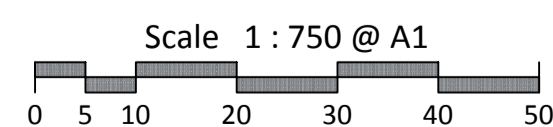


Legend

- Site Boundary
- - - Release Boundary
- Road Access
- Laneway
- Footpath
- Indented Parking Bays
- Single Driveway with Possible Double
- Double Driveway
- Bus Stop Location
- Bin Pad Location (Lot 656-659)

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)



| 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 | 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 |
| 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 | | One covered and enclosed space | | Two spaces (one enclosed space) | | Two space (one enclosed space) | | Two space (one enclosed space) | |
| Garage location | Single, tandem or double garage acceptable | | Single, tandem or double garage acceptable | | Single, tandem or double garage acceptable | | Single, tandem or double garage acceptable | | 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) | |
| Note | *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 | | | | | | | | | |

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 site 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%

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

Private Open Space

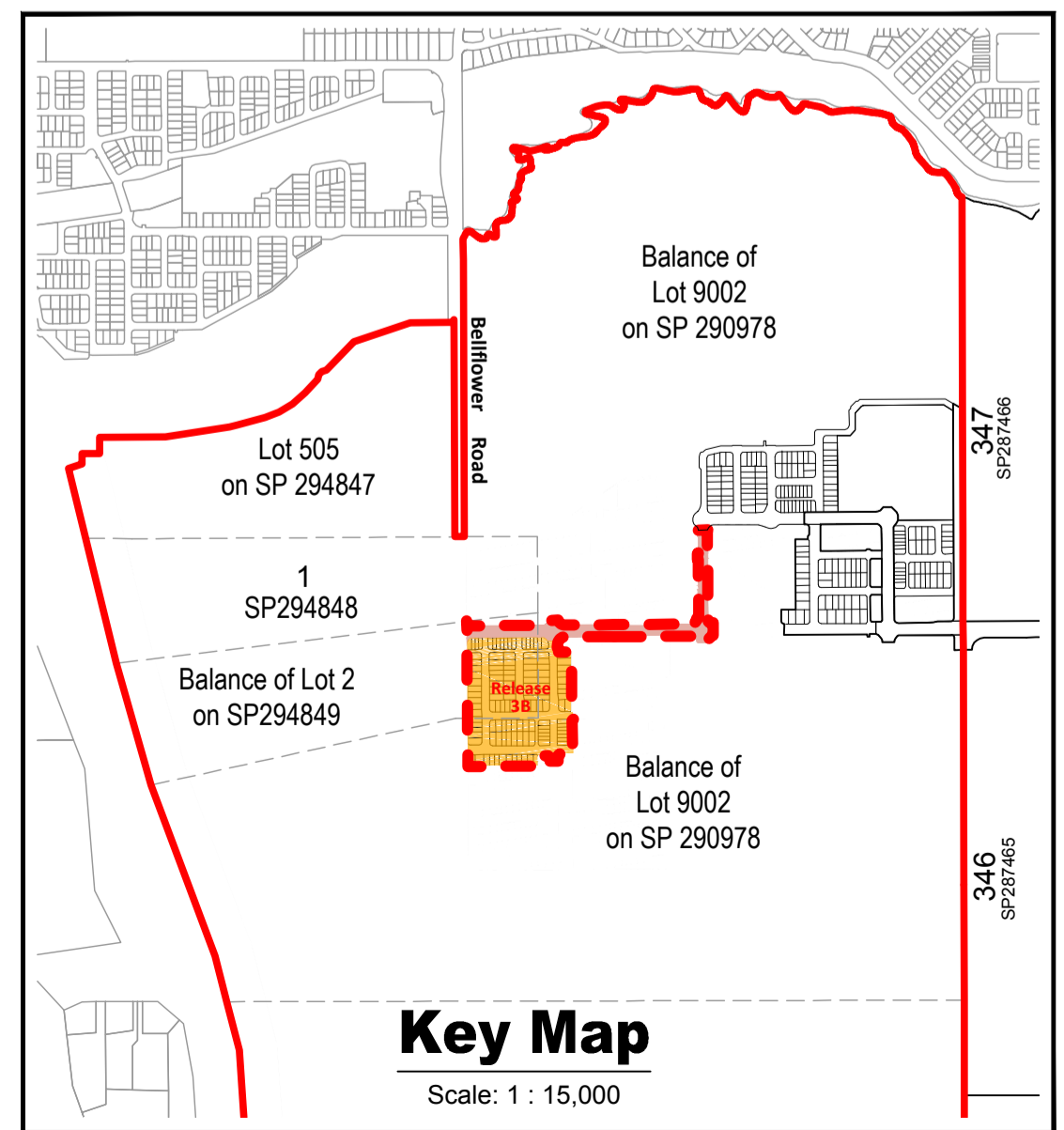
- Private Open Space is provided:
 - On lots 300m² or less, the Primary Private Open Space must:
 - Have a minimum area of 9m² with no dimension less than three (3) metres;
 - If co-located with a covered outdoor living space, the private open space must include an area open to the sky with a minimum dimension of 1.5m and an overall area of 9m² (open to sky);
 - The Primary Open Space should be provided at a mid-block location to ensure adequate light and ventilation penetrates into internal habitable areas.
 - 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 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.

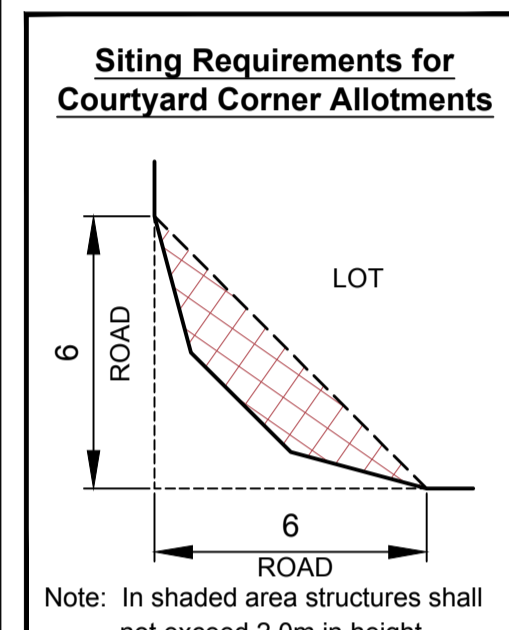
Definitions:

- 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: 04/07/17 Amend Adjoining Information
 B: 10/10/17 Boundary Update
 C: 07/09/17 Council Response
 D: 20/10/17 Update road pavement

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
 Release 3B
 Phase 1
 Allotment Layout

| | |
|------------------|---------------------------------|
| Date: | 20 October 2017 |
| Comp By: | WNW |
| 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 - 397 |
| Rev: | D |

RPS
 RPS Australia East Pty Ltd
 ACN 140 292 762
 ABN 44 140 292 762
Urban Design
 Brisbane Design Studio
 455 Brunswick Street
 Fortitude Valley QLD 4006
 T+61 7 3124 9300
 F+61 7 3124 9399
 W rpsgroup.com.au

© COPYRIGHT PROTECTS THIS PLAN
 Unauthorised reproduction or amendment
 not permitted. Please contact the author.