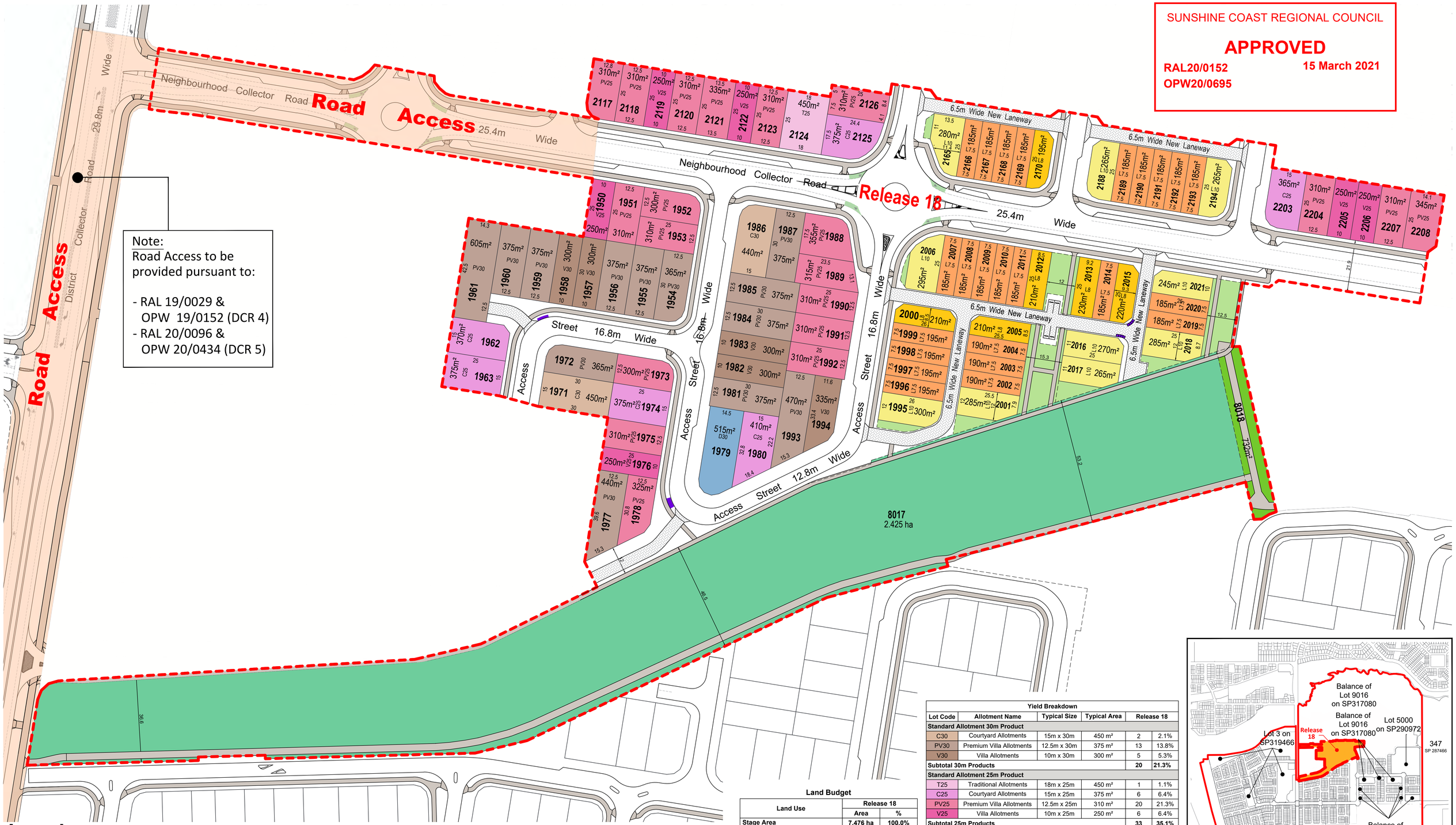
SUNSHINE COAST REGIONAL COUNCIL

APPROVED

RAL20/0152 15 March 2021

OPW20/0695



Legend

- Site Boundary
- Release 18

Road

- Footpath
- Laneway
- Bin Pad Location (Lots 1959-1961, 1977-1978, 2015-2018)
- Road Access (Road Area will be provided as part of Release DCR Phase 4 and Releases 12 & 17)

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.

