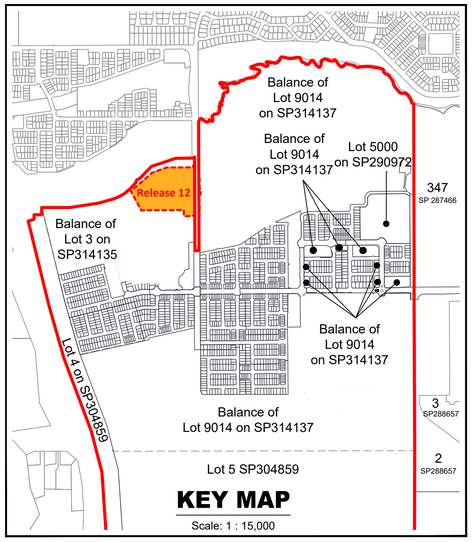

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harmony

Plan of Development Release 12 Allotment Layout

PLAN REF:	22470 – 662A
DATE:	26 OCTOBER 2020
CLIENT:	AVID
DRAWN BY:	JC
CHECKED BY:	FK

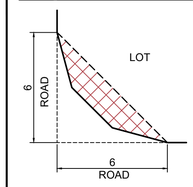
SUNSHINE COAST REGIONAL COUNCIL

APPROVED

RAL20/0096 5 November 20

OPW20/0434

Siting Requirements for Courtyard Corner Allotments



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

Legend

- Existing Site Boundary
- Release 12

Road

- Road Access (Road Area will be provided as part of Release DCR Phase 4)
- Footpath
- Single Driveway with Possible Double
- Double Driveway
- Bio-retention zone
- Bin Pad Location (Lot 1786-1790 and 1849)
- Alternative Driveway

Allotment Details

- Primary Frontage
- 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 only on Corner Dwellings as indicated on this Plan of Development)
- Alternative Built to Boundary Wall (Permitted only to facilitate Alternative Garages and are located as indicated on this Plan of Development)

Plan of Development Table	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
Front Setback								
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage (for double garage)	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a
Garage (for single or tandem garage)	5.5m	n/a	5.5m	n/a	5.5m	n/a	5.5m	n/a
Side Setback								
Side - Built to Boundary (applies to slab and external wall)	0.2m - 0.3m	n/a	0.2m - 0.3m	n/a	0.2m - 0.3m	n/a	0.2m - 0.3m	n/a
Side - Non Built to Boundary	1.0m	1.0m	1.0m	1.0m	1.5m	2.0m	2.0m	2.0m
Secondary Frontage (for a corner lot)	1.0m	1.0m	1.0m	1.0m	1.5m	2.0m	2.0m	2.0m
Garage (for double garage)	n/a	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a
Rear Setback								
Rear	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m
Other Requirements								
On site parking requirements (minimum)	One space (enclosed)		Two spaces (one enclosed)		Two spaces (one enclosed)		Two spaces (one enclosed)	

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB.

Plan of Development Notes:

General

1. All development is to be undertaken in accordance with the Development Approval.
2. The maximum building height shall be
   - 8.5 metres for a dwelling house;
   - 11 metres for Multiple Residential (Dual Occupancy).
3. The criteria set out on 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

4. Setbacks are as per the Plan of Development Table unless otherwise specified below.
5. Maximum building location envelopes are subject to existing and future proposed easements and/or underground services.
6. Boundary setbacks are measured to the building wall.
7. 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.
8. The location of the built to boundary walls are indicated on the Plan of Development. Where optional built to boundary walls are not adopted, side setbacks shall be in accordance with the Plan of Development Table.
9. Site Cover - Maximum site cover as per lot size below:
   a. The site cover for lots less than 200m² must be in accordance with the approved setbacks and private open space provisions.
   b. 200m² - 400m² - 70%
   c. 401m² - 600m² - 60%
   d. Greater than 600m² - 50%
10. A corner lot is a lot that adjoins the intersection of two streets. A corner lot has a primary frontage and a secondary frontage, while all common boundaries with adjoining lots are considered side boundaries.
11. On courtyard / traditional corner lots, a corner truncation setback applies (refer siting requirement diagram). On all other lots the setback to a corner truncation is the same as the side setback.
12. 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.
13. 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.
14. Garages must not project forward of the front building wall.
15. 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

16. 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.
17. There is to be a maximum of one driveway per dwelling.
18. Lot with alternative garage location shown on the plan can either be built on preferred garage location or alternative garage location
19. 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.
20. Driveway locations identified on the plan are mandatory, except where an alternative driveway location is shown on this plan. For lots with a built to boundary wall, the garage must be located on the built to boundary wall, or alternatively, may be located where an alternative garage location is shown on this plan. Any relocation of a driveway which requires the removal of street trees must provide for the replacement of a tree of the same or similar.

Private Open Space

21. Private Open Space is provided:
    a. On lots 300m² or less, the Primary Private Open Space for each dwelling or unit must:
       i. Have a minimum area of 9m² with no dimension less than three (3) metres;
       ii. 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);
       iii. 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.
       iv. The private open space must be directly accessible from a habitable room.
    b. Lots 300m² or less which co-locate their Primary Open Space with covered outdoor living space must also:
       i. Identify an 'Alternative Private Open Space Location';
       ii. The Alternative Private Open Space Location can generally be located along the primary frontage or side frontage in the case of a corner lot;
       iii. 'Alternative Private Open Spaces' must have a minimum area of 9m² with no dimension less than three (3) metres.
    c. 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.
    d. All private open space areas must:
       i. Exclude rainwater tanks unless underground;
       ii. Not be shared with rubbish storage or clothes drying area or mechanical ventilation and not be visible from the street.

Privacy and Overlooking

22. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
    a. Where the distance separating a *window* or *balcony* of an adjoining dwelling from the side or rear boundary is less than 1.5m:
       i. 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
       ii. a *window* has a sill height more than 1.5m above the adjacent floor level; or
       iii. 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

23. 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 Frontage - is for determining setback, Irrespective of the garage location.

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.

AVID Property Group

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

rps

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