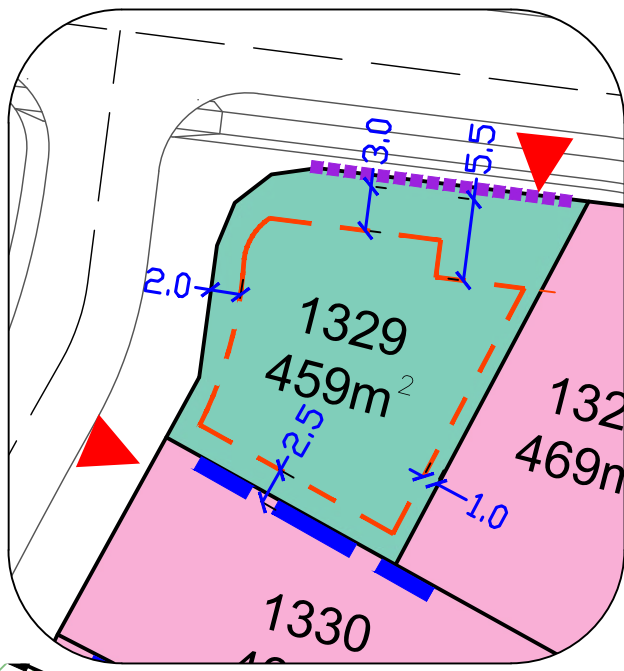
