

PROPOSAL PLAN - STAGES 10 - 14

NOT TO BE USED FOR ENGINEERING DESIGN
OR CONSTRUCTION

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.

PROJECTION - GDA94 MGA56

LEGEND

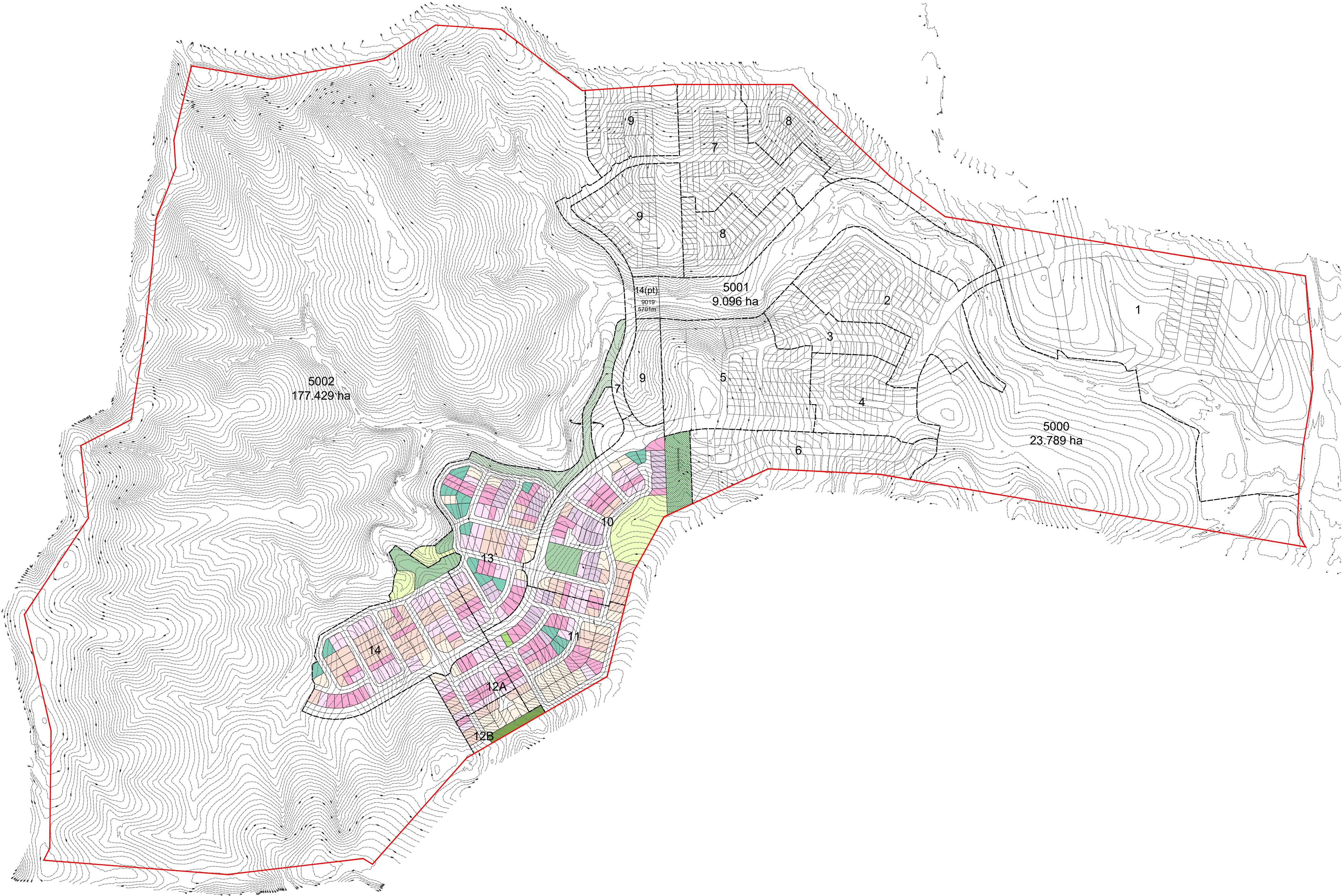
- Site Boundary
- Major Contour (2.0m interval)
- Stage Boundary
- 10 Stage No.

