

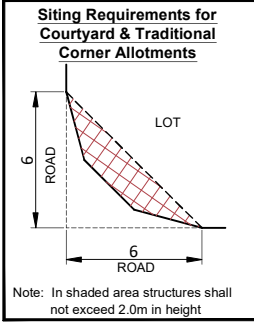
SUNSHINE COAST REGIONAL COUNCIL
APPROVED
 RAL19/0008 27 March 2019
 OPW19/0037

Legend

- Site Boundary
- Release Boundary
- Drainage / Pedestrian Linkage
- Laneway
- Footpath
- Indented Parking Bays
- Single Driveway with Possible Double
- Double Driveway
- Bio-retention zone

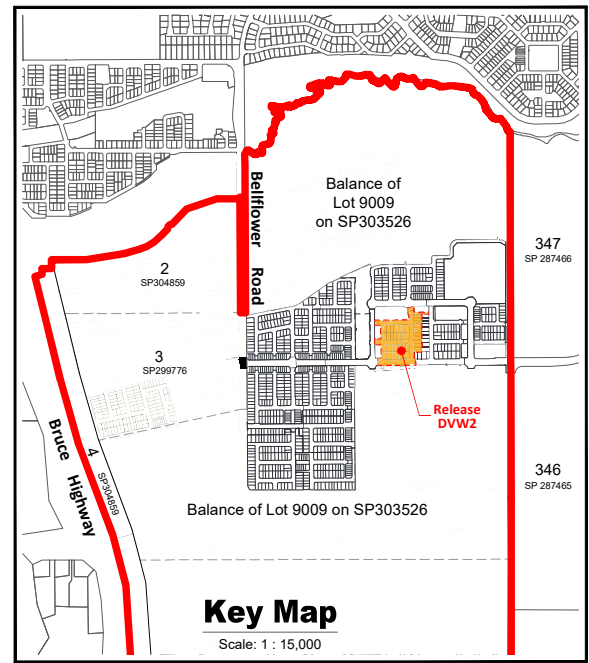
Alotment Details

- Indicative Private Open Space Location
- Indicative Alternative Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Garage Location (on Single Family Dwellings)
- Preferred Garage Location (Double permitted on 2 Storey Dwelling)
- Alternative Garage Location (Permitted on Corner Dwellings adjoining a Laneway and only available when the laneway has been constructed)



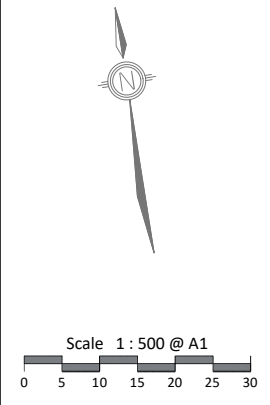
Plan of Development Table

	Terrace (Mews) Allotments L6, L7.5, L8, L10		Villa Allotments 10m		Premium Villa Allotments 12.5m		Courtyard Allotments 15m		Traditional Allotments 18m	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	n/a	n/a	4.5m #	n/a	4.5m #	n/a	4.5m #	n/a	4.5m #	n/a
Side Setback										
Built to Boundary	0.025m*	0.025m*	0.2m-0.3m	n/a	0.2m-0.3m	n/a	0.2m-0.3m	n/a	0.2m-0.3m	n/a
Non Built to Boundary (incl. adjoining a laneway)	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	2.0m	2.0m	2.0m
Garage (where accessed directly from a laneway)	0.5m	n/a	0.5m	n/a	0.5m	n/a	0.5m	n/a	0.5m	n/a
Corner Lots - Secondary Frontage	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Rear Setback										
Rear	n/a	n/a	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m
Rear (from laneway boundary)	0.5m	0.5m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Garage (from laneway boundary)	0.5m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Other Requirements										
On site parking requirements (minimum)	One covered and enclosed space	Single, tandem or double garage acceptable	One covered and enclosed space	Single, tandem or double garage acceptable	Two spaces (one enclosed space)	Single, tandem or double garage acceptable	Two space (one enclosed space)	Single, tandem or double garage acceptable	Two space (one enclosed space)	Single, tandem or double garage acceptable
Garage location	Garages are to be located along the built to boundary wall	Garages are to be located along the built to boundary wall. (Optional where side boundary adjoins a lane)	Garages are to be located along the built to boundary wall. (Optional where side boundary adjoins a lane)	Garages are to be located along the built to boundary wall. (Optional where side boundary adjoins a lane)	Garages are to be located along the built to boundary wall. (Optional where side boundary adjoins a lane)	Garages are to be located along the built to boundary wall. (Optional where side boundary adjoins a lane)	Garages are to be located along the built to boundary wall. (Optional where side boundary adjoins a lane)	Garages are to be located along the built to boundary wall. (Optional where side boundary adjoins a lane)	Garages are to be located along the built to boundary wall. (Optional where side boundary adjoins a lane)	Garages are to be located along the built to boundary wall. (Optional where side boundary adjoins a lane)
Note	* Built to boundary walls are mandatory where shown on plan. The 0.025m setback applies to the concrete slabfooting as well as the external wall. # For home with single or tandem garage, the garage setback is 5.5m									



