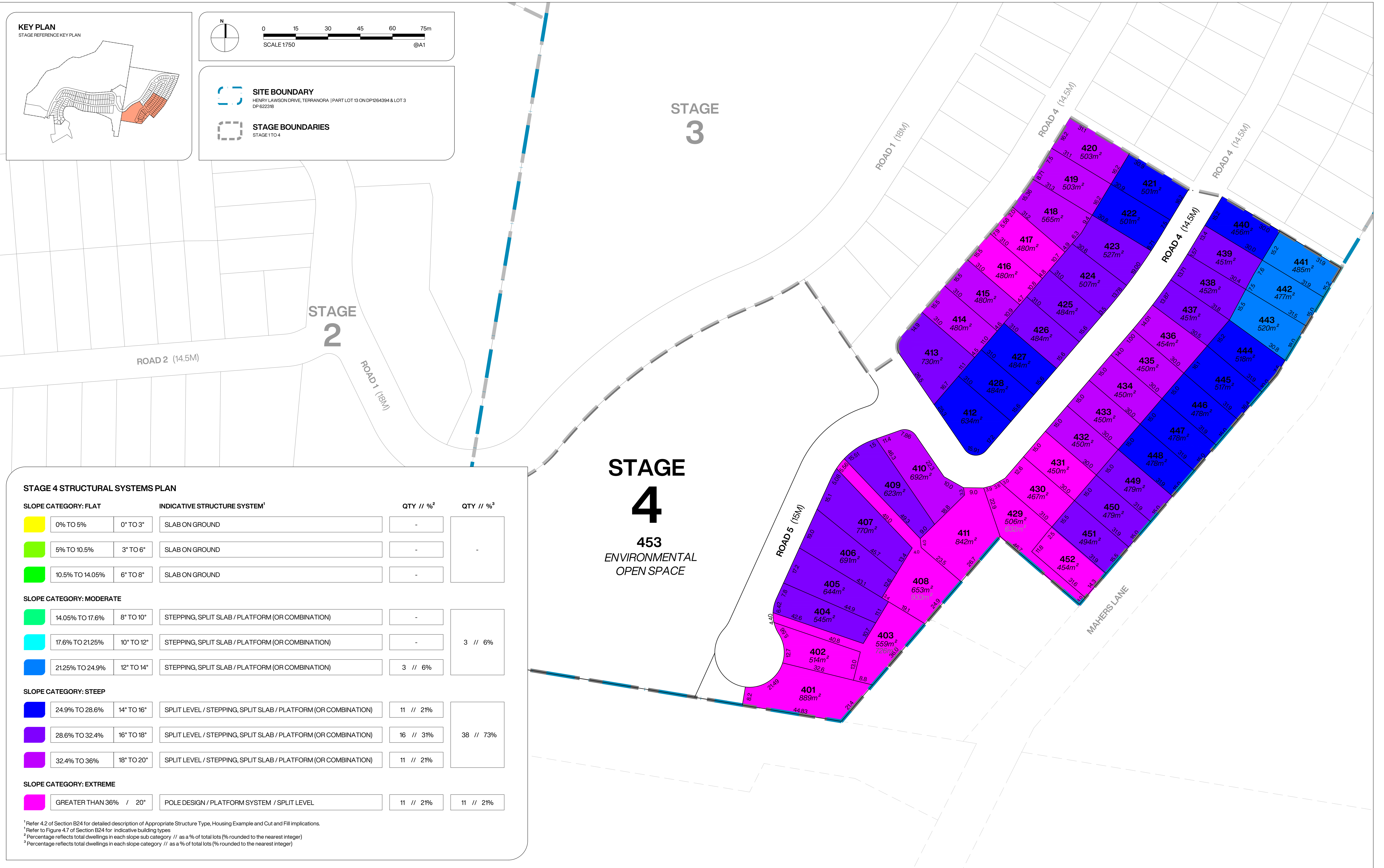
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NORTH
TERRANORA

JOB / DRAWING NO:
L24076-11

SHEET NO.
11 OF 30

RECEIVED 13/04/2024 12:07:51 PM
PROJECT: TERRANORA NORTH
DRAWING: PLAN OF DEVELOPMENT
STAGE: 4
DRAWING TITLE: STRUCTURAL SYSTEMS PLAN
DATE: 09/01/2025
VERSION: 1
SCALE: 1:750
SHEET: 12 OF 30



STAGE 4 STRUCTURAL SYSTEMS PLAN

SLOPE CATEGORY: FLAT		INDICATIVE STRUCTURE SYSTEM ¹		QTY // % ²	QTY // % ³
	0% TO 5%	0° TO 3°	SLAB ON GROUND	-	
	5% TO 10.5%	3° TO 6°	SLAB ON GROUND	-	
	10.5% TO 14.05%	6° TO 8°	SLAB ON GROUND	-	
SLOPE CATEGORY: MODERATE					
	14.05% TO 17.6%	8° TO 10°	STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	-	
	17.6% TO 21.25%	10° TO 12°	STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	-	3 // 6%
	21.25% TO 24.9%	12° TO 14°	STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	3 // 6%	
SLOPE CATEGORY: STEEP					
	24.9% TO 28.6%	14° TO 16°	SPLIT LEVEL / STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	11 // 21%	
	28.6% TO 32.4%	16° TO 18°	SPLIT LEVEL / STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	16 // 31%	38 // 73%
	32.4% TO 36%	18° TO 20°	SPLIT LEVEL / STEPPING, SPLIT SLAB / PLATFORM (OR COMBINATION)	11 // 21%	
SLOPE CATEGORY: EXTREME					
	GREATER THAN 36% / 20°		POLE DESIGN / PLATFORM SYSTEM / SPLIT LEVEL	11 // 21%	11 // 21%

¹ Refer 4.2 of Section B24 for detailed description of Appropriate Structure Type, Housing Example and Cut and Fill Implications.
² Refer to Figure 4.7 of Section B24 for Indicative building types
³ Percentage reflects total dwellings in each slope sub category // as a % of total lots (% rounded to the nearest integer)
⁴ Percentage reflects total dwellings in each slope category // as a % of total lots (% rounded to the nearest integer)

PROJECT TITLE

TERRANORA NORTH

PLAN OF DEVELOPMENT

DRAWING TITLE

STRUCTURAL SYSTEMS PLAN STAGE 4

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
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K	PRELIM / DES CHANGES	09.12.2024	JB	ZLA	ZLA / ZPG	JB
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ISSUE: WIP

CLIENT: MAHERS LANE DEVELOPMENTS

MANAGER: JON BROOKSBY

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NORTH

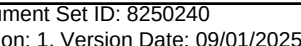
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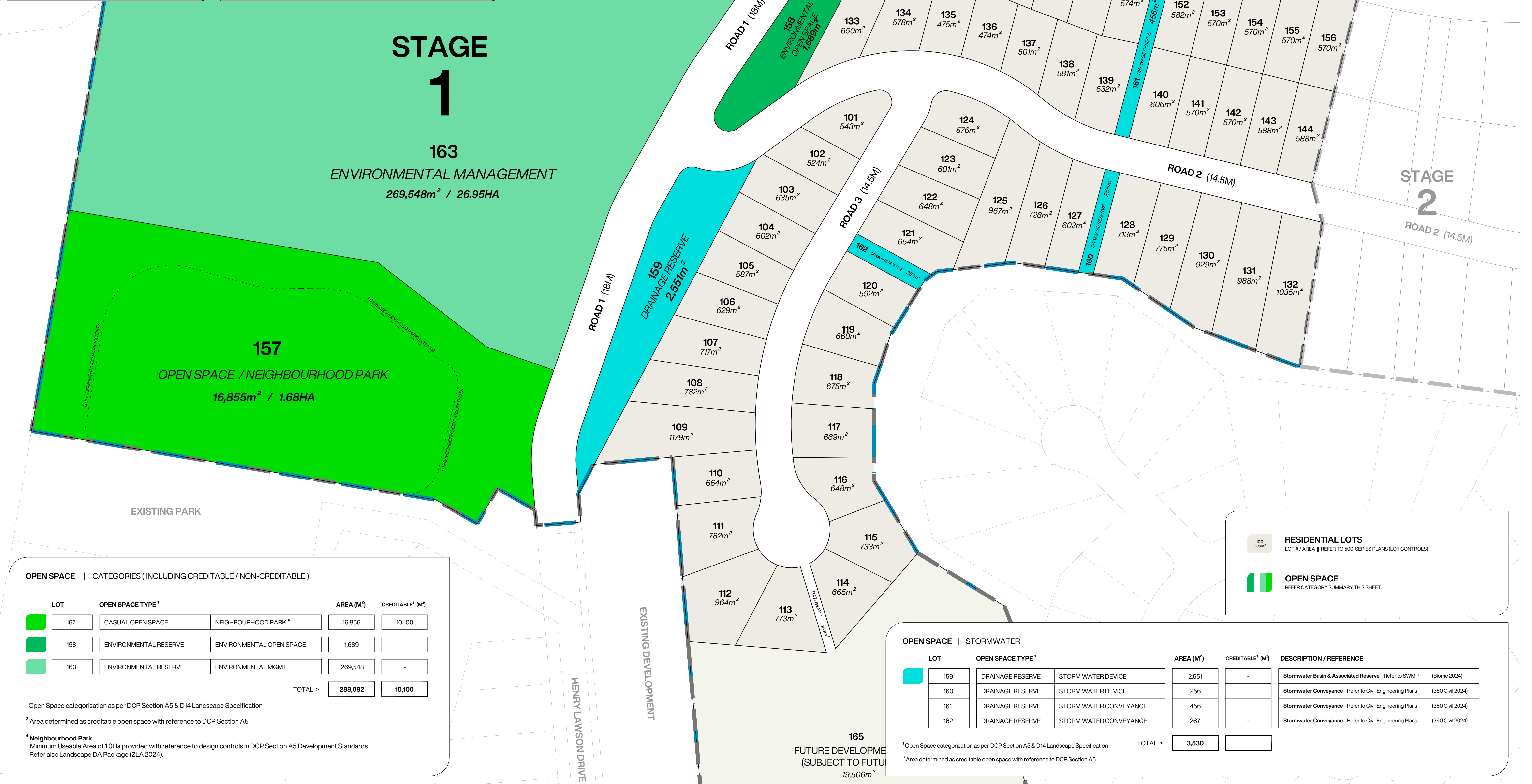
L24076-305

SHEET NO.