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2023/409

Dated: 14 February 2024

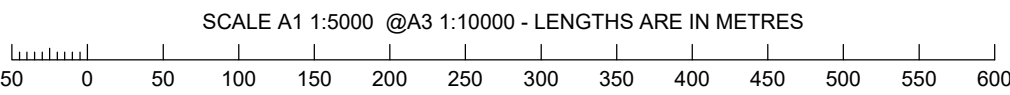
Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies



DEVELOPMENT STATISTICS - STAGES 10 - 14

12.5m - < 14.0m frontage	39	11.1%
14.0m - < 16.0m frontage	85	24.3%
16.0m - < 18.0m frontage	98	28.0%
18.0m - < 20.0m frontage	74	21.1%
>20.0m frontage	37	10.6%
Irregular Lots	17	4.9%
Total	350	
Total Stage Area	38.469 ha	
Nett Developable Area (Lots only)	19.616 ha	
Average Lot Size	560 m²	
Area New Road (Collector)	3.538 ha	9.2%
Area New Road (Local Roads)	8.496 ha	22.1%
Total Area New Road	12.034 ha	31.3%
Length New Road (Collector)	1029 m	
Length New Road (Local Roads)	5108 m	
Green Space Corridor (Lot 8014)	1.498 m²	3.9%
Electrical Easement (Lot 5005)	1.072 ha	2.8%
Drainage	1.999 ha	5.2%
Park	1.325 ha	3.4%
Pedestrian Link	547 m²	0.1%
Bushfire Buffer	2890 m²	0.8%
Balance Lot (Lot 5000)	23.789 ha	
Balance Lot (Lot 5001)	9.096 ha	
Balance Lot (Lot 5002)	177.429 ha	
Utility Lot (Lot 9019)	5799 m²	

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



PROPOSAL PLAN - STAGES 10 - 14

NOT TO BE USED FOR ENGINEERING DESIGN
OR CONSTRUCTION

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.

PROJECTION - GDA94 MGA56

LEGEND

- Site Boundary
- Major Contour (2.0m interval)
- Stage Boundary
- 10 Stage No.

