

Stage Six

		No.
	'Squat' 15.0 m	16
	10.0 m	25
	11.2 - 11.5 m	34
	12.5 m	24
	> 14.0 m	2

Total Residential Lot Area: **33,550 m²**
 District Collector Road: approx. **48 l/m**
 Local & Neighbourhood Roads: approx. **652 l/m**

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--- Stage Boundary shown thus

Note: Area dimensions shown approximate to nearest whole square metre; linear dimensions to one decimal place of a metre.



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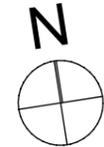
04 June 2021

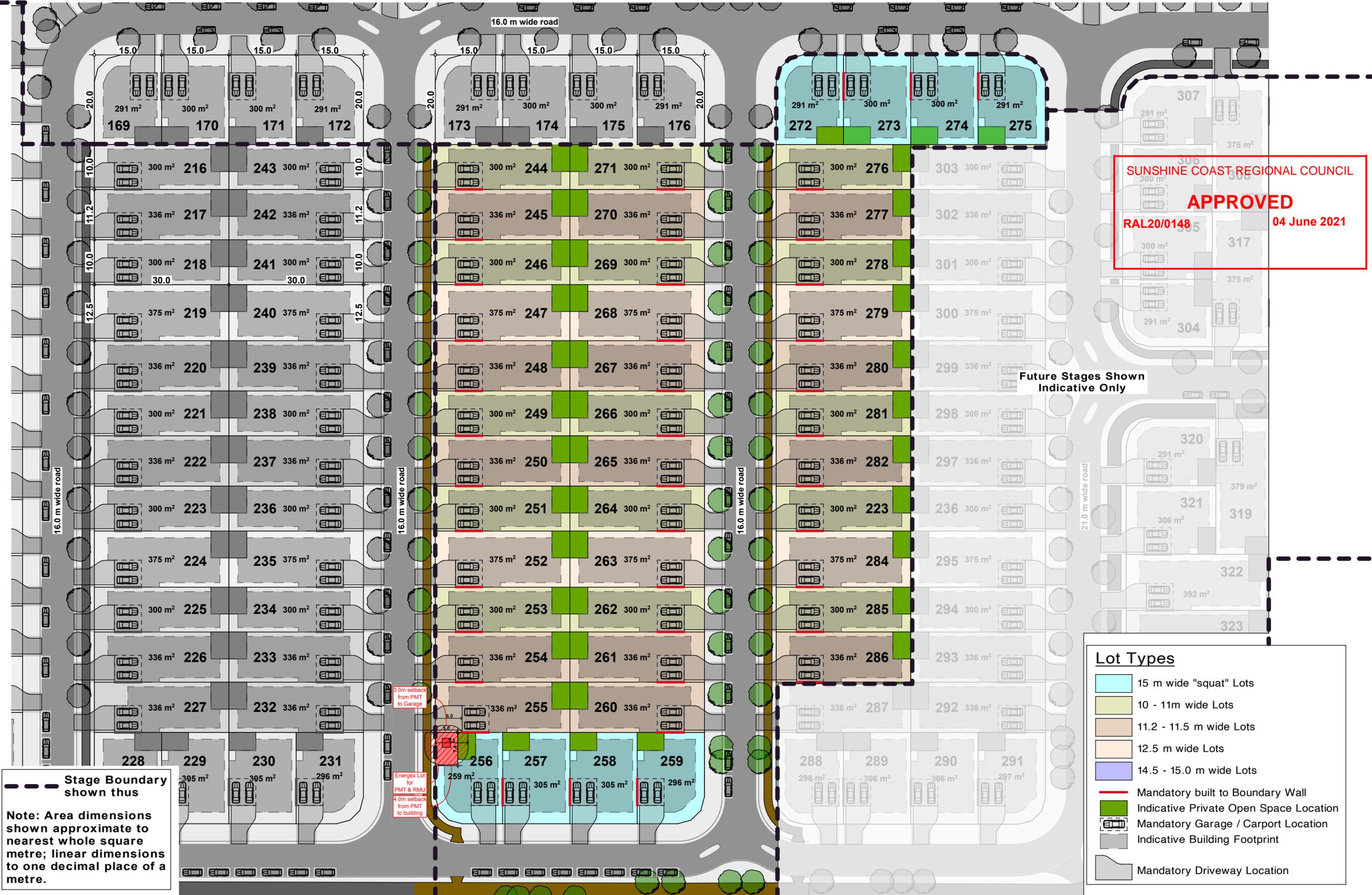


--- Stage Boundary shown thus

Note: Area dimensions shown approximate to nearest whole square metre; linear dimensions to one decimal place of a metre.

Lot Types	
	15 m wide "squat" Lots
	10 - 11m wide Lots
	11.2 - 11.5 m wide Lots
	12.5 m wide Lots
	14.5 - 15.0 m wide Lots
	Mandatory built to Boundary Wall
	Indicative Private Open Space Location
	Mandatory Garage / Carport Location
	Indicative Building Footprint
	Mandatory Driveway Location





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Future Stages Shown
 Indicative Only

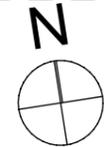
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	Mandatory built to Boundary Wall
	Indicative Private Open Space Location
	Mandatory Garage / Carport Location
	Indicative Building Footprint
	Mandatory Driveway Location

--- Stage Boundary shown thus

Note: Area dimensions shown approximate to nearest whole square metre; linear dimensions to one decimal place of a metre.

3.0m setback from PMT to Garage

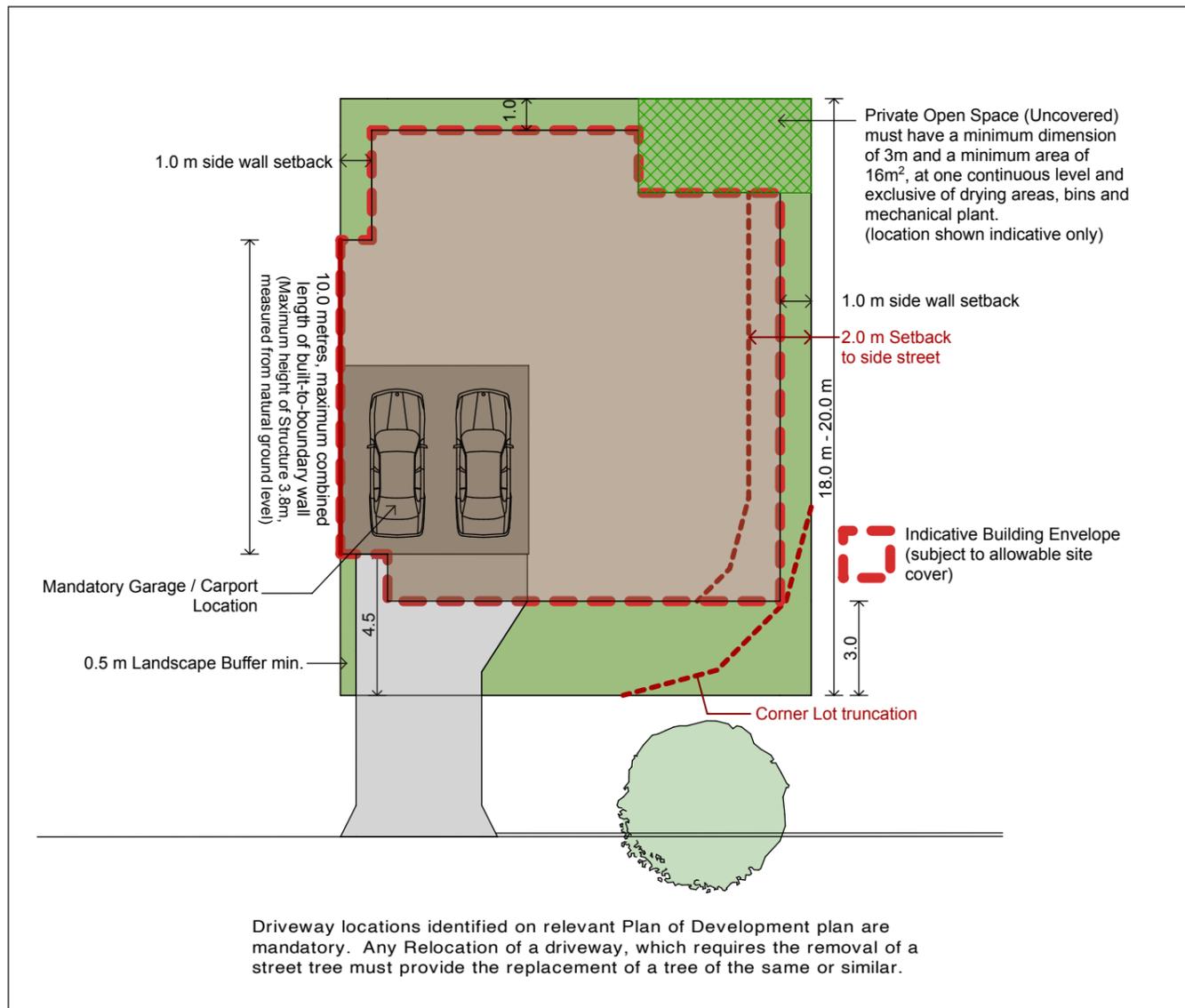
Energex Lot for PMT & RMU 4.0m setback from PMT to building