REVISION
 A: 14/01/19 Update Road & Release Boundaries
 B: 22/01/19 Amend Lot Numbering
 C: 22/02/19 Amend Boundary, Footpaths & Bio
 D: 19/03/2019 Amend Bio & Footpath

Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
 The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
 Site boundaries: RPS Survey.
 Adjoining information: DCDB.
 Aerial photography: Neamap
 Environment constraints: SCRC
 Flood: SCRC



CLIENT **AVID** Property Group

PROJECT **harmony**

Plan of Development
 Neighbourhood 1
 Display Village World 2
 Allotment Layout

Date:	19 March 2019
Comp By:	LZ
Checked By:	FK
DWG Name:	22470 - DV2 App
Job Ref:	22470
Local Authority:	SUNSHINE COAST REGIONAL COUNCIL
Locality:	PALMVIEW
Scale:	1:500
Sheet:	A1
Plan Ref:	22470 - 555
Rev:	D

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Plan of Development Notes:

- General**
- All development is to be undertaken in accordance with the Development Approval.
 - The maximum building height shall be:
 - 8.5 metres for a dwelling house;
 - 11 metres for Multiple Residential (Dual Occupancy).
 - The criteria set out in this approved Plan of Development are 'alternative requirements for accepted development' for a Dwelling House. Compliance with these alternative requirements for accepted development will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified below.
- Maximum building location envelopes are subject to existing and future proposed easements and/or underground services.
- Boundary setbacks are measured to the building wall.
- Eaves (except on a wall that is built to the boundary) must not encroach within 550mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.

Site Cover - Maximum site cover as per Lot size below:

- The site cover for lots less than 200m² must be in accordance with the approved setbacks and private open space provisions.
 - 200m² - 400m² - 70%
 - 401m² - 600m² - 60%
 - Greater than 600m² - 50%
- For the purposes of determining setbacks, a corner lot is a lot that adjoins the intersection of two streets. This does not apply to lots that adjoin a laneway, shared access driveway, bio-retention zone or pedestrian linkage.
 - On courtyard corner lots, a corner truncation setback applies (refer siting requirement diagram). On all other lots the setback to a corner truncation (including where a lot adjoins a laneway) is the same as the secondary street setback (or side setback where adjoining a laneway).

Parking and Driveways

- Other than where accessed from a laneway, the maximum width of a driveway as it crosses the street verge and the front allotment boundary is: 4 metres for a double garage, and 3 metres for a single garage.
- There is to be a maximum of one driveway per dwelling.
- Lot frontages less than 12.5m wide are only permitted to have double garages where they are double storey, unless garage is accessed from a laneway.
- Driveway locations identified on plan are mandatory. Any Relocation of a driveway, which requires the removal of a street trees must provide the replacement of a tree of the same or similar.

Private Open Space

- Private Open Space is provided:
 - On lots 300m² or less, the Primary Private Open Space for each dwelling or unit must:
 - Have a minimum area of 9m² with no dimension less than three (3) metres;
 - If co-located with a covered outdoor living space, the private open space must include an area open to the sky with a minimum dimension of 1.5m and an overall area of 9m² (open to sky);
 - Where relevant, the Primary Open Space should be provided at a mid-block location to ensure adequate light and ventilation penetrates into internal habitable areas.
 - The private open space must be directly accessible from a habitable room.
 - On lots 300m² or less which co-locate their Primary Open Space with covered outdoor living space must also:
 - Identify an 'Alternative Private Open Space Location';
 - The Alternative Private Open Space Location can generally be located along the primary frontage or side frontage in the case of a corner lot;
 - 'Alternative Private Open Spaces' must have a minimum area of 9m² with no dimension less than three (3) metres.
 - On lots greater than 300m², the private open space must be open to the sky with an area of 16m² and no dimension less than three (3) metres.
 - All private open space areas must:
 - Exclude rainwater tanks unless underground;
 - Not be shared with rubbish storage or clothes drying area or mechanical ventilation and not be visible from the street.

- Lot with alternative garage location shown on the plan can either built on preferred garage location or alternative garage location

Privacy and Overlooking

- Buildings must be sited and designed to provide adequate visual privacy for neighbours:
 - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
 - a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
 - a window has a sill height more than 1.5m above the adjacent floor level; or
 - a window has obscure glazing below 1.5m; where a window, balcony and a window/balcony screen has the same meaning as it does in the Queensland Development Code.

Requests for minor variations

- Requests for approval of minor variations to the approved Plan of Development for individual lots to suit site specific conditions are to be assessed by Council as a request for consideration as 'generally in accordance' and accompanied by the relevant Council application fee.

Definitions:

Primary Street Frontage - Is one to which street number/address is allocated.
Site Cover - The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage.
 The term does not include:-
 • any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
 • basement car parking areas located wholly below ground level;
 • eaves and sun shading devices.
Development Approval - refers to specific Reconfiguration of Lot and development permit for this release.