12 OF 30



13 OF 30

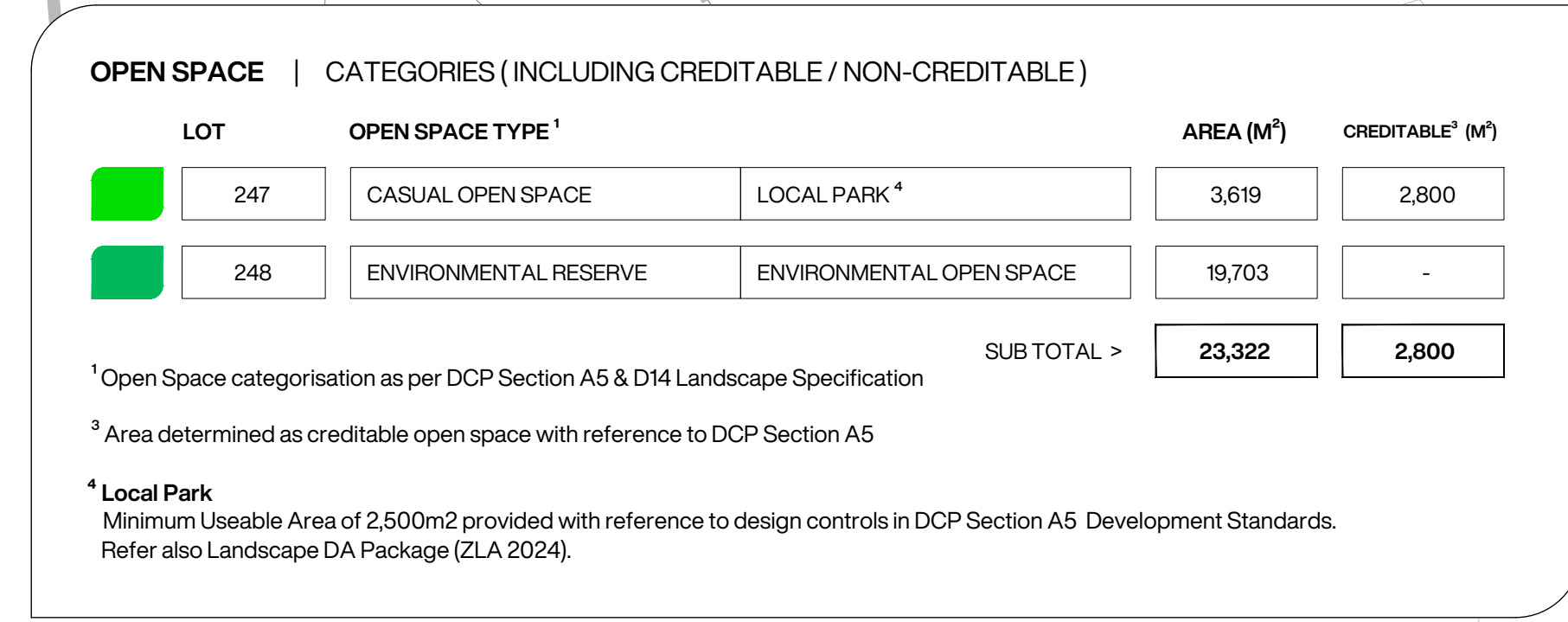
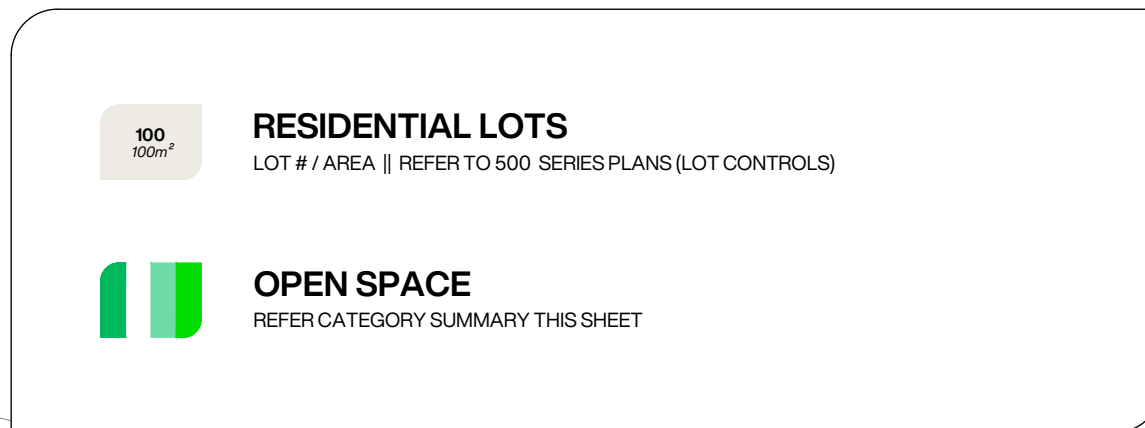


OPEN SPACE | STORMWATER

LOT	OPEN SPACE TYPE ¹		AREA (M ²)	CREDITABLE ³ (M ²)	DESCRIPTION / REFERENCE	
	159	DRAINAGE RESERVE	STORM WATER DEVICE	2,551	-	Stormwater Basin & Associated Reserve - Refer to SWMP (Biome 2024)
	160	DRAINAGE RESERVE	STORM WATER DEVICE	256	-	Stormwater Conveyance - Refer to Civil Engineering Plans (360 Civil 2024)
	161	DRAINAGE RESERVE	STORM WATER CONVEYANCE	456	-	Stormwater Conveyance - Refer to Civil Engineering Plans (360 Civil 2024)
	162	DRAINAGE RESERVE	STORM WATER CONVEYANCE	267	-	Stormwater Conveyance - Refer to Civil Engineering Plans (360 Civil 2024)
			TOTAL >	3,530	-	

¹Open Space categorisation as per DCP Section A5 & D14 Landscape Specification

³Area determined as creditable open space with reference to DCP Section A5



PROJECT TITLE

TERRANORA NORTH

PLAN OF DEVELOPMENT

DRAWING TITLE

OPEN SPACE STAGE 2

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
G	PRELIM / DES CHANGES	24.10.2024	JB	ZLA	ZLA / ZPG	JB
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I	PRELIM / DES CHANGES	21.11.2024	JB	ZLA	ZLA / ZPG	JB
J	PRELIM / DES CHANGES	27.11.2024	JB	ZLA	ZLA / ZPG	JB
K	PRELIM / DES CHANGES	09.12.2024	JB	ZLA	ZLA / ZPG	JB
L	FINAL ISSUE A	17.12.2024	JB	ZLA	ZLA / ZPG	JB

ISSUE:	WIP	CLIENT:	MAHERS LANE DEVELOPMENTS
MANAGER:			
JON BROOKSBY			

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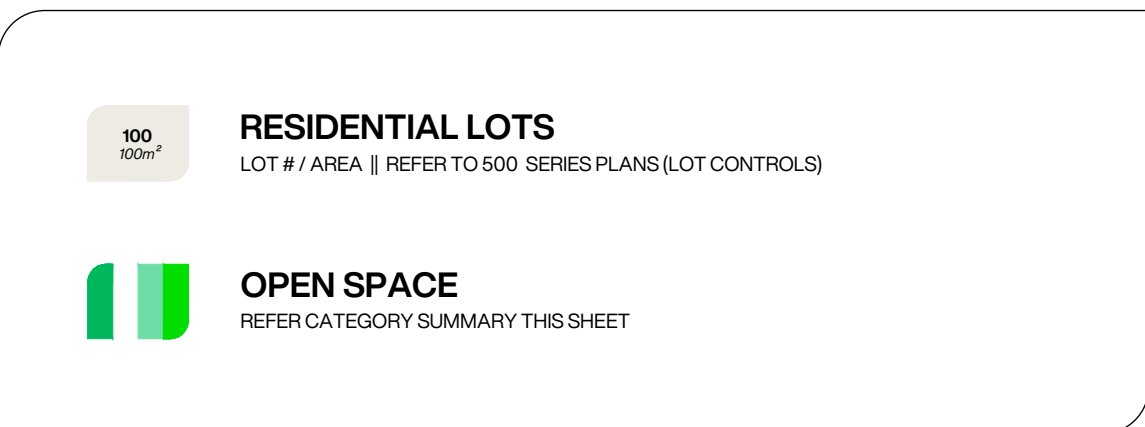
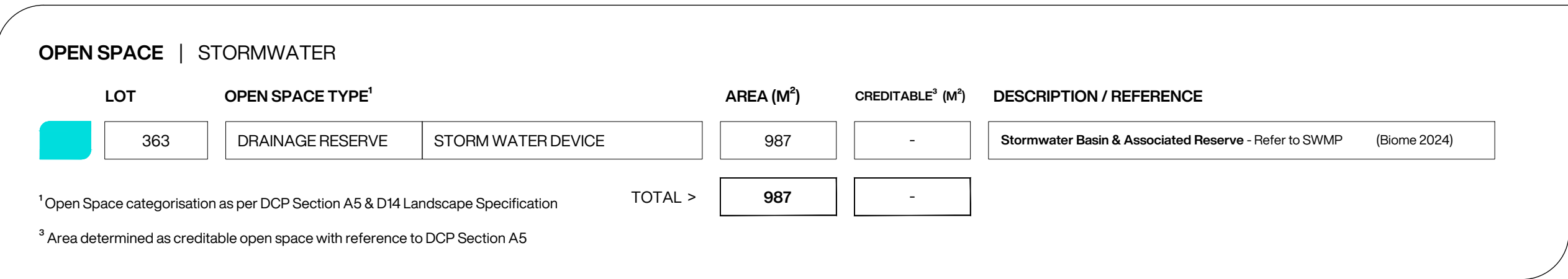
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NORTH
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L24076-403