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Stage 6 - Development Control Notes

15.0 metre wide "Squat" Allotment

Front Setback - Main Face of Building	3.0 m (main street) 2.0 m (secondary street)
Rear Setback - Main Face of Building	1.0 m (ground floor) 1.5 m (first floor)
Garage / Carport Setback Garages must not project forward of primary frontage of the building	4.5 m (double) 5.5 m (single)
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 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.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Single tandem or double garages permitted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

*Definitions:

Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is calculated to the outer most projections of the building(s) and is expressed as a percentage.

The term does not include:

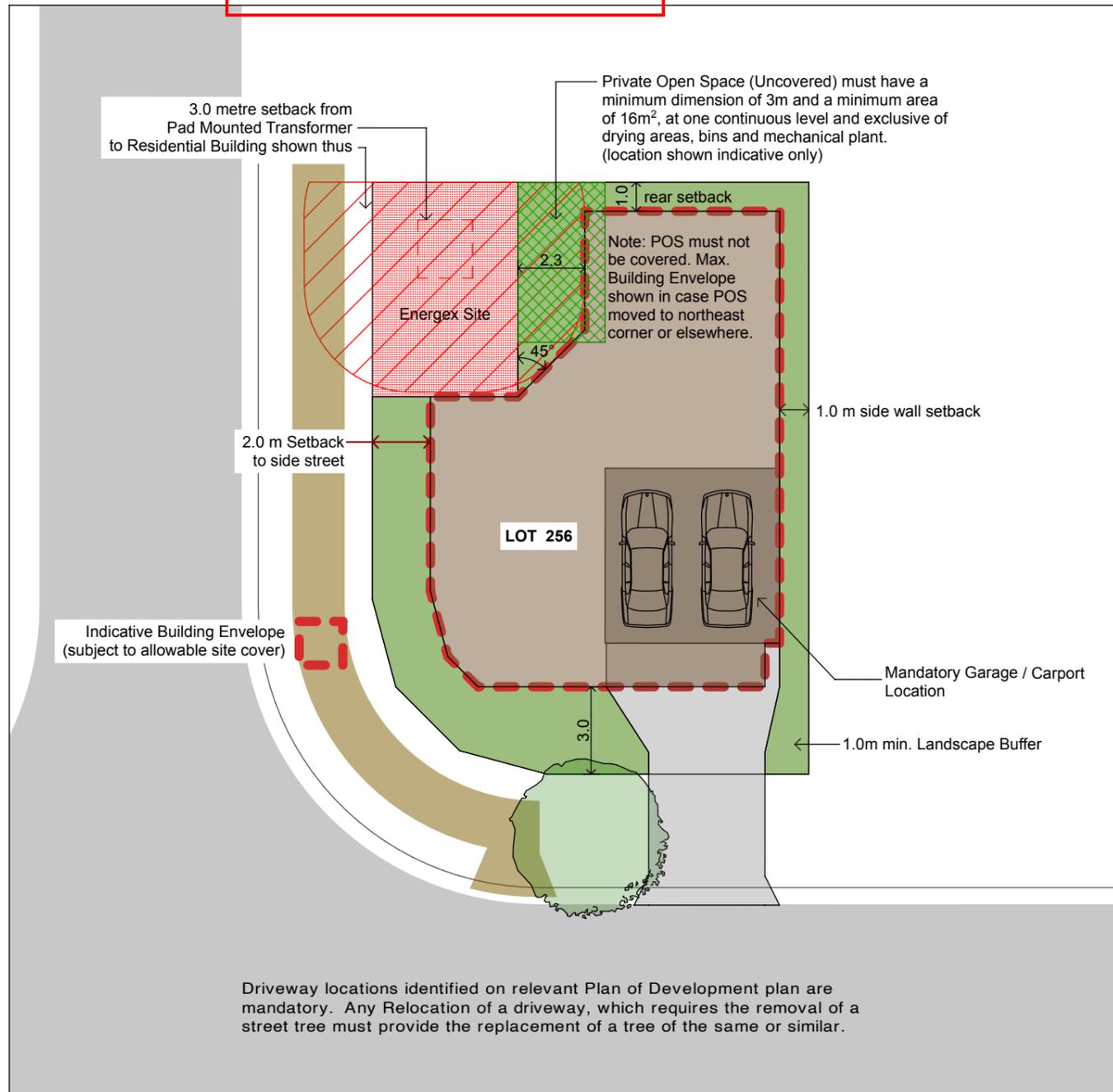
- any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- basement car parking areas located wholly below ground level;
- eaves and sun shading devices.



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Lot 256 - Development Control Notes 15.0 metre wide "Squat" Allotment

Front Setback - Main Face of Building	3.0 m (main street) 2.0 m (secondary street)
Rear Setback - Main Face of Building	1.0 m (ground floor) 1.5 m (first floor)
Garage / Carport Setback Garages must not project forward of primary frontage of the building	4.5 m (double) 5.5 m (single)
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
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- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 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.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Single tandem or double garages permitted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

*Definitions:

Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is calculated to the outer most projections of the building(s) and is expressed as a percentage.

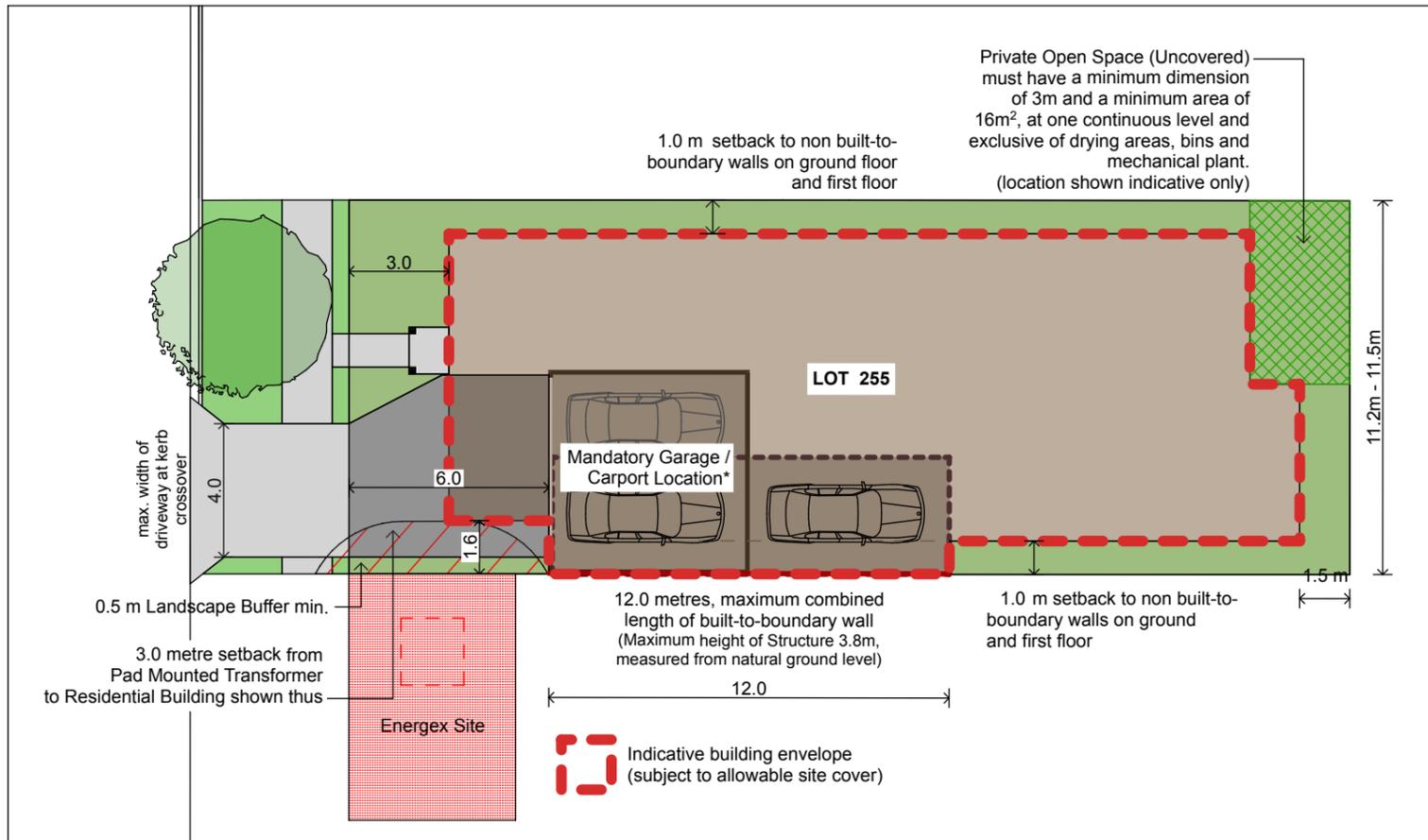
The term does not include:

- 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.