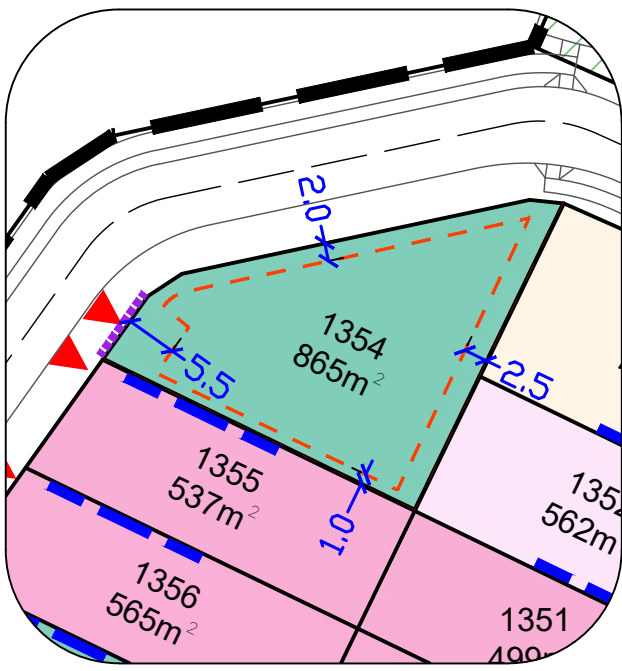
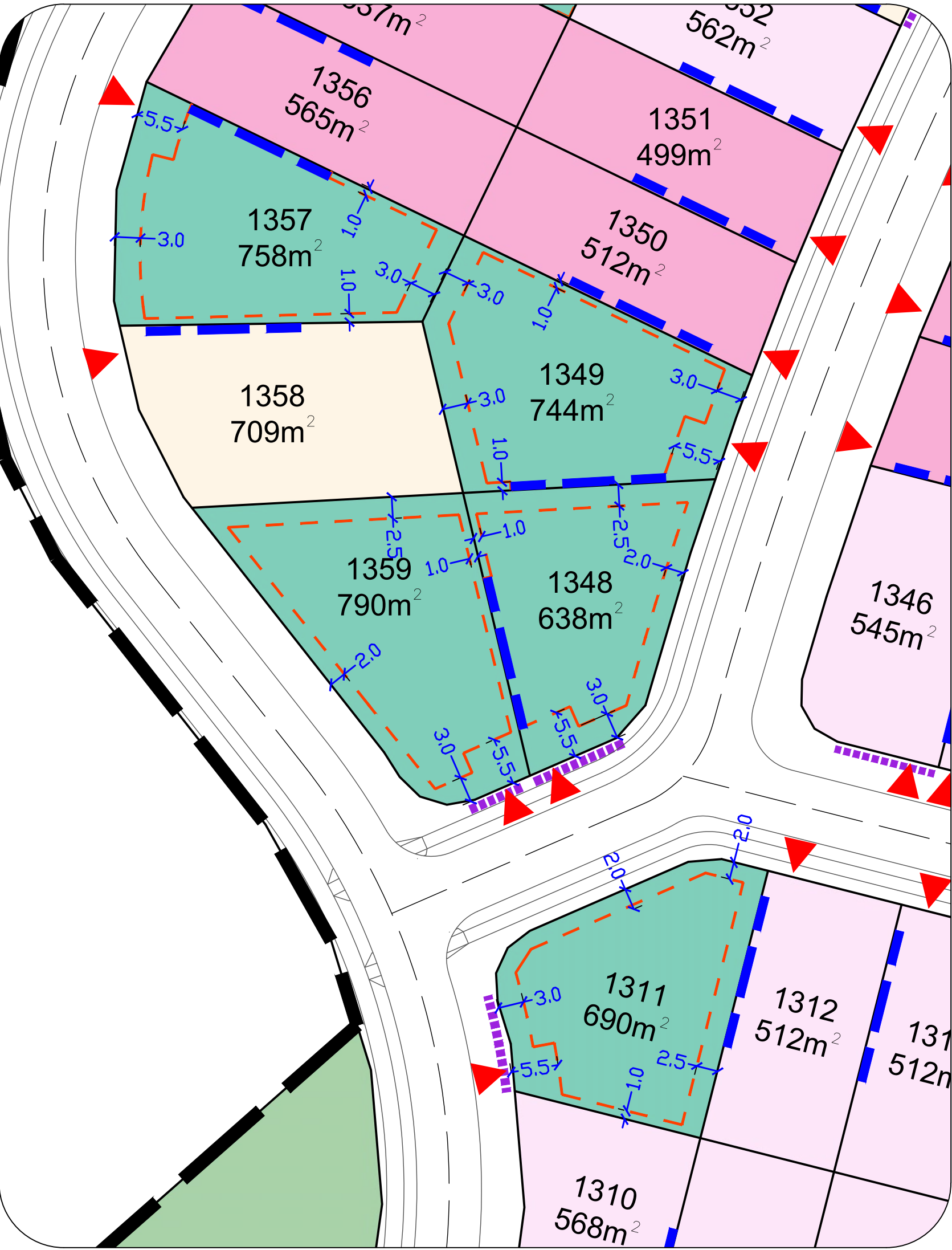