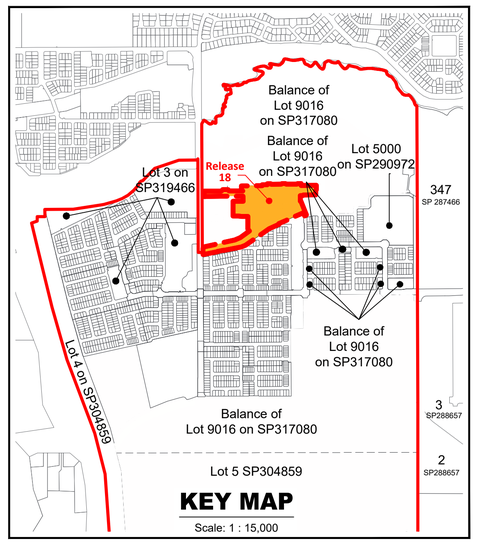
Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB.

Land Budget

Land Use	Release 18	
	Area	%
Stage Area	**7.476 ha**	**100.0%**
Saleable Area		
Residential Allotments	2.738 ha	36.6%
Total Area of Allotments	**2.738 ha**	**36.6%**
Road		
Neighbourhood Collector Road	0.949 ha	12.7%
Local Access Streets	1.146 ha	15.3%
Pedestrian Linkage	0.145 ha	1.9%
Total Area of New Road	**2.240 ha**	**30.0%**
Open Space		
Drainage Corridor	2.425 ha	32.4%
Regional Recreation Park	0.073 ha	1.0%
Total Area of Open Space	**2.498 ha**	**33.4%**

Yield Breakdown

Lot Code	Allotment Name	Typical Size	Typical Area	Release 18	
Standard Allotment 30m Product					
C30	Courtyard Allotments	15m x 30m	450 m²	2	2.1%
PV30	Premium Villa Allotments	12.5m x 30m	375 m²	13	13.8%
V30	Villa Allotments	10m x 30m	300 m²	5	5.3%
Subtotal 30m Products				**20**	**21.3%**
Standard Allotment 25m Product					
T25	Traditional Allotments	18m x 25m	450 m²	1	1.1%
C25	Courtyard Allotments	15m x 25m	375 m²	6	6.4%
PV25	Premium Villa Allotments	12.5m x 25m	310 m²	20	21.3%
V25	Villa Allotments	10m x 25m	250 m²	6	6.4%
Subtotal 25m Products				**33**	**35.1%**
Terrace (Mews) Allotments					
L10	Terrace (Mews) Type 4	10m x 25m	250 m²	10	10.6%
L9	Terrace (Mews) Type 3	9m x 25m	225 m²	—	0.0%
L8	Terrace (Mews) Type 2	8m x 25m	200 m²	6	6.4%
L7.5	Terrace (Mews) Type 1	7.5m x 25m	185 m²	24	25.5%
Subtotal Terrace (Mews) Allotments				**40**	**42.6%**
Duplex 30m Product					
D30	Duplex Allotment	15m x 30m	435 m²	1	1.1%
Subtotal Duplex 30m Allotments				**1**	**1.1%**
Total Residential Allotments				**94**	**100.0%**
Total Residential Dwellings				**95**	