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Lot 255 - Development Control Notes

11.2 - 11.5 metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback Garages must not project forward of primary frontage of the building	6.0 m (double) 6.0 m (single)
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
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- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- a/ Double Width Garage Doors to be less than 50% of the dwelling frontage.
b/ Pedestrian entry and door visible and accessible from primary street frontage.
c/ One habitable space overlooking the primary street frontage.
d/ On single storey dwellings, garages are to be setback behind the main face of the dwelling.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

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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.

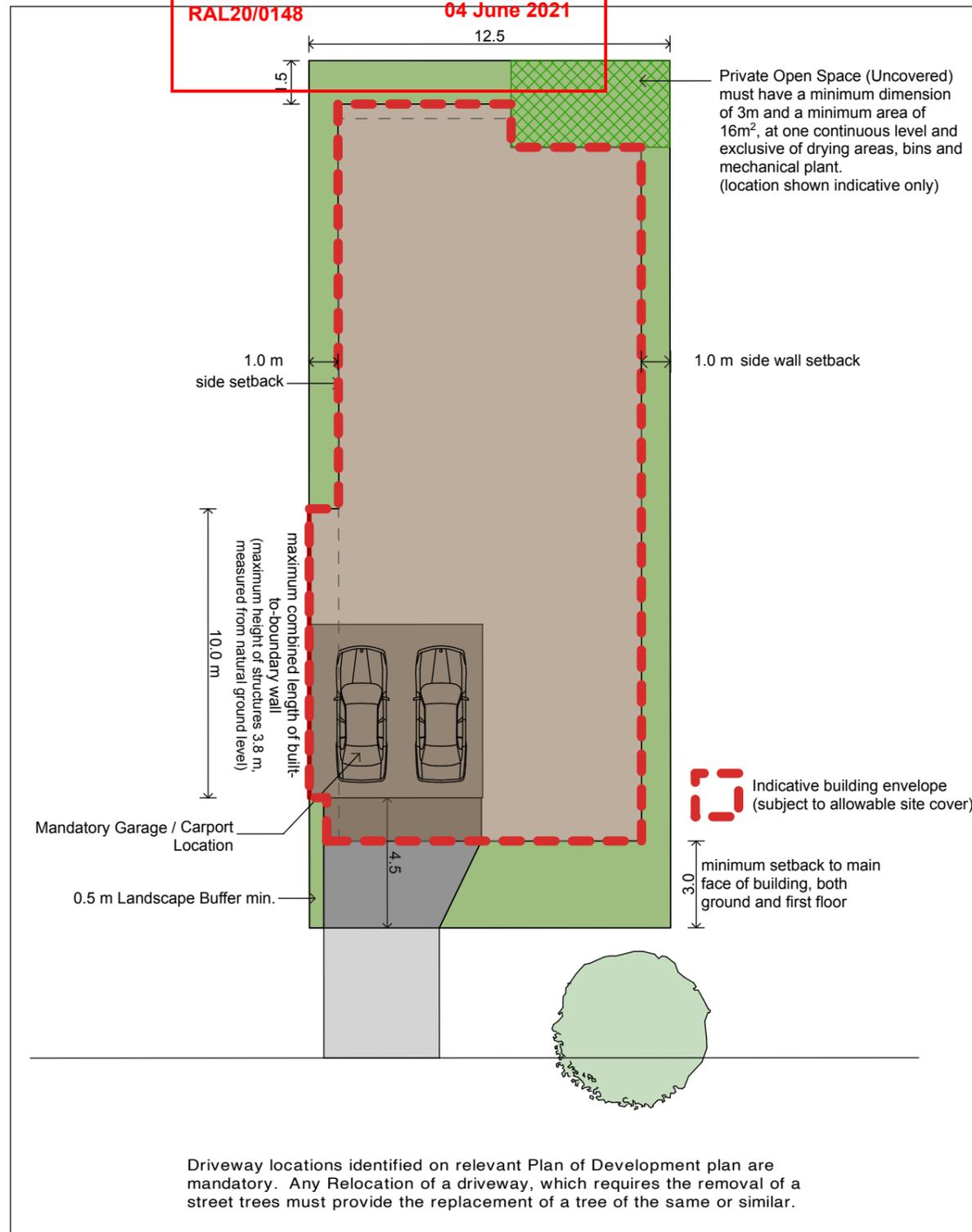


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04 June 2021



Stage 6 - Development Control Notes

12.5 metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback	4.5 m (double) 5.5 m (single)
Garages must be set back a minimum 450mm of primary frontage of the building	
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

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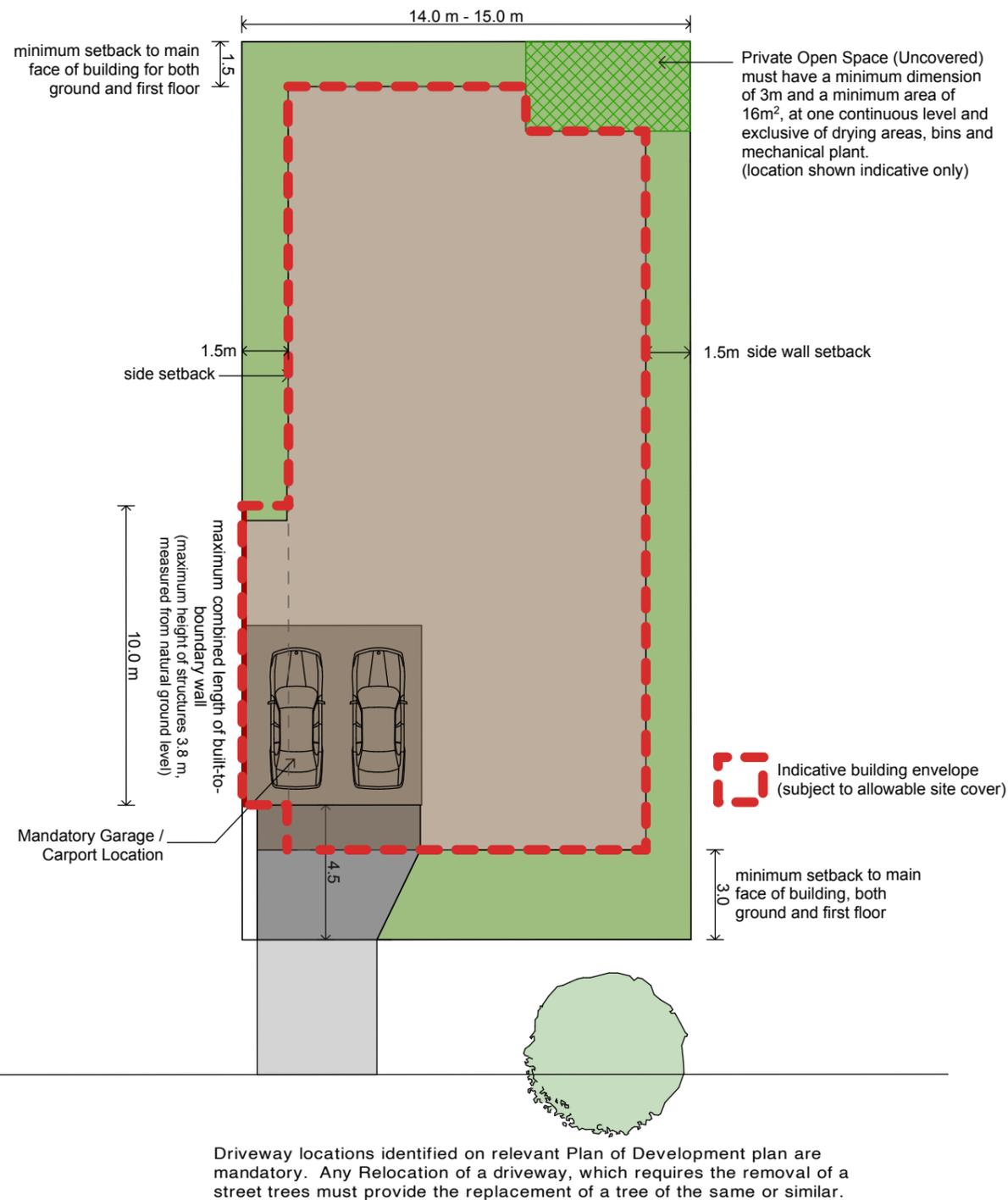
PEET, Palmview, QLD - PROPOSED RESIDENTIAL SUBDIVISION
Development Control Plan - 12.5 metre wide Lot