SHEET NO.
15 OF 30



LOT		OPEN SPACE TYPE ¹	AREA (M ²)	CREDITABLE ² (M ²)
364	ENVIRONMENTAL RESERVE	ENVIRONMENTAL MGMT	58,344	-
TOTAL >			58,344	-

¹ Open Space categorisation as per DCP Section A5 & D14 Landscape Specification

² Area determined as creditable open space with reference to DCP Section A5

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16 OF 30



PROJECT TITLE

TERRANORA NORTH

PLAN OF DEVELOPMENT

DRAWING TITLE

OPEN SPACE STAGE 4

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
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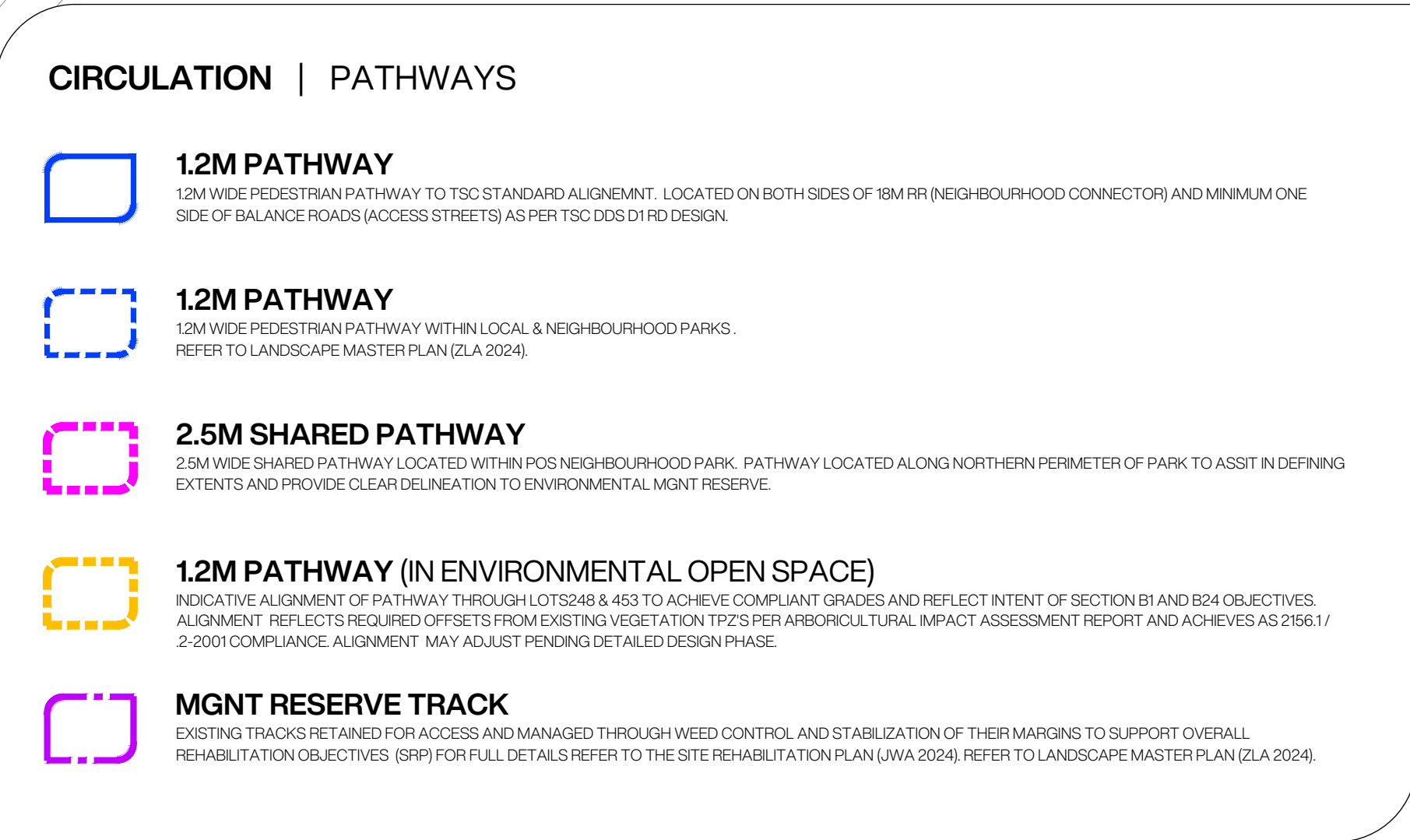
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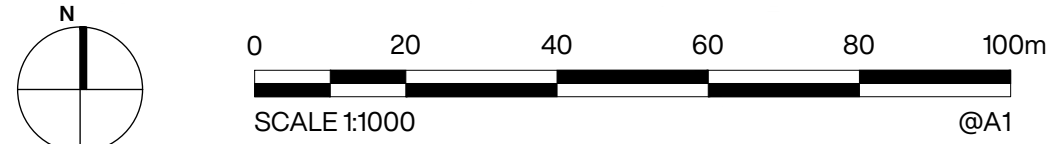


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18 OF 30

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SHEET NO: 20 OF 30



- SITE BOUNDARY**
HENRY LAWSON DRIVE, TERRANORA | PART LOT 13 ON DP1264394 & LOT 3 DP 622318
- STAGE BOUNDARIES**
STAGE 1 TO 4

STAGE
1

STAGE
2

364
ENVIRONMENTAL MA

453
ENVIRONMENTAL
OPEN SPACE

248
ENVIRONMENTAL
OPEN SPACE

249
DRAINAGE RESERVE

247
OPEN SPACE /
LOCAL PARK

157

OPEN SPACE / NEIGHBOURHOOD PARK

EXISTING PARK

EXISTING TENNIS CLUB

HENRY LAWSON DRIVE

HENRY LAWSON DRIVE

165
FUTURE DEVELOPMENT LOT
(SUBJECT TO FUTURE DA)
19,506m²

OPEN SPACE | WALKABILITY

800M WALKABILITY
WALKABILITY FROM NEIGHBOURHOOD PARK AS PER DCP SECTION A5.8.2

400M WALKABILITY
WALKABILITY FROM LOCAL PARK AS PER DCP SECTION A5.8.2

LOTS WITHIN 800M WALKABILITY (157)
WALKABILITY FROM NEIGHBOURHOOD PARK AS PER DCP SECTION A5.8.2
TOTAL QTY: 102

LOTS WITHIN 400M WALKABILITY (247)
WALKABILITY FROM LOCAL PARK AS PER DCP SECTION A5.8.2
TOTAL QTY: 109

LOTS WITHIN 400M & 800M WALKABILITY (157 & 247)
WALKABILITY FROM LOCAL PARK AND NEIGHBOURHOOD PARK AS PER DCP SECTION A5.8.2
TOTAL QTY: 69

OPEN SPACE | WALKABILITY BY STAGE

LOT	OPEN SPACE TYPE	DISTANCE (M) ¹	STAGE 1	QTY ² // % ³	STAGE 2	QTY ² // % ³	STAGE 3	QTY ² // % ³	STAGE 4	QTY ² // % ³
157	NEIGHBOURHOOD PARK	800	56	100%	46	100%	0	0%	0	0%
247	LOCAL PARK	400	23	41%	46	100%	15	24%	25	48%

OPEN SPACE | WALKABILITY ALL STAGES

LOT	OPEN SPACE TYPE	DISTANCE (M) ¹	TOTAL ⁴	QTY // % ⁵
157	NEIGHBOURHOOD PARK	800	142	66%
247	LOCAL PARK	400		

¹ Refer DCP Section A5 - A5.8.2 POS Development Standards, re Walkability / Local Park = 400 linear meters / Neighbourhood Park = 800 linear meters.
Note: Rd CL used for consistency, refer to Master Plan and Pedestrian Connectivity Plan for Pedestrian Pathway locations / alignment.
² Quantity represents the total number of residential lots per stage that fall within the walkability parameters for the nominated Open Space Type.
³ Percentage represents total residential lots by stage as a % of total lots within that stage (% are rounded to the nearest integer).
⁴ Quantity represents the total quantity of residential lots within Stages 1 to 4 with walkability to POS 157 and / or 247.
⁵ Percentage represents total residential lots within Stages 1 to 4 with walkability to POS 157 and / or 247 (% are rounded to the nearest integer).

PROJECT TITLE
TERRANORA NORTH
PLAN OF DEVELOPMENT

DRAWING TITLE
OPEN SPACE WALKABILITY STAGE 1 & 2

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
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J	PRELIM / DES CHANGES	27.11.2024	JB	ZLA	ZLA / ZPG	JB
K	PRELIM / DES CHANGES	09.12.2024	JB	ZLA	ZLA / ZPG	JB
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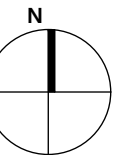
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SHEET NO.