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: MIN/2023/409

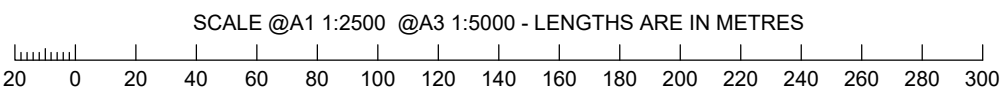
Dated: 14 February 2024

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

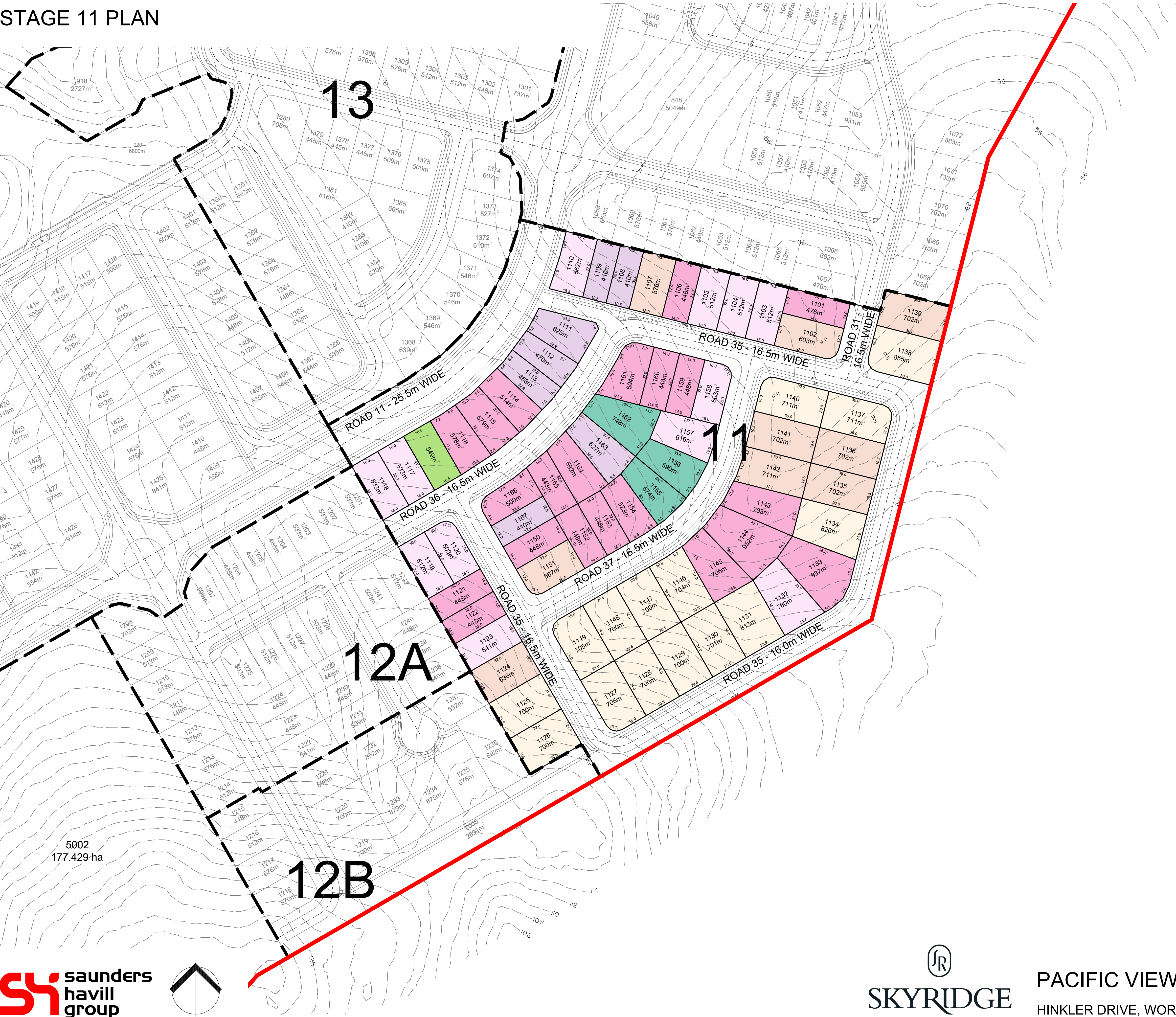
DEVELOPMENT STATISTICS - STAGES 10 - 14

12.5m - < 14.0m frontage	39	11.1%
14.0m - < 16.0m frontage	85	24.3%
16.0m - < 18.0m frontage	98	28.0%
18.0m - < 20.0m frontage	74	21.1%
>20.0m frontage	37	10.6%
Irregular Lots	17	4.9%
Total	350	
Total Stage Area	38.469 ha	
Nett Developable Area (Lots only)	19.616 ha	
Average Lot Size	560 m²	
Area New Road (Collector)	3.538 ha	9.2%
Area New Road (Local Roads)	8.496 ha	22.1%
Total Area New Road	12.034 ha	31.3%
Length New Road (Collector)	1029 m	
Length New Road (Local Roads)	5108 m	
Green Space Corridor (Lot 8014)	1.498 m²	3.9%
Electrical Easement (Lot 5005)	1.072 ha	2.8%
Drainage	1.999 ha	5.2%
Park	1.325 ha	3.4%
Pedestrian Link	547 m²	0.1%
Bushfire Buffer	2890 m²	0.8%
Balance Lot (Lot 5000)	23.789 ha	
Balance Lot (Lot 5001)	9.096 ha	
Balance Lot (Lot 5002)	177.429 ha	
Utility Lot (Lot 9019)	5799 m²	

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



STAGE 11 PLAN



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

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.

PROJECTION - GDA2020 MGA56

LEGEND

- Site Boundary
- Major Contour (2.0m interval)
- Minor Contour (0.5m interval)
- Stage Boundary
- 11 Stage No.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: MIN/2023/409

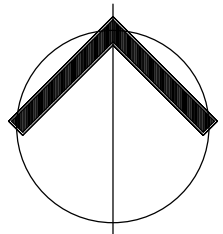
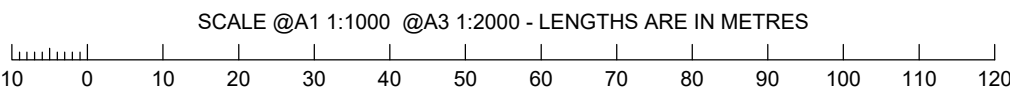
Dated: 14 February 2024