1:200 @ A3 / 24 . 05 . 2021 / DA.60.8 (D)

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RAL20/0148

04 June 2021



Stage 6 - Development Control Notes

14.0+ metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback Garages must not project forward of primary frontage of the building	4.5 m (double) 5.5 m (single)
Side Wall Setback - Ground Floor (Eave)	1.5 m (2.0 m to secondary st) 0.6 m
Side Wall Setback - First Floor (Eave)	1.5 m (2.0 m to secondary st) 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	60%

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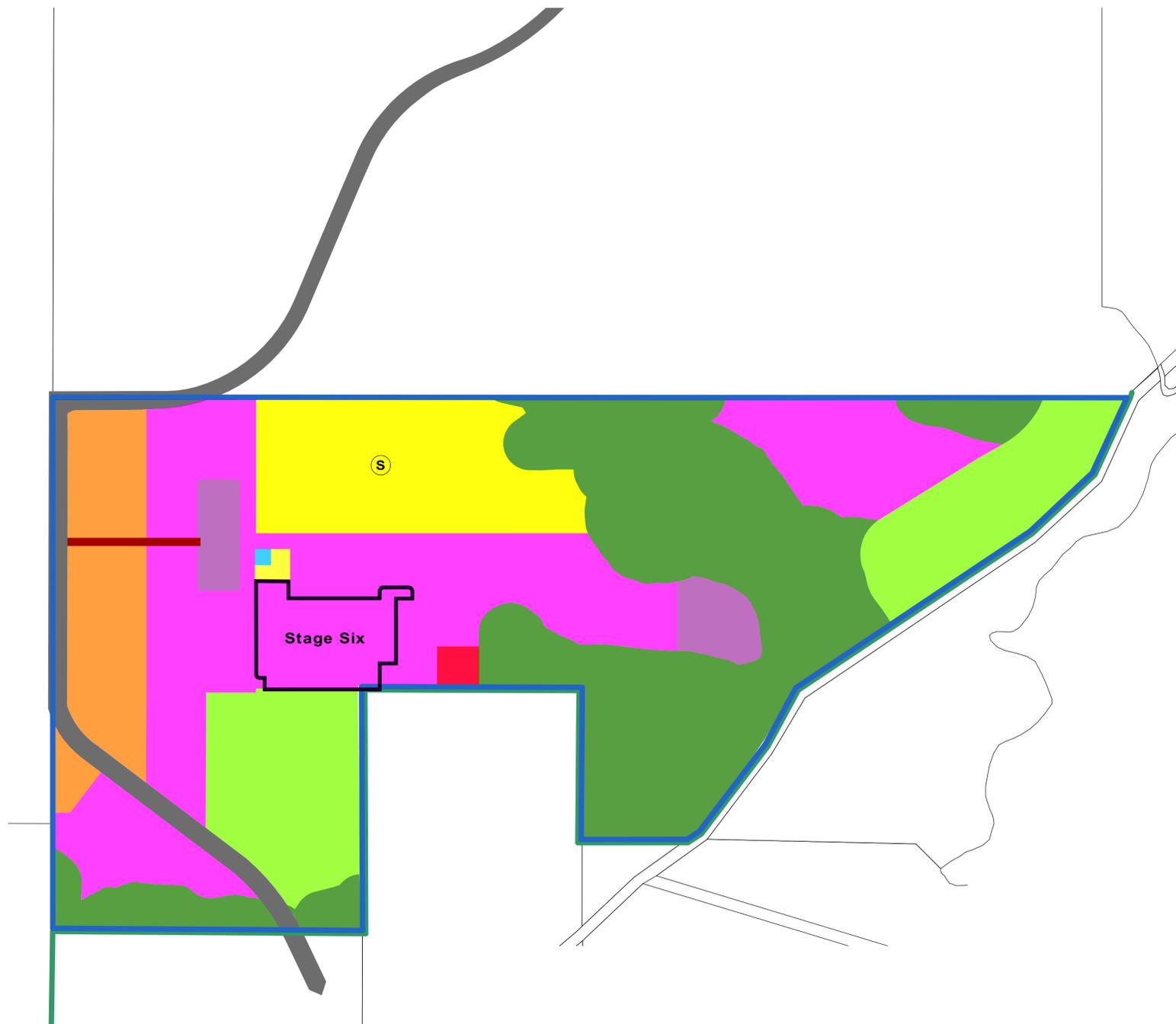
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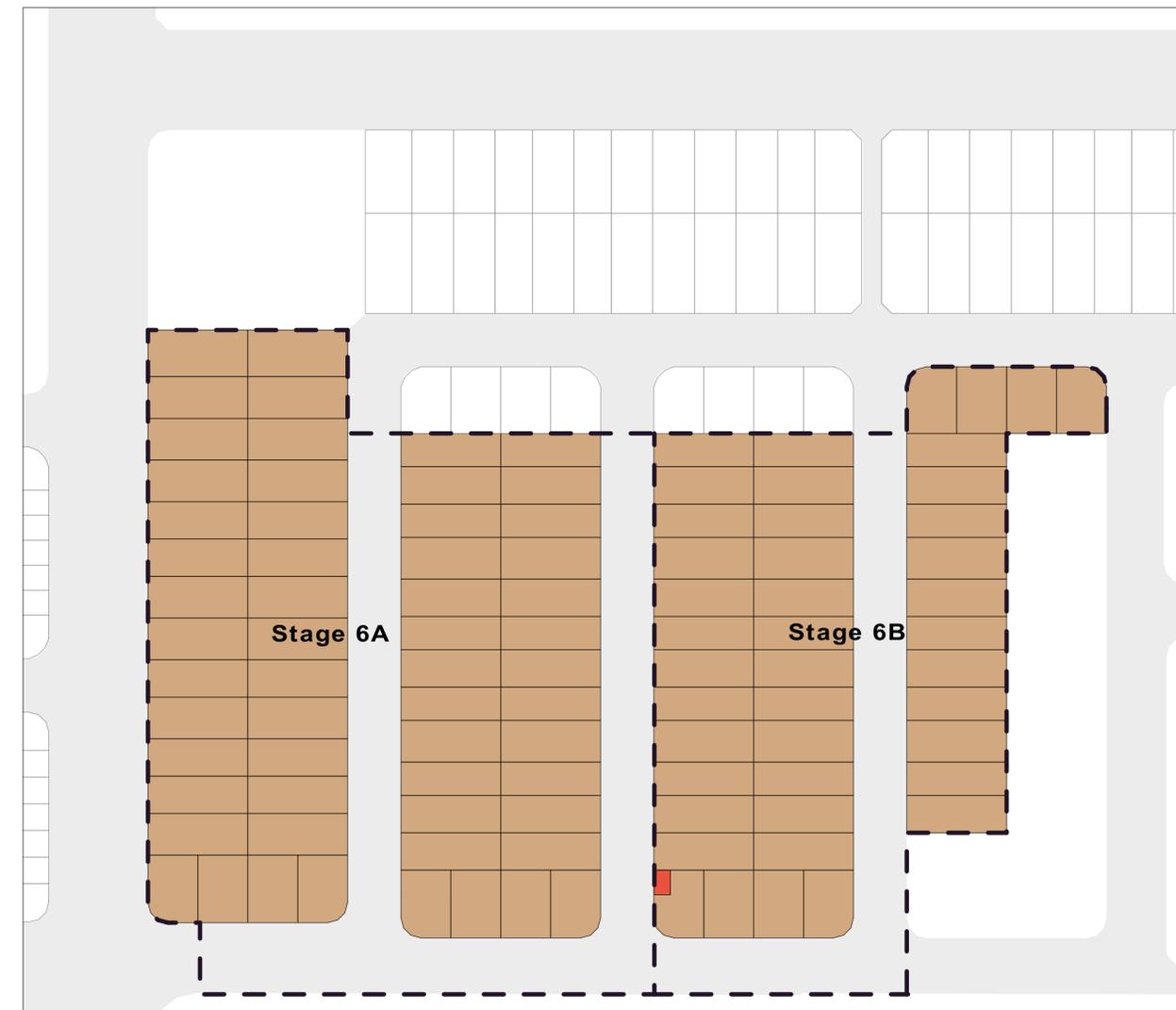
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- basement car parking areas located wholly below ground level;
- eaves and sun shading devices.