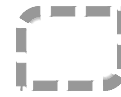
20 OF 30



0 25 50 75 100 125m
SCALE 1:1250 @A1



SITE BOUNDARY
HENRY LAWSON DRIVE, TERRANORA | PART LOT 13 ON DP1264394 & LOT 3
DP 622318



STAGE BOUNDARIES



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NORTH
TERRANORA

L24076-302B

SHEET NO.

21 OF 30

Key

999

Lot #	Lot Area (m2)	Front	Front (2nd)	Side (GF)	Side (SF)	Rear 1	Rear 2	Applicable %	Area (m2)	Applicable (?)	Max Extents (m)	BAL 12.5	BAL 19	BAL29	>Bal 29 (APZ)	Max Extents (m)*	LS(%)	Deep Soil (L)**	Deep Soil (W)**	1) LS(%) as m2	2) Deep Soil m2	Slope	Building Height (m)
101	543	4.5	2	0.9	1.5	-	-	50%	271.5			✓					30%	6	3	162.9	18	28.6% - 32.4%	10
102	524	4.5		0.9	1.5	4.5	6	50%	262			✓					30%	6	3	157.2	18	>35%	10
103	635	4.5		0.9	1.5	4.5	8	50%	317.5			✓					35%	8	4	222.25	32	>35%	10
104	602	4.5		0.9	1.5	4.5	8	50%	301			✓					35%	8	4	210.7	32	>35%	10
105	587	4.5		0.9	1.5	4.5	6	50%	293.5			✓					30%	6	3	176.1	18	>35%	10
106	629	4.5		0.9	1.5	4.5	8	50%	314.5			✓					35%	8	4	220.15	32	>35%	10
107	717	4.5		0.9	1.5	4.5	8	50%	358.5			✓					35%	8	4	250.95	32	>35%	10
108	782	4.5		0.9	1.5	4.5	8	50%	391			✓					35%	8	4	273.7	32	>35%	10
109	1179	4.5		0.9	1.5	5	12	40%	471.6			✓					40%	10	5	471.6	50	>35%	10
110	664	4.5		0.9	1.5	4.5	8	50%	332			✓					35%	8	4	232.4	32	>35%	10
111	782	4.5		0.9	1.5	4.5	8	50%	391			✓					35%	8	4	273.7	32	>35%	10
112	964	4.5		0.9	1.5	5	12	40%	385.6			✓					40%	10	5	385.6	50	28.6% - 32.4%	10
113	773	4.5		0.9	1.5	4.5	8	50%	386.5			✓					35%	8	4	270.55	32	24.9% - 28.6%	10
114	665	4.5		0.9	1.5	4.5	8	50%	332.5			✓	✓				35%	8	4	232.75	32	>35%	10
115	733	4.5		0.9	1.5	4.5	8	50%	366.5			✓	✓	✓	✓	9	35%	8	4	256.55	32	>35%	10
116	648	4.5		0.9	1.5	4.5	8	50%	324			✓	✓	✓	✓	9	35%	8	4	226.8	32	>35%	10
117	689	4.5		0.9	1.5	4.5	8	50%	344.5			✓	✓	✓	✓	9	35%	8	4	241.15	32	>35%	10
118	675	4.5		0.9	1.5	4.5	8	50%	337.5			✓	✓	✓	✓	9	35%	8	4	236.25	32	>35%	10
119	660	4.5		0.9	1.5	4.5	8	50%	330			✓	✓	✓	✓	9	35%	8	4	231	32	>35%	10
120	592	4.5		0.9	1.5	4.5	6	50%	296			✓	✓	✓	✓	13.6	30%	6	3	177.6	18	>35%	10
121	654	4.5		0.9	1.5	4.5	8	50%	327			✓	✓	✓	✓	9	35%	8	4	228.9	32	>35%	10
122	648	4.5		0.9	1.5	4.5	8	50%	324			✓	✓	✓	✓	17	35%	8	4	226.8	32	>35%	10
123	601	4.5		0.9	1.5	4.5	8	50%	300.5			✓	✓	✓	✓		35%	8	4	210.35	32	>35%	10
124	576	4.5	2	0.9	1.5	4.5	6	50%	288			✓					30%	6	3	172.8	18	28.6% - 32.4%	10
125	967	6		0.9	1.5	5	12	40%	386.8			✓	✓	✓	✓	17	40%	10	5	386.8	50	>35%	10
126	728	6		0.9	1.5	4.5	8	50%	364			✓	✓	✓	✓	17	35%	8	4	254.8	32	>35%	10
127	602	6		0.9	1.5	4.5	8	50%	301			✓	✓	✓	✓	17	35%	8	4	210.7	32	>35%	10
128	713	6		0.9	1.5	4.5	8	50%	356.5			✓	✓	✓	✓	17	35%	8	4	249.55	32	>35%	10
129	775	6		0.9	1.5	4.5	8	50%	387.5			✓	✓	✓	✓	17	35%	8	4	271.25	32	>35%	10
130	929	6		0.9	1.5	5	12	40%	371.6			✓	✓	✓	✓	17	40%	10	5	371.6	50	32.4%to 36%	10
131	988	6		0.9	1.5	5	12	40%	395.2			✓	✓	✓	✓	17	40%	10	5	395.2	50	>35%	10
132	1035	6		0.9	1.5	5	12	40%	414			✓	✓	✓	✓	17	40%	10	5	414	50	>35%	10
133	650	4.5		0.9	1.5	4.5	6	50%	325			✓	✓	✓	✓		35%	8	4	227.5	32	14.05%to 17.6%	9
134	578	4.5		0.9	1.5	4.5	6	50%	289			✓					30%	6	3	173.4	18	10.5%to 14.05%	9
135	475	4.5		0.9	1.5	4.5	6	50%	237.5			✓					30%	6	3	142.5	18	14.05%to 17.6%	9
136	474	4.5		0.9	1.5	4.5	6	50%	237			✓					30%	6	3	142.2	18	14.05%to 17.6%	9
137	501	4.5		0.9	1.5	4.5	6	50%	250.5			✓					30%	6	3	150.3	18	17.6%to 21.25%	9
138	581	4.5		0.9	1.5	4.5	6	50%	290.5			✓					30%	6	3	174.3	18	24.9% - 28.6%	10
139	632	6		0.9	1.5	4.5	8	50%	316			✓					35%	8	4	221.2	32	24.9% - 28.6%	10
140	606	6		0.9	1.5	4.5	8	50%	303			✓					35%	8	4	212.1	32	28.6% - 32.4%	10
141	570	4.5		0.9	1.5	4.5	6	50%	285			✓					30%	6	3	171	18	32.4%to 36%	10
142	570	4.5		0.9	1.5	4.5	6	50%	285			✓					30%	6	3	171	18	32.4%to 36%	10
143	588	4.5		0.9	1.5	4.5	6	50%	294			✓					30%	6	3	176.4	18	32.4%to 36%	10
144	588	4.5		0.9	1.5	4.5	6	50%	294			✓					30%	6	3	176.4	18	>35%	10
145	581	4.5		0.9	1.5	4.5	6	50%	290.5			✓					30%	6	3	174.3	18	>35%	10
146	525	4.5		0.9	1.5	4.5	6	50%	262.5			✓					30%	6	3	157.5	18	>35%	10
147	478	4.5		0.9	1.5	4.5	6	50%	239			✓					30%	6	3	143.4	18	>35%	10
148	510	4.5		0.9	1.5	4.5	6	50%	255	✓	2.1						30%	6	3	153	18	>35%	10
149	531	4.5		0.9	1.5	4.5	6	50%	265.5	✓	4.1						30%	6	3	159.3	18	>35%	10
150	565	4.5		0.9	1.5	4.5	6	50%	282.5	✓	5.2	✓					30%	6	3	169.5	18	>35%	10
151	574	4.5		0.9	1.5	4.5	6	50%	287	✓	6	✓					30%	6	3	172.2	18	>35%	10
152	582	4.5		0.9	1.5	4.5	6	50%	291	✓	6.4	✓					30%	6	3	174.6	18	>35%	10
153	570	4.5		0.9	1.5	4.5	6	50%	285			✓					30%	6	3	171	18	>35%	10
154	570	4.5		0.9	1.5	4.5	6	50%	285			✓					30%	6	3	171	18	>35%	10
155	570	4.5		0.9	1.5	4.5	6	50%	285			✓					30%	6	3	171	18	>35%	10
156	570	4.5		0.9	1.5	4.5	6	50%	285								30%	6	3	171	18	>35%	10

PROJECT TITLE
TERRANORA NORTH
PLAN OF DEVELOPMENT

DRAWING TITLE
RESIDENTIAL LOT CONTROLS STAGE 1 MATRIX

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
G	PRELIM / DES CHANGES	24.10.2024	JB	ZLA	ZLA / ZPG	JB
H	PRELIM / DES CHANGES	31.10.2024	JB	ZLA	ZLA / ZPG	JB
I	PRELIM / DES CHANGES	21.11.2024	JB	ZLA	ZLA / ZPG	JB
J	PRELIM / DES CHANGES	27.11.2024	JB	ZLA	ZLA / ZPG	JB
K	PRELIM / DES CHANGES	09.12.2024	JB	ZLA	ZLA / ZPG	JB
L	FINAL ISSUE A	17.12.2024	JB	ZLA	ZLA / ZPG	JB

