



- Setback 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.

- 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 600mm 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.
  - On courtyard corner lots, a corner truncation setback applies (refer siting requirement diagram). This setback also applies where a duplex is built on one of these lots. 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).
  - Entrance portico may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than two (2) metres from the front property boundary, the height of the portico does not exceed 4.5 metres, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.
  - Balconies, verandas or equivalent may extend up to one (1) metre into the front setback area and the side street setback area for corner lots, provided they remain open and not enclosed.
  - Garages must not project forward of the front building wall.
  - It is the owners, builders and building certifier's responsibility to ensure compliance with relevant building standards in relation to common built to boundary walls with respect to termite protection, water proofing and drainage to ensure no external impact to neighbouring properties.
- 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.

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
<b>Front Setback</b>										
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
<b>Side Setback</b>										
Built to Boundary	0.025m*	0.025m*	0.2m	n/a	0.2m	n/a	0.2m	n/a	0.2m	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
<b>Rear Setback</b>										
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
<b>Other Requirements</b>										
On site parking requirements (minimum)	One covered and enclosed space	One covered and enclosed space	One covered and enclosed space	Two spaces (one enclosed space)	Two spaces (one enclosed space)	Two spaces (one enclosed space)	Two spaces (one enclosed space)	Two spaces (one enclosed space)	Two spaces (one enclosed space)	Two spaces (one enclosed space)
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)
<b>Note</b>	*Built to boundary walls are mandatory where shown on plan. The 0.025m setback applies to the concrete slab/footing as well as the external wall. # For home with single or tandem garage, the garage setback is 5.5m									

- 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.
  - Lot with alternative garage location shown on the plan can either built on preferred garage location or alternative garage location
- Private Open Space**
- Private Open Space is provided:
    - On lots 300m<sup>2</sup> or less, the Primary Private Open Space must:
      - Have a minimum area of 9m<sup>2</sup> 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 9m<sup>2</sup> (open to sky);
      - The Primary Open Space should be provided at a mid-block location to ensure adequate light and ventilation penetrates into internal habitable areas.
    - Lots 300m<sup>2</sup> or less which co-locate their Primary Open Space with covered outdoor living space must:
      - 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 9m<sup>2</sup> with no dimension less than three (3) metres.
    - On lots greater than 300m<sup>2</sup> - the private open space must be open to the sky with an area of 16m<sup>2</sup> and no dimension less than four (4) metres.
    - All private open space areas must:
      - Exclude rainwater tanks unless underground;
      - Not be shared with rubbish storage or clothes drying area.
- 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 1.5 m:
      - 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.



**Legend**

- Site Boundary
- Release Location
- Road Access

**Allotment 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)
- No Vehicle Access
- Primary Frontage
- Preferred Bin Collection
- Letterbox Location (on laneway mews)

**Road**

- Laneway
- Footpath
- Indented Parking Bays
- Single Driveway with Possible Double
- Double Driveway
- Bus Stop Location
- Bin Pad Location (Lot 652-655)

Scale 1 : 750 @ A1

**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.

**REVISION**

A: 15/05/17 Include Park Easement Detail  
B: 05/06/17 Amend Adjoining Information  
C: 03/08/17 Information Request Edits

**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

**Siting Requirements for Courtyard & Traditional Corner Allotments**

Note: In shaded area structures shall not exceed 2.0m in height

**CLIENT**  
AVID Property Group

**PROJECT**  
harmony

**Plan of Development**  
Release 3A  
Phase 1  
Allotment Layout

Date: 03 August 2017  
Comp By: JLS  
Checked By: FK  
DWG Name: 22470 - Release 3  
Job Ref: 22470  
Local Authority: Sunshine Coast Regional Council  
Locality: Palmview  
Scale: 1 : 750 Sheet A1  
Plan Ref: 22470 - 389 Rev C

**RPS**  
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