PLAN REF: 22470 – 729
Rev No: B
DATE: 29 JANUARY 2021
CLIENT: AVID
DRAWN BY: WNW
CHECKED BY: FK

0 10 20 30 40 50 1 : 750 @ A1

harmony

Neighbourhood 1 - Release 18
Plan of Subdivision
Allotment Layout

AVID Property Group

URBAN DESIGN
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rps

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Note:
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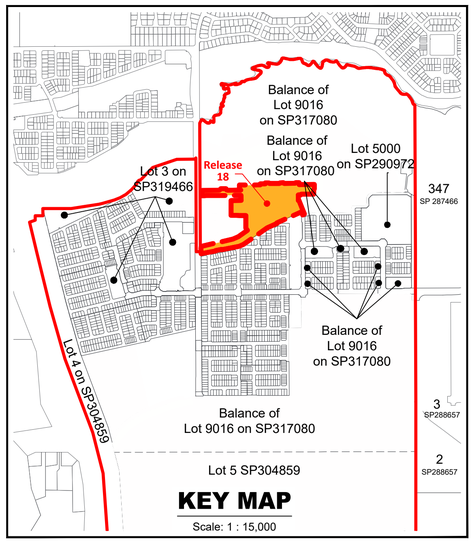

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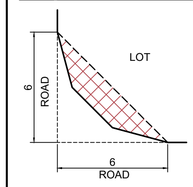
Siting Requirements for Courtyard Corner Allotments



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

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 notes below or dimensioned on the plan.
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.

Dual Occupancy Allotments

24. All dual occupancy dwellings within the same allotment must share a common wall.
25. All dual occupancy dwellings must incorporate the following:
    a. Pedestrian entry and door visible and accessible from the primary street frontage.
    b. Minimum 1 living space overlooking the primary street frontage.
    c. Front fencing to be articulated to allow for dense landscaping and 50% transparent where exceeding 1.2m high.
26. All Dual Occupancy dwellings to be double storey.
27. At least 10% of the dual occupancy allotment area is to be retained for soft landscaping.
28. A landscape area to be provided on the primary frontage

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.

Legend

- Site Boundary
- Release 18

Road

- Road Access (Road Area will be provided as part of Release DCR Phase 4 and Releases 12&17)
- Laneway
- Pedestrian Linkage
- Drainage Corridor
- Regional Recreation Park
- Footpath
- Single Driveway with Possible Double
- Double Driveway
- Bio-retention zone
- Preferred Bin Collection
- Bin Pad Location (Lots 1959-1961, 1977-1978, 2015-2018)
- Alternative Driveway

Allotment Details

- Primary Frontage
- No Vehicle Access
- Indicative Letterbox Location Along 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
- Common 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 in this Plan of Development)

Plan of Development Table	Terrace (Mews) Allotments L7.5, L8, L9,L10		Villa Allotments 10m		Premium Villa Allotments 12.5m		Courtyard Allotments 15m		Traditional Allotments 18m		Dual Occupancy Allotments	
	Ground Floor	First Floor	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	3.0m	3.0m
Garage (for double garage)	n/a	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a
Garage (for single or tandem garage)	n/a	n/a	5.5m	n/a	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)	0.025m - 0.05m	0.025m - 0.05m	0.2m - 0.3m	n/a	0.2m - 0.3m	n/a	0.2m - 0.3m	n/a	0.2m - 0.3m	n/a	0.025m - 0.05m	0.025m - 0.05m
Side - Non Built to Boundary	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	2.0m	1.5m	2.0m	1.0m	1.0m
Secondary Frontage (for a corner lot)	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	2.0m	1.5m	2.0m	1.0m	1.0m
Garage (for double garage)	n/a	n/a	n/a	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a
Garage (accessed directly from laneway)	0.5m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Rear Setback												
Rear	0.5m	0.5m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	n/a	n/a
Garage (accessed directly from laneway)	0.5m	n/a	n/a	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 space (enclosed)		One space (enclosed)		Two spaces (one enclosed)		Two spaces (one enclosed)		Two spaces (one enclosed)		One space per dwelling (enclosed)	

PLAN REF: 22470 – 730
Rev No: B
DATE: 29 JANUARY 2021
CLIENT: AVID
DRAWN BY: WNW
CHECKED BY: FK

0 10 20 30 40 50 **1 : 750 @ A1**

harmony

Neighbourhood 1 - Release 18
Plan of Development
Allotment Layout

AVID Property Group

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