ISSUE:	WIP	CLIENT:	MAHERS LANE DEVELOPMENTS
MANAGER:			
JON BROOKSBY			

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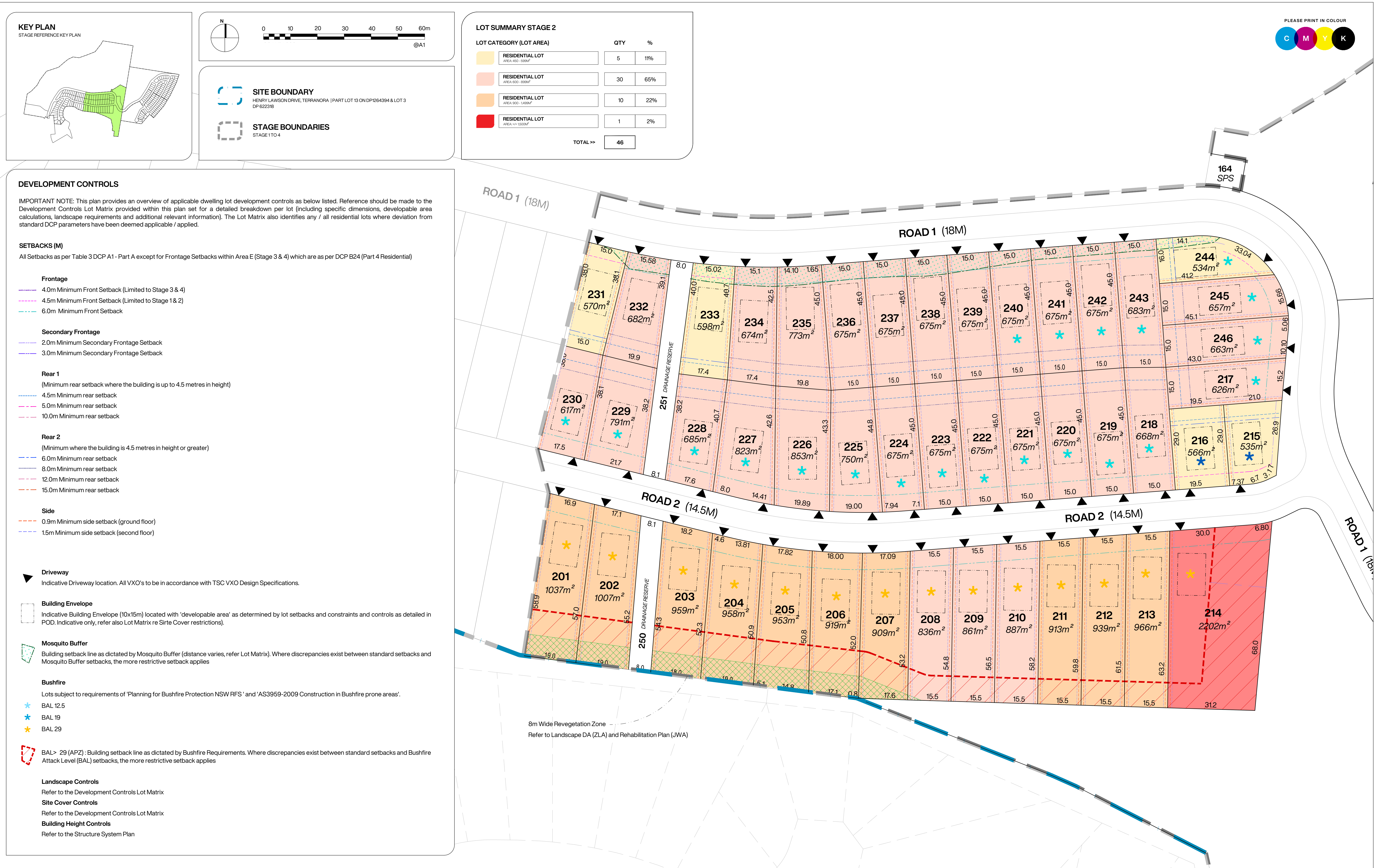
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NORTH
TERRANORA

L24076-502

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DEVELOPMENT CONTROLS

LOT MATRIX STAGE 2

Lot #	Lot Area (m2)	Front	Front (2nd)	Side (GF)	Side (SF)	Rear 1	Rear 2	Applicable %	Area (m2)	Applicable (?)	Max Extents (m)	BAL 12.5	BAL 19	BAL 29	>Bal 29 (APZ)	Max Extents (m)*	LS (%)	Deep Soil (L)**	Deep Soil (W)**	1)LS (%) as m2	2) Deep Soil m2	Slope	Building Height (m)
201	1037	6		0.9	1.5	5	12	40%	414.8			✓	✓	✓	✓	17	40%	10	5	414.8	50	>35%	10
202	1007	6		0.9	1.5	5	12	40%	402.8			✓	✓	✓	✓	17	40%	10	5	402.8	50	>35%	10
203	959	6		0.9	1.5	5	12	40%	383.6			✓	✓	✓	✓	17	40%	10	5	383.6	50	32.4% to 36%	10
204	958	6		0.9	1.5	5	12	40%	383.2			✓	✓	✓	✓	17	40%	10	5	383.2	50	>35%	10
205	953	6		0.9	1.5	5	12	40%	381.2			✓	✓	✓	✓	17	40%	10	5	381.2	50	>35%	10
206	919	6		0.9	1.5	5	12	40%	367.6			✓	✓	✓	✓	17	40%	10	5	367.6	50	>35%	10
207	909	6		0.9	1.5	5	12	40%	363.6			✓	✓	✓	✓	17	40%	10	5	363.6	50	>35%	10
208	836	6		0.9	1.5	5	12	50%	418			✓	✓	✓	✓	11.5	40%	10	5	334.4	50	>35%	10
209	861	6		0.9	1.5	5	12	50%	430.5			✓	✓	✓	✓	9	40%	10	5	344.4	50	>35%	10
210	887	6		0.9	1.5	5	12	50%	443.5			✓	✓	✓	✓	9	40%	10	5	354.8	50	>35%	10
211	913	6		0.9	1.5	5	12	40%	365.2			✓	✓	✓	✓	9	40%	10	5	365.2	50	>35%	10
212	939	6		0.9	1.5	5	12	40%	375.6			✓	✓	✓	✓	9	40%	10	5	375.6	50	28.6% - 32.4%	10
213	966	6		0.9	1.5	5	12	40%	386.4			✓	✓	✓	✓	9	40%	10	5	386.4	50	28.6% - 32.4%	10
214	2022	8		0.9	1.5	10	15	40%	808.8			✓	✓	✓	✓	20	45%	12	6	909.9	72	24.9% - 28.6%	10
215	535	4.5	2	0.9	1.5	4.5	6	50%	267.5		4.5	✓	✓		✓		30%	6	3	160.5	18	17.6% to 21.25%	9
216	566	4.5		0.9	1.5	4.5	6	50%	283		4.5	✓	✓		✓		30%	6	3	169.8	18	24.9% - 28.6%	10
217	668	6		0.9	1.5	4.5	8	50%	334		4.5	✓					35%	8	4	233.8	32	10.5% to 14.05%	9
218	675	6		0.9	1.5	4.5	8	50%	337.5		4.5	✓					35%	8	4	236.25	32	21.5% to 24.95%	10
219	675	6		0.9	1.5	4.5	8	50%	337.5		4.5	✓					35%	8	4	236.25	32	24.9% - 28.6%	10
220	675	6		0.9	1.5	4.5	8	50%	337.5		4.5	✓					35%	8	4	236.25	32	24.9% - 28.6%	10
221	675	6		0.9	1.5	4.5	8	50%	337.5		4.5	✓					35%	8	4	236.25	32	28.6% - 32.4%	10
222	675	6		0.9	1.5	4.5	8	50%	337.5		4.5	✓					35%	8	4	236.25	32	32.4% to 36%	10
223	675	6		0.9	1.5	4.5	8	50%	337.5		4.5	✓					35%	8	4	236.25	32	32.4% to 36%	10
224	675	6		0.9	1.5	4.5	8	50%	337.5		4.5	✓					35%	8	4	236.25	32	>35%	10
225	750	6		0.9	1.5	4.5	8	50%	375		4.5	✓					35%	8	4	262.5	32	>35%	10
226	853	6		0.9	1.5	4.5	8	50%	426.5		4.5	✓					35%	8	4	298.55	32	>35%	10
227	823	6		0.9	1.5	4.5	8	50%	411.5		4.5	✓					35%	8	4	288.05	32	>35%	10
228	685	6		0.9	1.5	4.5	8	50%	342.5		4.5	✓					35%	8	4	239.75	32	>35%	10
229	791	6		0.9	1.5	4.5	8	50%	395.5		4.5	✓					35%	8	4	276.85	32	>35%	10
230	617	6		0.9	1.5	4.5	8	50%	308.5		4.5	✓					35%	8	4	215.95	32	>35%	10
231	570	4.5		0.9	1.5	4.5	6	50%	285	✓	4.5						30%	6	3	171	18	>35%	10
232	682	6		0.9	1.5	4.5	8	50%	341	✓	5.8						35%	8	4	238.7	32	>35%	10
233	598	4.5		0.9	1.5	4.5	6	50%	299	✓	6.5						30%	6	3	179.4	18	>35%	10
234	674	6		0.9	1.5	4.5	8	50%	337	✓	6.9						35%	8	4	235.9	32	>35%	10
235	773	6		0.9	1.5	4.5	8	50%	386.5	✓	6.9						35%	8	4	270.55	32	>35%	10
236	675	6		0.9	1.5	4.5	8	50%	337.5	✓	6.3						35%	8	4	236.25	32	>35%	10
237	675	6		0.9	1.5	4.5	8	50%	337.5	✓	6.5						35%	8	4	236.25	32	>35%	10
238	675	6		0.9	1.5	4.5	8	50%	337.5	✓	6.9						35%	8	4	236.25	32	>35%	10
239	675	6		0.9	1.5	4.5	8	50%	337.5	✓	6.6						35%	8	4	236.25	32	32.4% to 36%	10
240	675	6		0.9	1.5	4.5	8	50%	337.5	✓	5.4						35%	8	4	236.25	32	28.6% - 32.4%	10
241	675	6		0.9	1.5	4.5	8	50%	337.5	✓	4.2						35%	8	4	236.25	32	28.6% - 32.4%	10
242	675	6		0.9	1.5	4.5	8	50%	337.5	✓	4						35%	8	4	236.25	32	24.9% - 28.6%	10
243	683	6		0.9	1.5	4.5	8	50%	341.5	✓	3.9						35%	8	4	239.05	32	24.9% - 28.6%	10
244	534	4.5	2	0.9	1.5	4.5	6	50%	267	✓	3.8						30%	6	3	160.2	18	21.5% to 24.95%	10
245	657	6		0.9	1.5	4.5	8	50%	328.5			✓					35%	8	4	229.95	32	14.05% to 17.6%	9
246	663	6		0.9	1.5	4.5	8	50%	331.5			✓					35%	8	4	232.05	32	10.5% to 14.05%	9