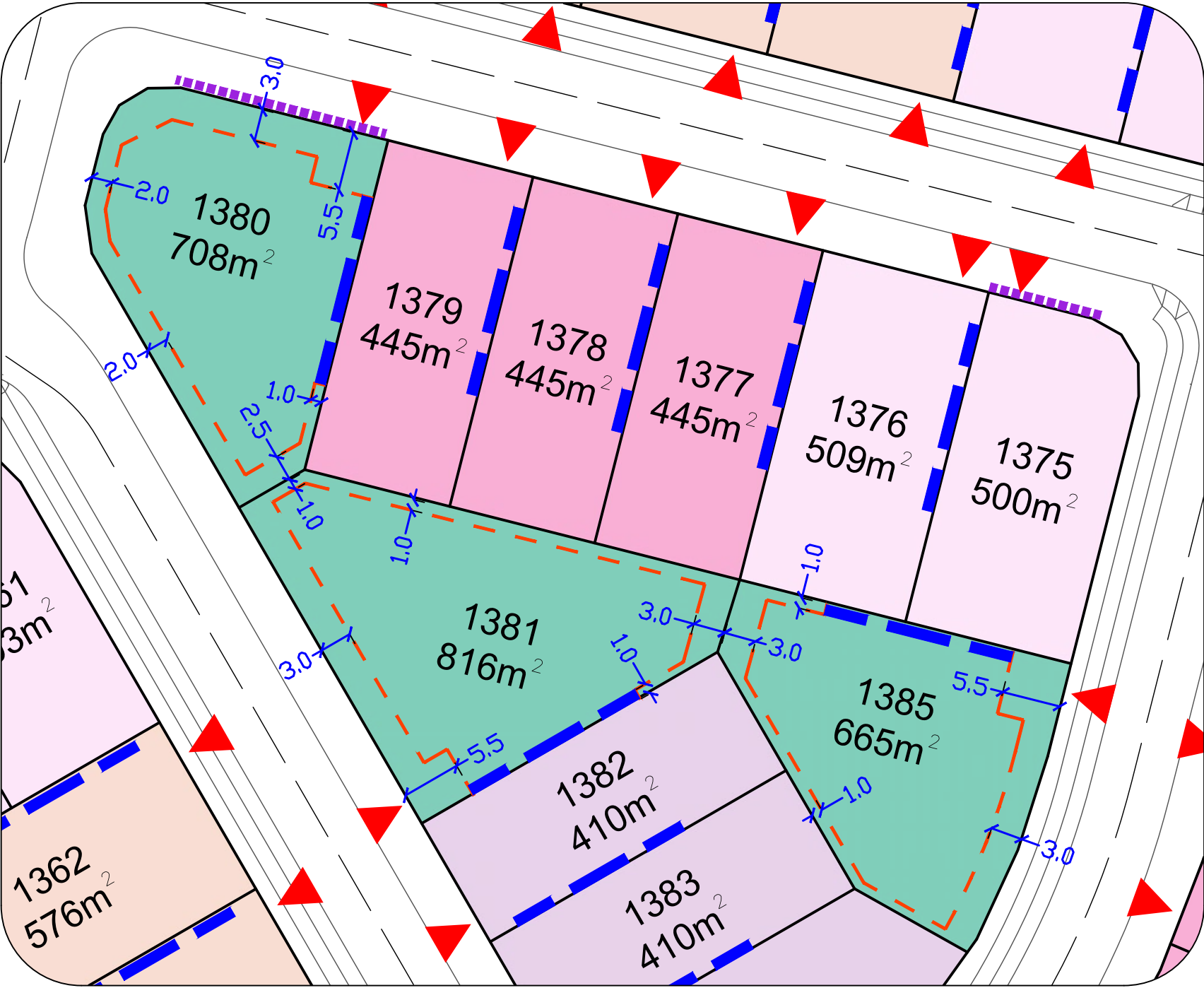