SITE MAP
 1 : 5000 @ A1

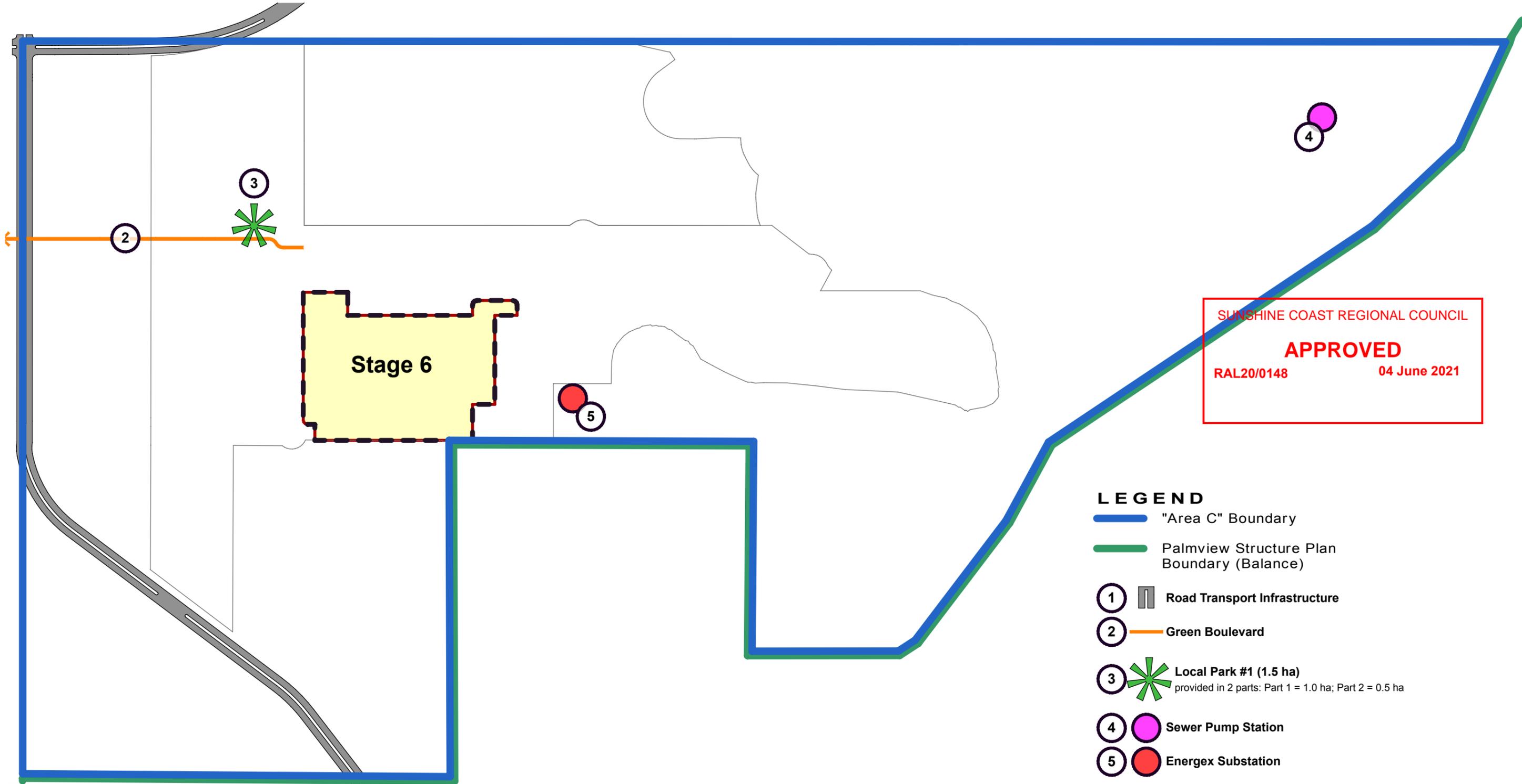
LEGEND	
	"Area C" Boundary
	Palmview Structure Plan Boundary (Balance)
	Mixed Density Residential
	Medium Density Residential
	Local Activity Centre
	Major Urban Open Space
	Environmental Open Space
	Community Use / School
	Energex Site
	Major Road
	"Green Boulevard"



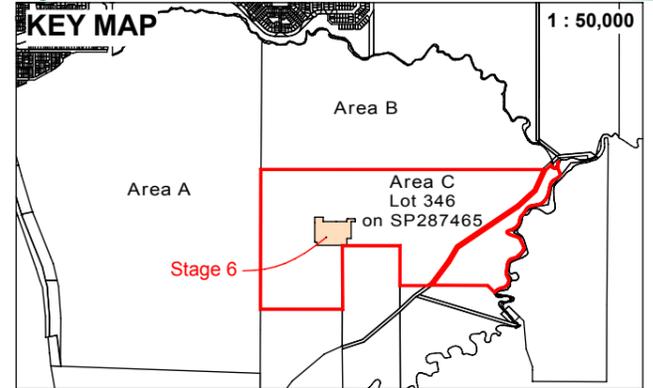
STAGE SIX
 1 : 1000 @ A1

Development Category	Development Type	Allocated Demand			Previous Releases (Stage 1, 2 & 5)			PEET Release 4 (Stage 6)			Accumulative Totals		
		Unit Demand	Equivalent Dwelling (ED)	Equivalent Persons Per Unit Demand (EP)	Dwellings / GFA	Equivalent Dwelling (ED)	Equivalent Persons Per Unit Demand (EP)	Dwellings / GFA	Equivalent Dwelling (ED)	Equivalent Persons Per Unit Demand (EP)	Dwellings / GFA	Equivalent Dwelling (ED)	Equivalent Persons Per Unit Demand (EP)
Residential Development	Attached Dwelling	Per Dwelling	0.67	1.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Detached Dwelling	Per Dwelling	1	2.7	185 dw	185	499.5	101 dw	101	272.7	286 dw	286	772.2
Totals					185 dw	185	499.5	101 dw	101	272.7	286 dw	286	772.2