NORTH
TERR▲NORA

JOB / DRAWING NO:
L24076-504

SHEET NO.
25 OF 30

NORTH

TERRANORA

DEVELOPMENT CONTROLS
LOT MATRIX STAGE 3



LOT CATEGORY (LOT AREA)

- RESIDENTIAL LOT
AREA 450 - 599m²
- RESIDENTIAL LOT
AREA 600 - 999m²
- RESIDENTIAL LOT
AREA 1000 - 1499m²
- RESIDENTIAL LOT
AREA 1500 - 1999m²

Key

999

Lots highlighted **RED** represent those over which a non-standard control has been deemed applicable. Correspondingly, the specific controls that have deviated are highlighted **RED** for ease of reference.

Lot#	Lot Area (m2)	*Front	Front (2nd)	Side (GF)	Side (SF)	Rear 1	Rear 2	Applicable %	Area (m2)	Applicable (?)	Max Extents (m)	BAL 12.5	BAL 19	BAL 29	>Bal 29 (APZ)	Max Extents (m)*	LS (%)	Deep Soil (L)**	Deep Soil (W)**	1) LS (%) as m2	2) Deep Soil m2	Slope	Building Height (m)
301	854	6*		0.9	1.5	4.5	8	50%	427			✓	✓	✓	✓	15.5	35%	8	4	298.9	32	>35%	10
302	519	4		0.9	1.5	4.5	6	50%	259.5			✓	✓	✓	✓	7	30%	6	3	155.7	18	>35%	10
303	529	4		0.9	1.5	4.5	6	50%	264.5			✓	✓	✓	✓	7	30%	6	3	158.7	18	>35%	10
304	507	4		0.9	1.5	4.5	6	50%	253.5			✓	✓	✓	✓	7	30%	6	3	152.1	18	>35%	10
305	536	4		0.9	1.5	4.5	6	50%	268			✓	✓	✓	✓	7	30%	6	3	160.8	18	>35%	10
306	556	4		0.9	1.5	4.5	6	50%	278			✓	✓	✓	✓	7	30%	6	3	166.8	18	>35%	10
307	576	4		0.9	1.5	4.5	6	50%	288			✓	✓	✓	✓	7	30%	6	3	172.8	18	32.4% to 36%	10
308	551	4		0.9	1.5	4.5	6	50%	275.5			✓	✓	✓	✓	7	30%	6	3	165.3	18	28.6% - 32.4%	10
309	618	4*		0.9	1.5	4.5	8	50%	309			✓	✓	✓	✓	7	35%	8	4	216.3	32	24.9% - 28.6%	10
310	633	4*		0.9	1.5	4.5	8	50%	316.5			✓	✓	✓	✓	7	35%	8	4	221.55	32	17.6% to 21.25%	9
311	647	4*		0.9	1.5	4.5	8	50%	323.5			✓	✓	✓	✓	7	35%	8	4	226.45	32	10.5% to 14.05%	9
312	637	4*	3	0.9	1.5	4.5	8	50%	318.5			✓	✓	✓	✓	7	35%	8	4	222.95	32	5% to 10.5%	9
313	495	4		0.9	1.5	4.5	6	50%	247.5			✓	✓	✓	✓	7	30%	6	3	148.5	18	14.05% to 17.6%	9
314	525	4		0.9	1.5	4.5	6	50%	262.5			✓	✓	✓	✓	7	30%	6	3	157.5	18	10.5% to 14.05%	9
315	525	4		0.9	1.5	4.5	6	50%	262.5			✓	✓	✓	✓	6.7	30%	6	3	157.5	18	10.5% to 14.05%	9
316	525	4		0.9	1.5	4.5	6	50%	262.5			✓	✓	✓	✓	6.7	30%	6	3	157.5	18	14.05% to 17.6%	9
317	496	4		0.9	1.5	4.5	6	50%	248			✓	✓	✓	✓	6.7	30%	6	3	148.8	18	10.5% to 14.05%	9
318	538	4	2	0.9	1.5	4.5	6	50%	269			✓	✓	✓	✓	6.7	30%	6	3	161.4	18	10.5% to 14.05%	9
319	608	4*	3	0.9	1.5	4.5	6	50%	304			✓				6.7	35%	8	4	212.8	32	17.6% to 21.25%	9
320	617	4*	3	0.9	1.5	4.5	6	50%	308.5			✓				6.7	35%	8	4	215.95	32	21.5% to 24.95%	10
321	460	4		0.9	1.5	4.5	6	50%	230			✓				6.7	30%	6	3	138	18	28.6% - 32.4%	10
322	488	4		0.9	1.5	4.5	6	50%	244			✓				6.7	30%	6	3	146.4	18	28.6% - 32.4%	10
323	504	4		0.9	1.5	4.5	6	50%	252			✓				6.7	30%	6	3	151.2	18	32.4% to 36%	10
324	502	4		0.9	1.5	4.5	6	50%	251			✓				6.7	30%	6	3	150.6	18	32.4% to 36%	10
325	465	4		0.9	1.5	4.5	6	50%	232.5			✓				6.7	30%	6	3	139.5	18	32.4% to 36%	10
326	465	4		0.9	1.5	4.5	6	50%	232.5			✓				6.7	30%	6	3	139.5	18	32.4% to 36%	10
327	465	4		0.9	1.5	4.5	6	50%	232.5			✓				6.7	30%	6	3	139.5	18	32.4% to 36%	10
328	465	4		0.9	1.5	4.5	6	50%	232.5			✓				6.7	30%	6	3	139.5	18	24.9% - 28.6%	10
329	465	4		0.9	1.5	4.5	6	50%	232.5			✓				6.7	30%	6	3	139.5	18	24.9% - 28.6%	10
330	465	4		0.9	1.5	4.5	6	50%	232.5			✓				6.7	30%	6	3	139.5	18	24.9% - 28.6%	10
331	534	4		0.9	1.5	4.5	6	50%	267			✓				6.7	30%	6	3	160.2	18	24.9% - 28.6%	10
332	493	4		0.9	1.5	4.5	6	50%	246.5			✓				6.7	30%	6	3	147.9	18	24.9% - 28.6%	10
333	452	4		0.9	1.5	4.5	6	50%	226			✓				6.7	30%	6	3	135.6	18	24.9% - 28.6%	10
334	496	4		0.9	1.5	4.5	6	50%	248			✓				6.7	30%	6	3	148.8	18	21.5% to 24.95%	10
335	453	4	2	0.9	1.5	4.5	6	50%	226.5			✓				6.7	30%	6	3	135.9	18	17.6% to 21.25%	9
336	461	4		0.9	1.5	4.5	6	50%	230.5			✓				6.7	30%	6	3	138.3	18	14.05% to 17.6%	9
337	454	4		0.9	1.5	4.5	6	50%	227			✓				6.7	30%	6	3	136.2	18	21.5% to 24.95%	10
338	452	4		0.9	1.5	4.5	6	50%	226			✓				6.7	30%	6	3	135.6	18	21.5% to 24.95%	10
339	450	4		0.9	1.5	4.5	6	50%	225			✓				6.7	30%	6	3	135	18	21.5% to 24.95%	10
340	450	4		0.9	1.5	4.5	6	50%	225			✓				6.7	30%	6	3	135	18	21.5% to 24.95%	10
341	450	4		0.9	1.5	4.5	6	50%	225			✓				6.7	30%	6	3	135	18	21.5% to 24.95%	10
342	451	4		0.9	1.5	4.5	6	50%	225.5			✓				6.7	30%	6	3	135.3	18	21.5% to 24.95%	10
343	451	4		0.9	1.5	4.5	6	50%	225.5			✓				6.7	30%	6	3	135.3	18	21.5% to 24.95%	10
344	452	4		0.9	1.5	4.5	6	50%	226			✓				6.7	30%	6	3	135.6	18	21.5% to 24.95%	10
345	451	4		0.9	1.5	4.5	6	50%	225.5			✓				6.7	30%	6	3	135.3	18	21.5% to 24.95%	10
346	451	4		0.9	1.5	4.5	6	50%	225.5			✓				6.7	30%	6	3	135.3	18	21.5% to 24.95%	10
347	451	4		0.9	1.5	4.5	6	50%	225.5			✓				6.7	30%	6	3	135.3	18	24.9% - 28.6%	10
348	453	4		0.9	1.5	4.5	6	50%	226.5			✓				6.7	30%	6	3	135.9	18	24.9% - 28.6%	10
349	482	4		0.9	1.5	4.5	6	50%	241			✓	✓			6.7	30%	6	3	144.6	18	17.6% to 21.25%	9
350	480	4		0.9	1.5	4.5	6	50%	240			✓	✓			6.7	30%	6	3	144	18	17.6% to 21.25%	9
351	565	4		0.9	1.5	4.5	6	50%	282.5			✓	✓			6.7	30%	6	3	169.5	18	17.6% to 21.25%	9
352	487	4		0.9	1.5	4.5	6	50%	243.5			✓	✓			6.7	30%	6	3	146.1	18	14.05% to 17.6%	9
353	485	4		0.9	1.5	4.5	6	50%	242.5			✓	✓			6.7	30%	6	3	145.5	18	14.05% to 17.6%	9
354	483	4		0.9	1.5	4.5	6	50%	241.5			✓	✓			6.7	30%	6	3	144.9	18	14.05% to 17.6%	9
355	481	4		0.9	1.5	4.5	6	50%	240.5			✓	✓			6.7	30%	6	3	144.3	18	14.05% to 17.6%	9
356	479	4		0.9	1.5	4.5	6	50%	239.5			✓	✓			6.7	30%	6	3	143.7	18	14.05% to 17.6%	9
357	478	4		0.9	1.5	4.5	6	50%	239			✓	✓			6.7	30%	6	3	143.4	18	14.05% to 17.6%	9
358	478	4		0.9	1.5	4.5	6	50%	239			✓	✓			6.7	30%	6	3	143.4	18	14.05% to 17.6%	9
359	477	4		0.9	1.5	4.5	6	50%	238.5			✓	✓			6.7	30%	6	3	143.1	18	10.5% to 14.05%	9
360	511	4		0.9	1.5	4.5	6	50%	255.5			✓	✓			6.7	30%	6	3	153.3	18	14.05% to 17.6%	9
361	487	4		0.9	1.5	4.5	6	50%	243.5			✓	✓			6.7	30%	6	3	146.1	18	14.05% to 17.6%	9
362	557	4	2	0.9	1.5	4.5	6	50%	278.5			✓	✓	✓		6.7	30%	6	3	167.1	18	14.05% to 17.6%	9