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

DEVELOPMENT STATISTICS - STAGE 11

12.5m - < 14.0m frontage	7	10.4%
14.0m - < 16.0m frontage	21	31.3%
16.0m - < 18.0m frontage	12	17.9%
18.0m - < 20.0m frontage	9	13.4%
>20.0m frontage	15	22.4%
Irregular Lots	3	4.5%
Total	67	
Total Stage Area	6.170 ha	
Nett Developable Area (Lots only)	4.064 ha	
Average Lot Size	607 m²	
Area New Road (Collector)	0.444 ha	7.2%
Area New Road (Local Roads)	1.607 ha	26.0%
Total Area New Road	2.059 ha	33.4%
Length New Road (Collector)	167 m	
Length New Road (Local Roads)	987 m	
Pedestrian Link	547 m²	0.9%

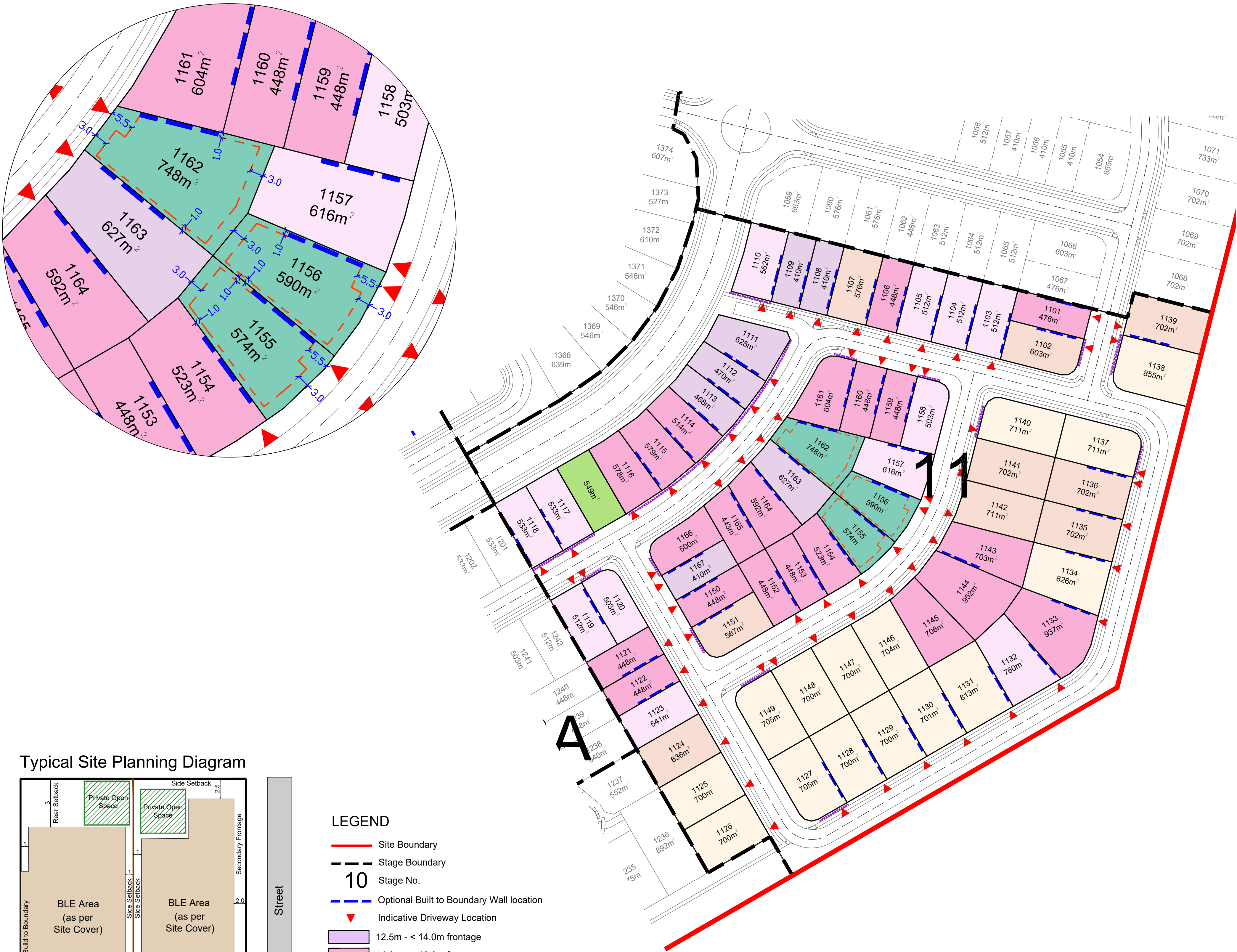
RP DESCRIPTION: Lot 28 on SP189559 & Lots 10 on SP229681