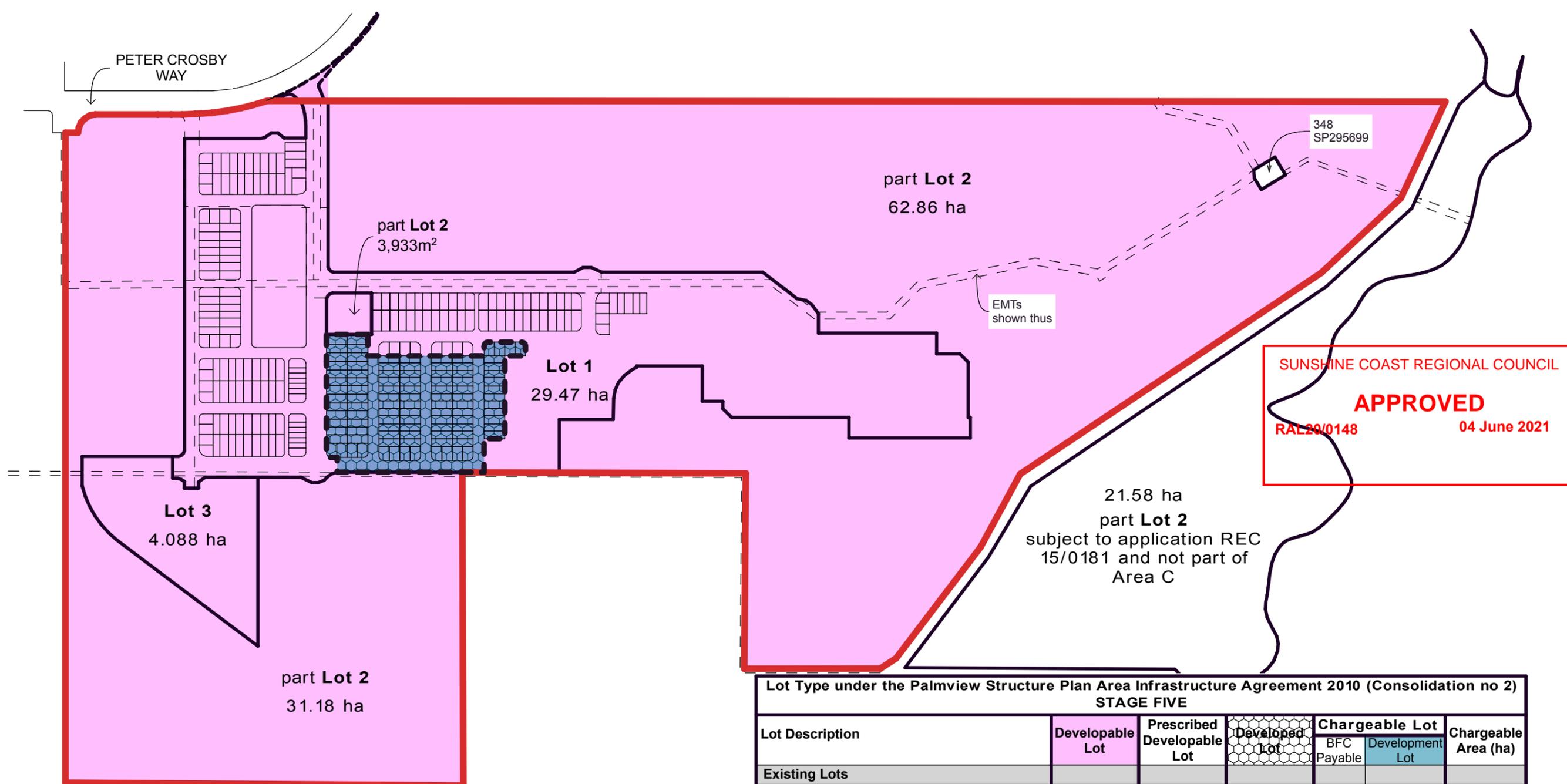


- LEGEND**
- "Area C" Boundary
 - Palmview Structure Plan Boundary (Balance)
 - 1 Road Transport Infrastructure
 - 2 — Green Boulevard
 - 3 Local Park #1 (1.5 ha)
provided in 2 parts: Part 1 = 1.0 ha; Part 2 = 0.5 ha
 - 4 ● Sewer Pump Station
 - 5 ● Energex Substation



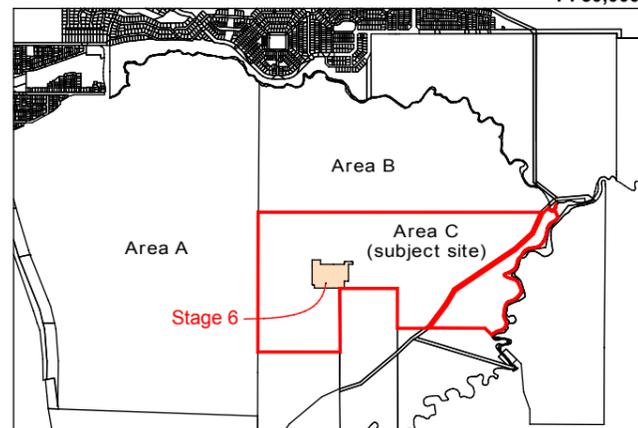
	Dwellings	ED	EP	Stage Area	Overall Chargeable Area (ha)	Local Park (ha)	Infrastructure provided at Current Stage
Stage Six	101	101	272.7	4.465 ha	4.465 ha	N/A	Nil

NOTE:
All areas and extents shown on plan are approximate only and subject to final survey and detailed design.



SUNSHINE COAST REGIONAL COUNCIL
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 RAL20/0148 04 June 2021

KEY MAP



Legend

- Site Boundary
- Release Boundary

For the definition of the following:

1. Developable Lot
2. Prescribed Developable Lot
3. Developed Lot
4. Chargeable Lot
5. Development Lot
6. Proposed Infrastructure Contribution Lot refer to the "Palmview Structure Plan Area Infrastructure Agreement 2010"

NOTE:
 All areas and easement extents shown on plan are approximate only and subject to final survey and detailed design.

Lot Type under the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation no 2) STAGE FIVE						
Lot Description	Developable Lot	Prescribed Developable Lot	Developed Lot	Chargeable Lot		Chargeable Area (ha)
				BFC Payable	Development Lot	
Existing Lots						
Lot 1 on SP288657, Lot 2 on SP288657, Lot 3 on SP288657 and Lot 348 on SP295699	✓	-	-	-	-	-
Proposed Infrastructure Contribution Lot						
Road other than Prescribed Road Infrastructure	-	-	✓	✓	✓	1.110 ha
Prescribed Road Infrastructure	-	-	-	-	-	-
Bicycle and pedestrian Infrastructure	-	-	-	-	-	-
Urban Open Space	-	-	-	-	-	-
Non-urban Open Space	-	-	-	-	-	-
Local Government Community Facilities	-	-	-	-	-	-
Electricity Infrastructure generally	-	-	-	-	-	-
Energex Sub-station	-	-	-	-	-	-
Water supply	-	-	-	✓	✓	-
Sewer	-	-	-	✓	✓	-
Other proposed Lots						
Proposed Lots 121 - 186	-	-	✓	✓	✓	3.355 ha
Balance Lot 2 on SP288657	-	-	-	-	-	-
Total Chargeable Area (ha)						4.465 ha

VILLAGE GREEN ESTATE - LAXTON ROAD, PALMVIEW - STAGE 6A & 6B

ULTIMATE CONSOLIDATED SERVICES AND STREETScape PLAN DOCUMENTATION

ISSUE C 23.02.2021
COUNCIL LODGEMENT ISSUE

DRAWING SCHEDULE

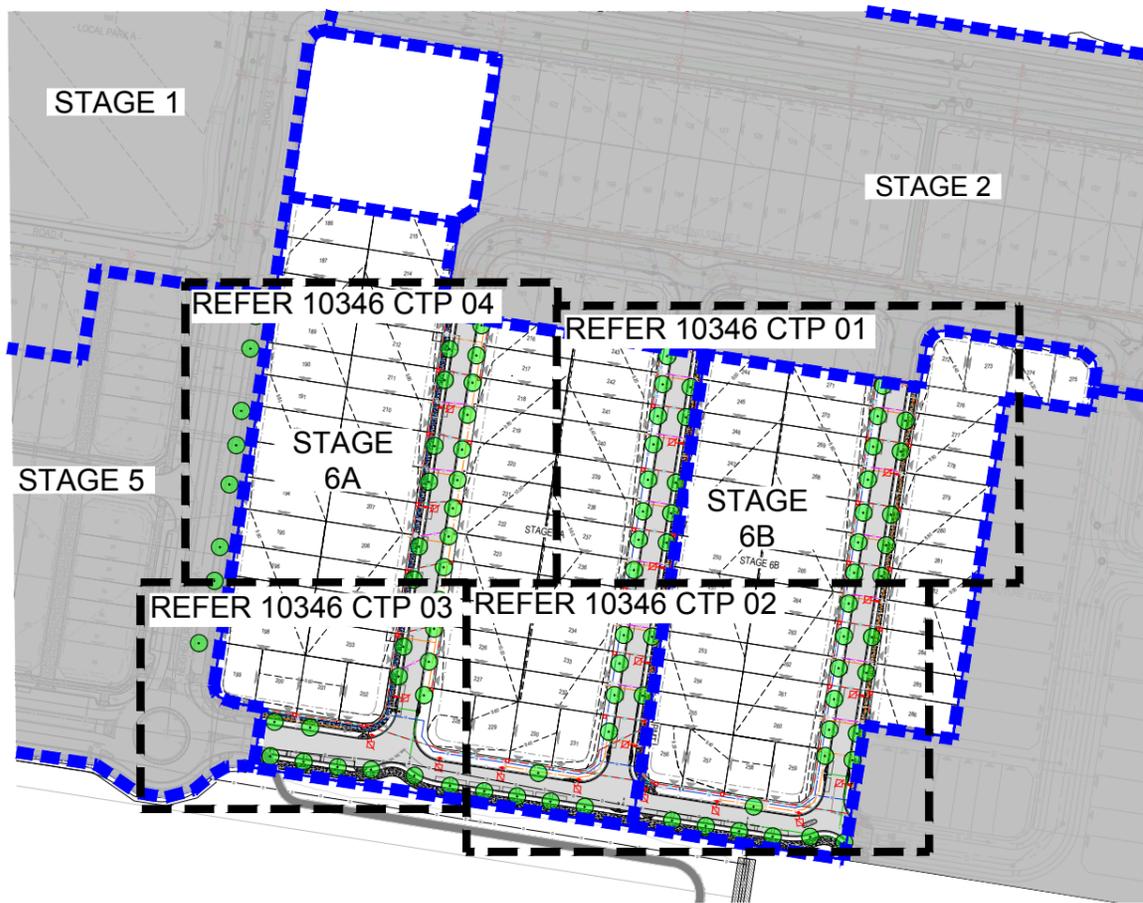
DWG NO.	DRAWING TITLE	ISSUE	DATE
10346 CTP 00	STAGE 6 CONSOLIDATED SERVICES AND STREETScape LANDSCAPE PLAN COVER	C	23/02/2021
10346 CTP 01	STAGE 6 CONSOLIDATED SERVICES AND STREETScape LANDSCAPE PLAN SHEET 01	C	23/02/2021
10346 CTP 02	STAGE 6 CONSOLIDATED SERVICES AND STREETScape LANDSCAPE PLAN SHEET 02	C	23/02/2021
10346 CTP 03	STAGE 6 CONSOLIDATED SERVICES AND STREETScape LANDSCAPE PLAN SHEET 03	C	23/02/2021
10346 CTP 04	STAGE 6 CONSOLIDATED SERVICES AND STREETScape LANDSCAPE PLAN SHEET 04	C	23/02/2021