PROJECT TITLE

TERRANORA NORTH
PLAN OF DEVELOPMENT

DRAWING TITLE

RESIDENTIAL LOT CONTROLS STAGE 3 MATRIX

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
G	PRELIM / DES CHANGES	24.10.2024	JB	ZLA	ZLA / ZPG	JB
H	PRELIM / DES CHANGES	31.10.2024	JB	ZLA	ZLA / ZPG	JB
I	PRELIM / DES CHANGES	21.11.2024	JB	ZLA	ZLA / ZPG	JB
J	PRELIM / DES CHANGES	27.11.2024	JB	ZLA	ZLA / ZPG	JB
K	PRELIM / DES CHANGES	09.12.2024	JB	ZLA	ZLA / ZPG	JB
L	FINAL ISSUE A	17.12.2024	JB	ZLA	ZLA / ZPG	JB

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WIP	MAHERS LANE DEVELOPMENTS
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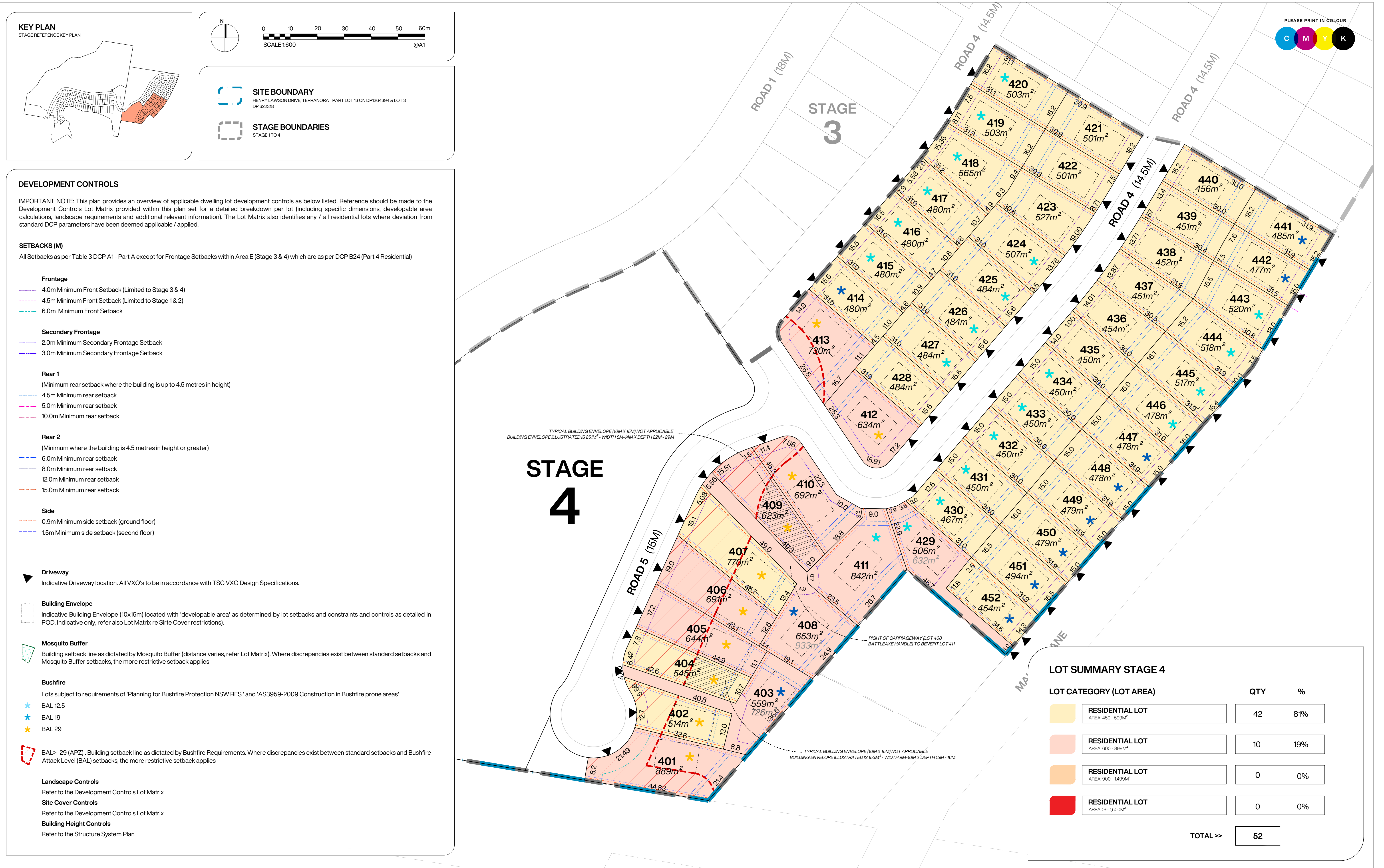


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Setbacks (M) DCP B24 (Part 4 Residential) (STAGE 3 & 4 ONLY)
Front* - Lot Area 450 - 800m = 4m setback Lot Area >800m = 6m setback Note, this is limited to Stage 3 & 4 as per DCP B24 Remaining Setbacks as per DCP A1

Site Cover (DCP Part A: Section 3.3)
450 to 899m Lots - 50% site cover 900 to 1499m Lots - 40% site cover >1500m Lots - 30% site cover As a guide the calculation of site coverage generally does not include access ramps, awnings, eaves, unenclosed balconies, decks, pergolas, terraces, verandahs, driveways, paths, swimming pools and spas. Refer to site coverage definition within the LEP.

Mosquito Buffer
Mosquito Buffer is limited to Lots within Stage 1 & 2 as identified below. If the call is highlighted Red then the Mosquito Buffer is GREATER THAN the typical lot setback and therefore takes precedence.

Bushfire
Setbacks: Where discrepancies exist between standard setbacks (as per DCP) and Bushfire Attack Level (BAL) setbacks, the more restrictive setback applies. Nil BF Impacts : Nil impacts to built form outcome determined by BF parameters. BAL 12.5 / 19 / 29 : Bushfire Attack Levels located over Residential Lot. See AS 3959 and NSW RFS PBP 2019 for detailed requirements. BAL > 29 (APZ) : A cleared buffer surrounding structures to reduce bushfire intensity and radiant heat exposure. Refer to NSW Rural Fire Service re APZ Standards for maintenance requirements within nominated APZ Areas inclusive of Appendix 4 APZ Zone Requirements (Associated with >BAL 29 Areas refer BF Setback Line (APZ Extents) and in DCP). If the call is highlighted Red then the APZ is GREATER THAN the typical lot setback and therefore takes precedence. *Max extents figure stated represents the maximum extent that the APZ encroaches the lot (front boundary).

Landscape Controls (DCP Part A: Section 2.2 Landscape)
450 to 599m Lots - 30% of the site including at least two deep soil zones - min 3m in any direction 600 to 899m Lots - 35% of the site including at least two deep soil zones - min 4m in any direction 900 to 1499m Lots - 40% of the site including at least two deep soil zones - min 5m in any direction >1500m Lots - 45% of the site including at least two deep soil zones - min 6m in any direction **Deep Soil "L" and "W" are typical Length / Width only to determine required m2 Refer minimum width based on Lot Area notes above (ie ranging from 3m to 6m in any direction) INSTRUCTIONS: Figure 1= Total Landscaped Area required, of which, Figure 2 is to be deep soil.