PLAN OF DEVELOPMENT - STAGE 13



Typical Site Planning Diagram



NOTES

This plan was prepared to accompany a development application. The information on this plan is not suitable for any other purpose. No reliance should be placed on the information on this plan for any financial dealings involving the land. Pavements and centrelines shown are indicative only and are subject to Engineering Design. Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

Interpretation

- Development provisions below replace all provisions within the Next Generation Planning handbook;
- Development provisions below relate to all dwellings;
- Development must comply with *SkyRidge Design Guidelines*;
- Development must comply with Table 1 provisions;
- Drawn provisions take precedence over text within this plan.

Table 1 Site planning and building massing						
Site Cover	Max 70% for lots less than 280m²					
	Max 60% for lots 280m² or greater and less than 600m²					
	Max 50% site cover for lots greater than 600m²					
Private open space (minimum)	Area of 30m² with 3m dimension;					
	Maybe inclusive of verandahs and terrace;					
Setbacks	Nil locational requirements					
	All minimum to wall unless stated					
Front Setbacks	Lots 10m - <16m Wide & Irregular Lots			Lots ≥16m wide		
	Ground Floor	First Floor/Second Floor	Ground Floor		First Floor/Second Floor	
- to verandah	1m	1.5m	1.5m		2.5m	
- to house wall	3m	3m	4.5m		4.5m	
- to garage	5.5m	-	5.5m		-	
Corner Allotment (Secondary frontage)						
- to house wall	2m	2.5m	2m		2.5m	
- to garage (where nominated on the plan)	4.5m	-	4.5m		-	
- Setback to side boundary adjacent secondary frontage	2.5m	2.5m	3m		3m	
Rear setback						
Rear setback	3m	3m	3m		3m	
Rear setback (to lane)	1m	0.5m	1m		0.5m	
Side setback						
- to south or west boundary	1m	1.5m	1m		1.5m	
- to north or east boundary	1m	1.5m	1.5m*	2m^	1.5m*	2m^
- to street	2m	1.5m	2m		2.5m	
built to boundary	On lots for garage and non-habitable rooms with a 12m maximum wall length		On lots for garage and non-habitable rooms with a 12m maximum wall length		2m	
	1m					
Building Height						
Parking	1, 2 or 3 storeys, 9m maximum unless otherwise stated on the plan					
	All Lots -Minimum 2 covered space;					
	For Lot frontage less than 12.5m or Irregular Lots:					
	- 2 or 3 Storey Dwellings: Double garage					
	- 1 storey Dwelling with access from rear lane: Double garage					
	- 1 storey Dwelling: Double garage that accommodates tandem parking					
	For Lot frontage 12.m to 17.99m:					
	- Double garage only					
	For Lot frontage 18m or greater:					
	- Maximum 3 door garage					
Streetscape	Design of battle axe lots ensures vehicles enter and exit the lot in a forward direction.					
	Driveways to single car garages must be a maximum grade of 1 in 20 (5%) to allow for parking in driveways.					
	Front entry					
	Dedicated pedestrian entry and door is visible and accessible from the street					
	Street surveillance					
	Minimum 1 habitable room overlooking the street					
	Fencing (street front)#					
	1.2m height					
	Fencing (other)#					
Solid 1.8m height						
Retaining	1.5m maximum externally visible retaining walls at maximum height of 600mm (measured from finished ground level) and must be terraced if the height is more than 600mm					
	Bin Storage locations					
	All bin storage located in front of the house must provide screening					
	Verandahs					
	Nil requirements					
Planting	Nil requirements					
	Slope					
Nil requirements						

LEGEND

- Site Boundary
- Stage Boundary
- Stage No.
- Optional Built to Boundary Wall location
- Indicative Driveway Location
- Primary Frontage
- Building Location Envelope
- Lot access off laneway
- Bin Pads
- 12.5m - < 14.0m frontage
- 14.0m - < 16.0m frontage
- 16.0m - < 18.0m frontage
- 18.0m - < 20.0m frontage
- >20.0m frontage
- Irregular Lots

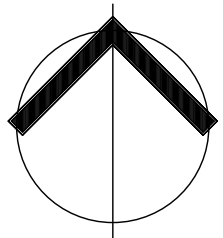
Refer to approved fencing type study under approval MIN2021/191
* When retaining wall and fence have a combined height of 3m or less
^ When retaining wall and fence have a combined height greater than 3m

Definitions:
Building Height - means the vertical distance between the highest point of a building, excluding any antennae, chimney or flues, and the ground surface vertically below that point.
Setback - The shortest distance measured horizontally from the wall to the vertical project of the boundary of the lot.
Verandah - is a roofed, open-air space or porch, attached to the outside of a building, a veranda is often partly enclosed by a railing and frequently extends access the front or sides of the structure. It does not form part of the house wall for setback purpose.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2024/408
Dated: 21/08/2024

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



RP DESCRIPTION: Lot 28 on SP189559 & Lots 10 on SP229681

SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES

PACIFIC VIEW FARM (QUEENSLAND) PTY LTD

HINKLER DRIVE, WORONGARY 11/07/2024 7737 P 82 Rev V POD 13