SUNSHINE COAST REGIONAL COUNCIL

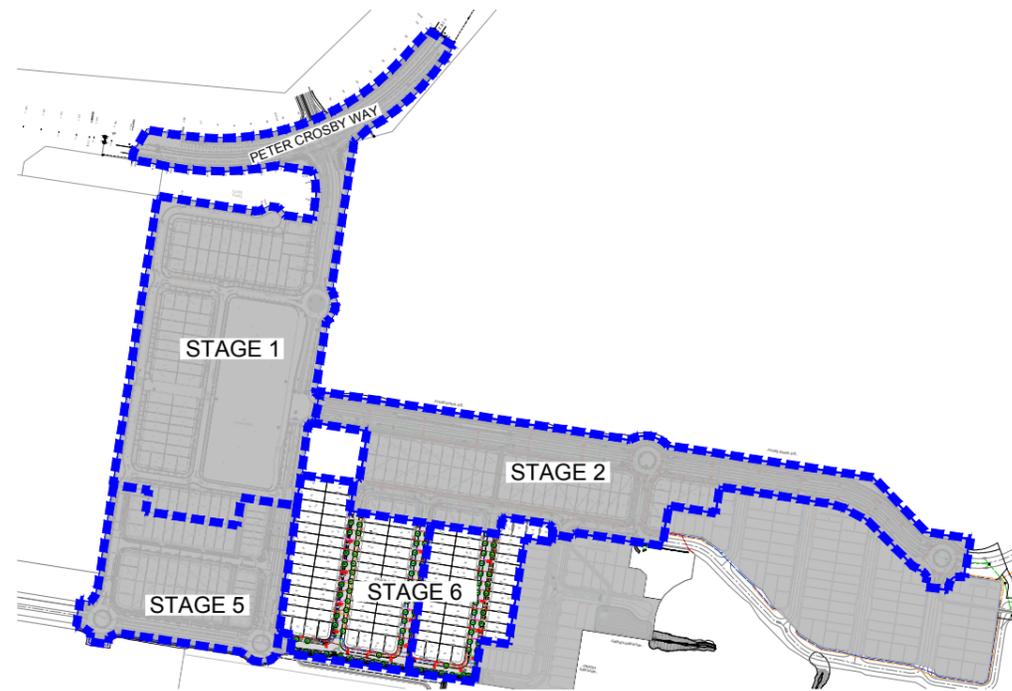
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RAL20/0148

04 June 2021



STAGE 6A & 6B SHEET LAYOUT PLAN
SCALE: 1:1250 @ A1



SITE LAYOUT PLAN
SCALE: 1:4000 @ A1

LEGEND

- MANDATORY (ULTIMATE DESIGN) STREET TREE LOCATION
- DISTANCE FROM TRUNK OF TREE TO IN GROUND SERVICES
- PROPOSED STORM WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED CONDUIT LINE
- PROPOSED UNDERGROUND ELECTRICITY LINE
- PROPOSED LOT DRIVEWAYS
- PROPOSED STREET LIGHT LOCATION

LEGEND

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SCALE: AS NOTED

AMENDMENTS:	ISSUE	DATE	DESCRIPTION	CHECKED
A	11.12.2020		CLIENT ISSUE	RM
B	15.12.2020		COUNCIL LODGEMENT ISSUE	RM
C	23.02.2021		COUNCIL LODGEMENT ISSUE	RM

CLIENT: PEET LIMITED

PEET

PROJECT: LAXTON ROAD, PALMVIEW
VILLAGE GREEN ESTATE - STAGE 6

village GREEN

DRAWING: ULTIMATE
CONSOLIDATED SERVICES AND
STREETScape LANDSCAPE PLAN
STAGE 6 - COVER SHEET

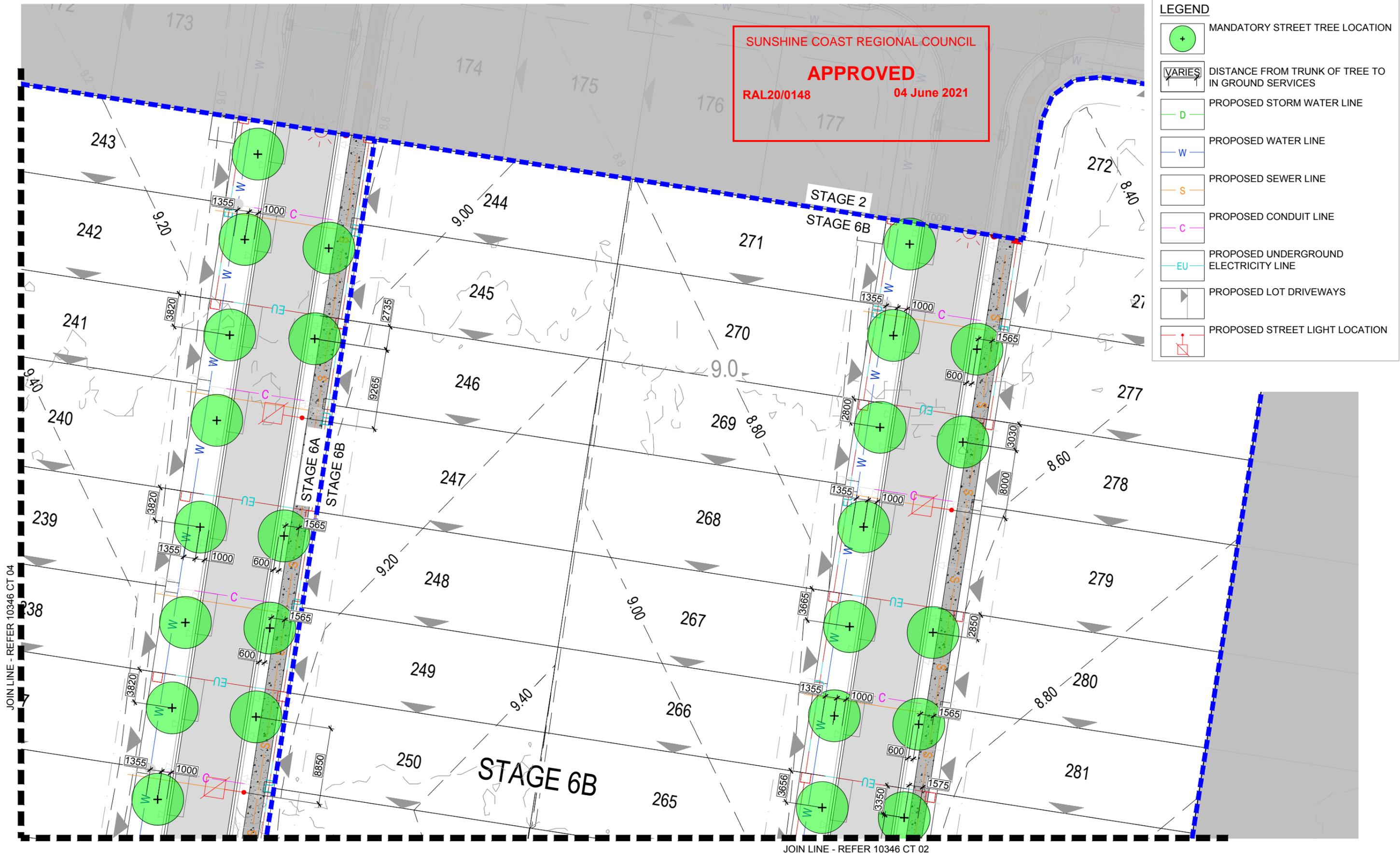
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DRAWING #: 10346 CTP 00 C

saunders havill group
LANDSCAPE ARCHITECTURE
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PHONE 1300 123 SHG WWW.SAUNDERSHAVILL.COM