Slope Figure 4.7 of Section B24	Building Height (m) Table 4 - DCP A1 - Part A
The overall building height is 9 metres, except on slopes of greater than 12 degrees (21.25%) where the building height may be a maximum of 10 metres. The maximum height for a carport and detached garage is 3.5 metres where there is a flat roof or 4.8 metres where there is a pitched or skillion roof.	

Key

999 Lots highlighted RED represent those over which a non-standard control has been deemed applicable. Correspondingly, the specific controls that have deviated are highlighted RED for ease of reference.

Lot #	Lot Area (m2)	*Front	Front (2nd)	Side (GF)	Side (SF)	Rear 1	Rear 2	Applicable %	Area (m2)	Applicable (?)	Max Extents (m)	BAL 12.5	BAL 19	BAL 29	>Bal 29 (APZ)	Max Extents (m)*	LS (%)	Deep Soil (L)**	Deep Soil (W)**	1) LS (%) as m2	2) Deep Soil m2	Slope	Building Height (m)
401	889	6*		0.9	1.5	4.5	6	50%	444.5			✓	✓	✓	✓	10.7	35%	8	4	311.15	32	>35%	10
402	514	4		0.9	1.5	4.5	6	50%	257			✓	✓	✓	✓	20	30%	6	3	154.2	18	>35%	10
403	559	4	2	0.9	1.5	4.5	6	50%	279.5			✓	✓	✓	✓		35%	8	4	195.65	32	>35%	10
404	545	4		0.9	1.5	4.5	6	50%	272.5			✓	✓	✓	✓		30%	6	3	163.5	18	28.6% - 32.4%	10
405	644	4*		0.9	1.5	4.5	6	50%	322			✓	✓	✓	✓	24	35%	8	4	225.4	32	28.6% - 32.4%	10
406	691	4*		0.9	1.5	4.5	6	50%	345.5			✓	✓	✓	✓	25	35%	8	4	241.85	32	28.6% - 32.4%	10
407	770	4		0.9	1.5	4.5	6	50%	385			✓	✓	✓	✓	25	30%	6	3	231	18	28.6% - 32.4%	10
408	653	4*		0.9	1.5	4.5	6	50%	326.5			✓	✓	✓	✓		35%	8	4	228.55	32	>35%	10
409	623	4*		0.9	1.5	4.5	6	50%	311.5			✓	✓	✓	✓	23	35%	8	4	218.05	32	28.6% - 32.4%	10
410	692	4*		0.9	1.5	4.5	6	50%	346			✓	✓	✓	✓	13	35%	8	4	242.2	32	32.4% to 36%	10
411	842	6*		0.9	1.5	4.5	6	50%	421			✓	✓	✓	✓		40%	10	5	336.8	50	>35%	10
412	634	4*	3	0.9	1.5	4.5	6	50%	317			✓	✓	✓	✓		35%	8	4	221.9	32	24.9% - 28.6%	10
413	730	4*	3	0.9	1.5	4.5	6	50%	365			✓	✓	✓	✓	8	35%	8	4	255.5	32	28.6% - 32.4%	10
414	480	4		0.9	1.5	4.5	6	50%	240			✓	✓	✓	✓		30%	6	3	144	18	32.4% to 36%	10
415	480	4		0.9	1.5	4.5	6	50%	240			✓	✓	✓	✓		30%	6	3	144	18	32.4% to 36%	10
416	480	4		0.9	1.5	4.5	6	50%	240			✓	✓	✓	✓		30%	6	3	144	18	>35%	10
417	480	4		0.9	1.5	4.5	6	50%	240			✓	✓	✓	✓		30%	6	3	144	18	>35%	10
418	565	4		0.9	1.5	4.5	6	50%	282.5			✓	✓	✓	✓		30%	6	3	169.5	18	32.4% to 36%	10
419	503	4		0.9	1.5	4.5	6	50%	251.5			✓	✓	✓	✓		30%	6	3	150.9	18	32.4% to 36%	10
420	503	4		0.9	1.5	4.5	6	50%	251.5			✓	✓	✓	✓		30%	6	3	150.9	18	32.4% to 36%	10
421	501	4		0.9	1.5	4.5	6	50%	250.5			✓	✓	✓	✓		30%	6	3	150.3	18	24.9% - 28.6%	10
422	501	4		0.9	1.5	4.5	6	50%	250.5			✓	✓	✓	✓		30%	6	3	150.3	18	24.9% - 28.6%	10
423	527	4		0.9	1.5	4.5	6	50%	263.5			✓	✓	✓	✓		30%	6	3	158.1	18	28.6% - 32.4%	10
424	507	4		0.9	1.5	4.5	6	50%	253.5			✓	✓	✓	✓		30%	6	3	152.1	18	28.6% - 32.4%	10
425	484	4		0.9	1.5	4.5	6	50%	242			✓	✓	✓	✓		30%	6	3	145.2	18	28.6% - 32.4%	10
426	484	4		0.9	1.5	4.5	6	50%	242			✓	✓	✓	✓		30%	6	3	145.2	18	28.6% - 32.4%	10
427	484	4		0.9	1.5	4.5	6	50%	242			✓	✓	✓	✓		30%	6	3	145.2	18	24.9% - 28.6%	10
428	484	4		0.9	1.5	4.5	6	50%	242			✓	✓	✓	✓		30%	6	3	145.2	18	24.9% - 28.6%	10
429	506	4*		0.9	1.5	4.5	6	50%	253			✓	✓	✓	✓		35%	8	4	177.1	32	>35%	10
430	475	4		0.9	1.5	4.5	6	50%	237.5			✓	✓	✓	✓		30%	6	3	142.5	18	>35%	10
431	450	4		0.9	1.5	4.5	6	50%	225			✓	✓	✓	✓		30%	6	3	135	18	>35%	10
432	450	4		0.9	1.5	4.5	6	50%	225			✓	✓	✓	✓		30%	6	3	135	18	32.4% to 36%	10
433	450	4		0.9	1.5	4.5	6	50%	225			✓	✓	✓	✓		30%	6	3	135	18	32.4% to 36%	10
434	450	4		0.9	1.5	4.5	6	50%	225			✓	✓	✓	✓		30%	6	3	135	18	32.4% to 36%	10
435	450	4		0.9	1.5	4.5	6	50%	225			✓	✓	✓	✓		30%	6	3	135	18	32.4% to 36%	10
436	454	4		0.9	1.5	4.5	6	50%	227			✓	✓	✓	✓		30%	6	3	136.2	18	32.4% to 36%	10
437	451	4		0.9	1.5	4.5	6	50%	225.5			✓	✓	✓	✓		30%	6	3	135.3	18	28.6% - 32.4%	10
438	452	4		0.9	1.5	4.5	6	50%	226			✓	✓	✓	✓		30%	6	3	135.6	18	28.6% - 32.4%	10
439	451	4		0.9	1.5	4.5	6	50%	225.5			✓	✓	✓	✓		30%	6	3	135.3	18	28.6% - 32.4%	10
440	456	4		0.9	1.5	4.5	6	50%	228			✓	✓	✓	✓		30%	6	3	136.8	18	24.9% - 28.6%	10
441	485	4		0.9	1.5	4.5	6	50%	242.5			✓	✓	✓	✓		30%	6	3	145.5	18	21.5% to 24.95%	10
442	477	4		0.9	1.5	4.5	6	50%	238.5			✓	✓	✓	✓		30%	6	3	143.1	18	21.5% to 24.95%	10
443	520	4		0.9	1.5	4.5	6	50%	260			✓	✓	✓	✓		30%	6	3	156	18	21.5% to 24.95%	10
444	518	4		0.9	1.5	4.5	6	50%	259			✓	✓	✓	✓		30%	6	3	155.4	18	24.9% - 28.6%	10
445	517	4		0.9	1.5	4.5	6	50%	258.5			✓	✓	✓	✓		30%	6	3	155.1	18	24.9% - 28.6%	10
446	478	4		0.9	1.5	4.5	6	50%	239			✓	✓	✓	✓		30%	6	3	143.4	18	24.9% - 28.6%	10
447	478	4		0.9	1.5	4.5	6	50%	239			✓	✓	✓	✓		30%	6	3	143.4	18	24.9% - 28.6%	10
448	478	4		0.9	1.5	4.5	6	50%	239			✓	✓	✓	✓		30%	6	3	143.4	18	24.9% - 28.6%	10
449	479	4		0.9	1.5	4.5	6	50%	239.5			✓	✓	✓	✓		30%	6	3	143.7	18	28.6% - 32.4%	10
450	479	4		0.9	1.5	4.5	6	50%	239.5			✓	✓	✓	✓		30%	6	3	143.7	18	28.6% - 32.4%	10
451	494	4		0.9	1.5	4.5	6	50%	247			✓	✓	✓	✓		30%	6	3	148.2	18	28.6% - 32.4%	10
452	454	4		0.9	1.5	4.5	6	50%	227			✓	✓	✓	✓		30%	6	3	136.2	18	>35%	10

PROJECT TITLE
TERRANORA NORTH
PLAN OF DEVELOPMENT

DRAWING TITLE
RESIDENTIAL LOT CONTROLS STAGE 4 MATRIX

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
G	PRELIM / DES CHANGES	24.10.2024	JB	ZLA	ZLA / ZPG	JB
H	PRELIM / DES CHANGES	31.10.2024	JB	ZLA	ZLA / ZPG	JB
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J	PRELIM / DES CHANGES	27.11.2024	JB	ZLA	ZLA / ZPG	JB
K	PRELIM / DES CHANGES	09.12.2024	JB	ZLA	ZLA / ZPG	JB
L	FINAL ISSUE A	17.12.2024	JB	ZLA	ZLA / ZPG	JB

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