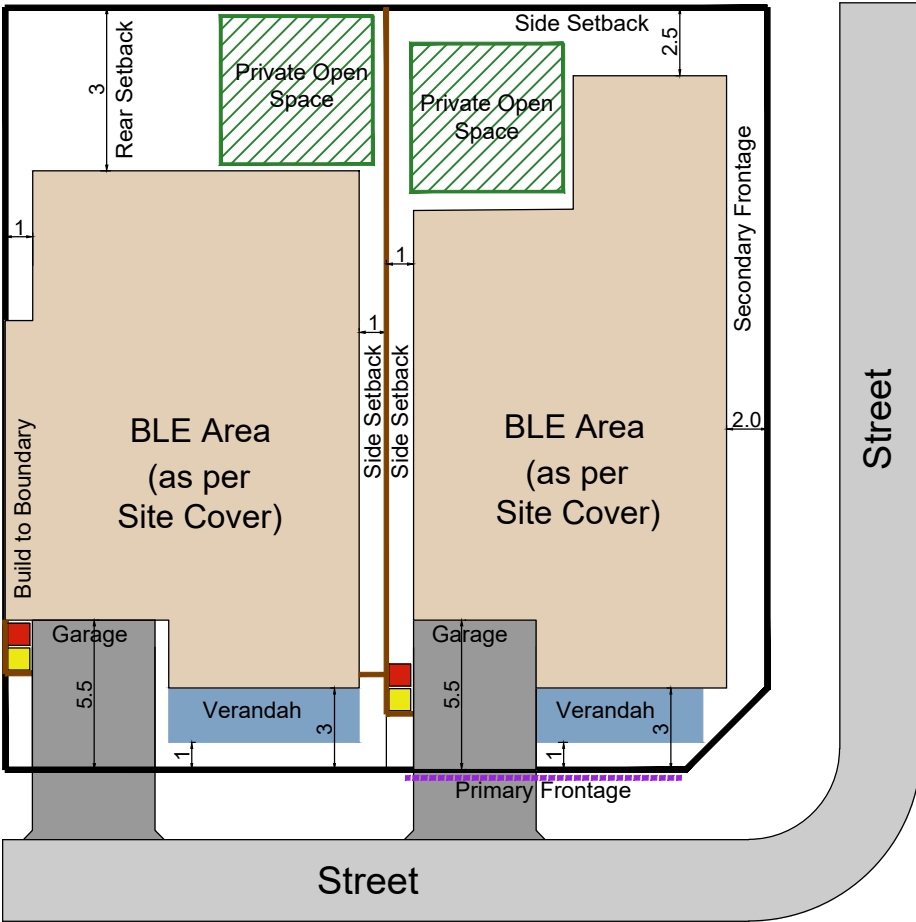
PACIFIC VIEW FARM (QUEENSLAND) PTY LTD

HINKLER DRIVE, WORONGARY 29/06/2023 7737 P 82 Rev U - STG 11

PLAN OF DEVELOPMENT - STAGE 11

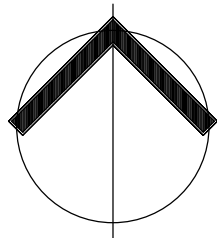


Typical Site Planning Diagram



LEGEND

- Site Boundary
- Stage Boundary
- Stage No. 10
- Optional Built to Boundary Wall location
- Indicative Driveway Location
- 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
- Primary Frontage
- Building Location Envelope
- Lot access off laneway
- Bin Pads



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

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

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;					
	Nil locational requirements					
Setbacks	All minimum to wall unless stated					
	Lots 10m - <16m Wide & Irregular Lots			Lots ≥16m wide		
Front Setbacks	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						

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No... MIN/2023/409

Dated: 14 February 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

- # Refer to approved fencing type study under approval MIN/2021/191
- * 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.

PACIFIC VIEW FARM (QUEENSLAND) PTY LTD

HINKLER DRIVE, WORONGARY 29/06/2023 7737 P 82 Rev U POD 11