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LEGEND

-  MANDATORY STREET TREE LOCATION
-  DISTANCE FROM TRUNK OF TREE TO IN GROUND SERVICES
-  PROPOSED STORM WATER LINE
-  PROPOSED WATER LINE
-  PROPOSED SEWER LINE
-  PROPOSED CONDUIT LINE
-  PROPOSED UNDERGROUND ELECTRICITY LINE
-  PROPOSED LOT DRIVEWAYS
-  PROPOSED STREET LIGHT LOCATION

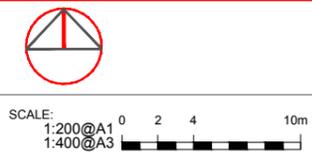


JOIN LINE - REFER 10346 CT 04

JOIN LINE - REFER 10346 CT 02

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AMENDMENTS:	ISSUE	DATE	DESCRIPTION	CHECKED
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CLIENT: PEET LIMITED



PROJECT: LAXTON ROAD, PALMVIEW
 VILLAGE GREEN ESTATE - STAGE 6



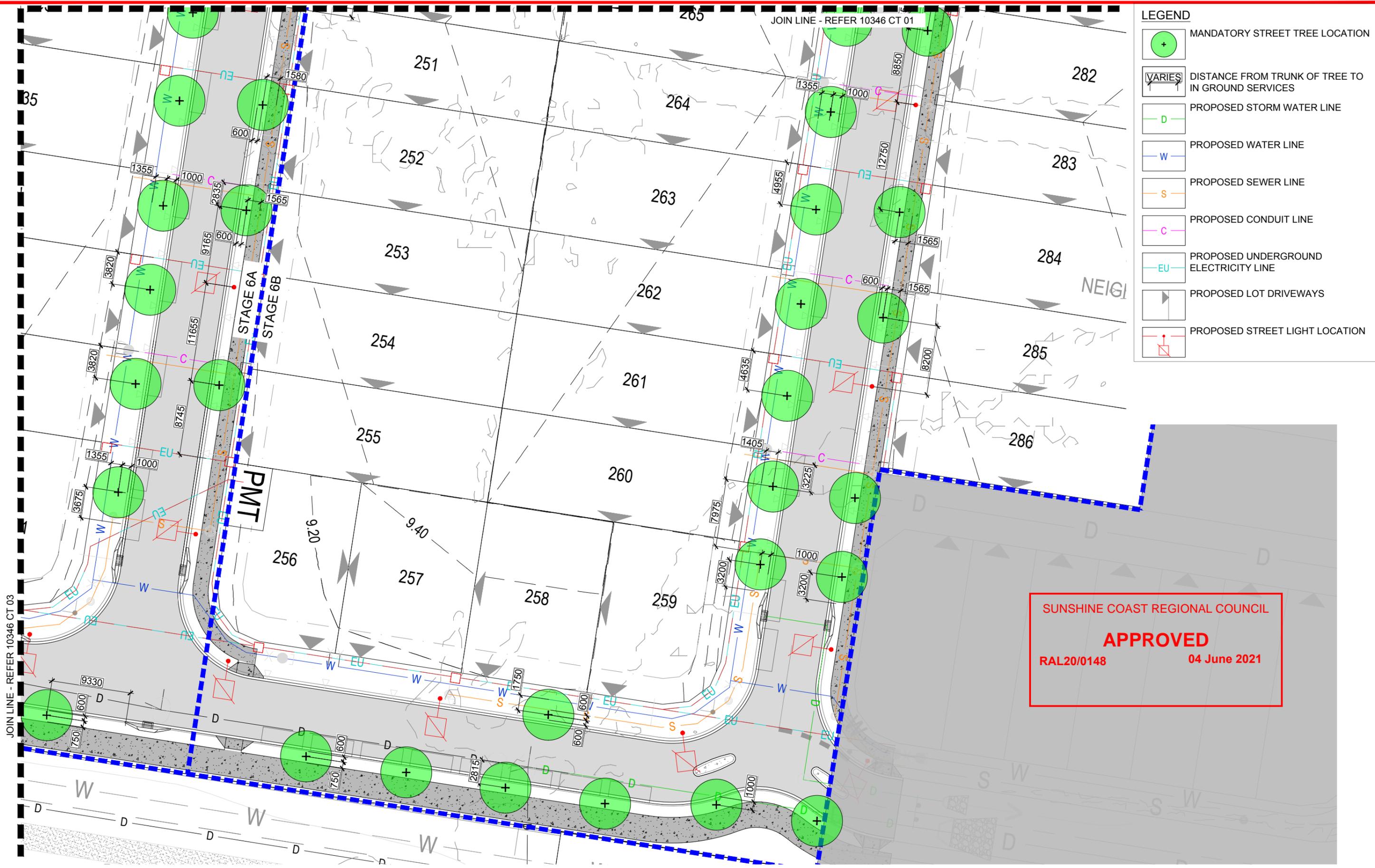
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 CONSOLIDATED SERVICES AND
 STREETScape LANDSCAPE PLAN
 STAGE 6 - SHEET 1

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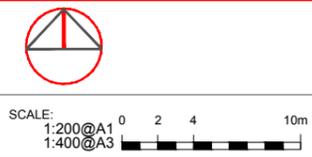
LEGEND

-  MANDATORY STREET TREE LOCATION
-  DISTANCE FROM TRUNK OF TREE TO IN GROUND SERVICES
-  PROPOSED STORM WATER LINE
-  PROPOSED WATER LINE
-  PROPOSED SEWER LINE
-  PROPOSED CONDUIT LINE
-  PROPOSED UNDERGROUND ELECTRICITY LINE
-  PROPOSED LOT DRIVEWAYS
-  PROPOSED STREET LIGHT LOCATION

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CLIENT: PEET LIMITED



PROJECT: LAXTON ROAD, PALMVIEW
VILLAGE GREEN ESTATE - STAGE 6



DRAWING: ULTIMATE
CONSOLIDATED SERVICES AND
STREETSCAPE LANDSCAPE PLAN
STAGE 6 - SHEET 2

DRAWN: FW CHECKED: RM

DRAWING #: **10346 CTP 02 C**



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LEGEND

-  MANDATORY STREET TREE LOCATION
-  DISTANCE FROM TRUNK OF TREE TO IN GROUND SERVICES
-  PROPOSED STORM WATER LINE
-  PROPOSED WATER LINE
-  PROPOSED SEWER LINE
-  PROPOSED CONDUIT LINE
-  PROPOSED UNDERGROUND ELECTRICITY LINE
-  PROPOSED LOT DRIVEWAYS
-  PROPOSED STREET LIGHT LOCATION

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ISO 9001
QUALITY
Management System



ISO 14001
ENVIRONMENT
Management System



AS 4801
OHS
Management System



Australian Institute of
Landscape Architects

SCALE: 1:200@A1
1:400@A3



AMENDMENTS:	ISSUE	DATE	DESCRIPTION	CHECKED
A	07.12.2020		CLIENT ISSUE	RM
B	15.12.2020		COUNCIL LODGEMENT ISSUE	RM
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CLIENT: PEET LIMITED



PROJECT: LAXTON ROAD, PALMVIEW
VILLAGE GREEN ESTATE - STAGE 6



DRAWING: ULTIMATE
CONSOLIDATED SERVICES AND
STREETSCAPE LANDSCAPE PLAN
STAGE 6 - SHEET 3

DRAWN: FW CHECKED: RM

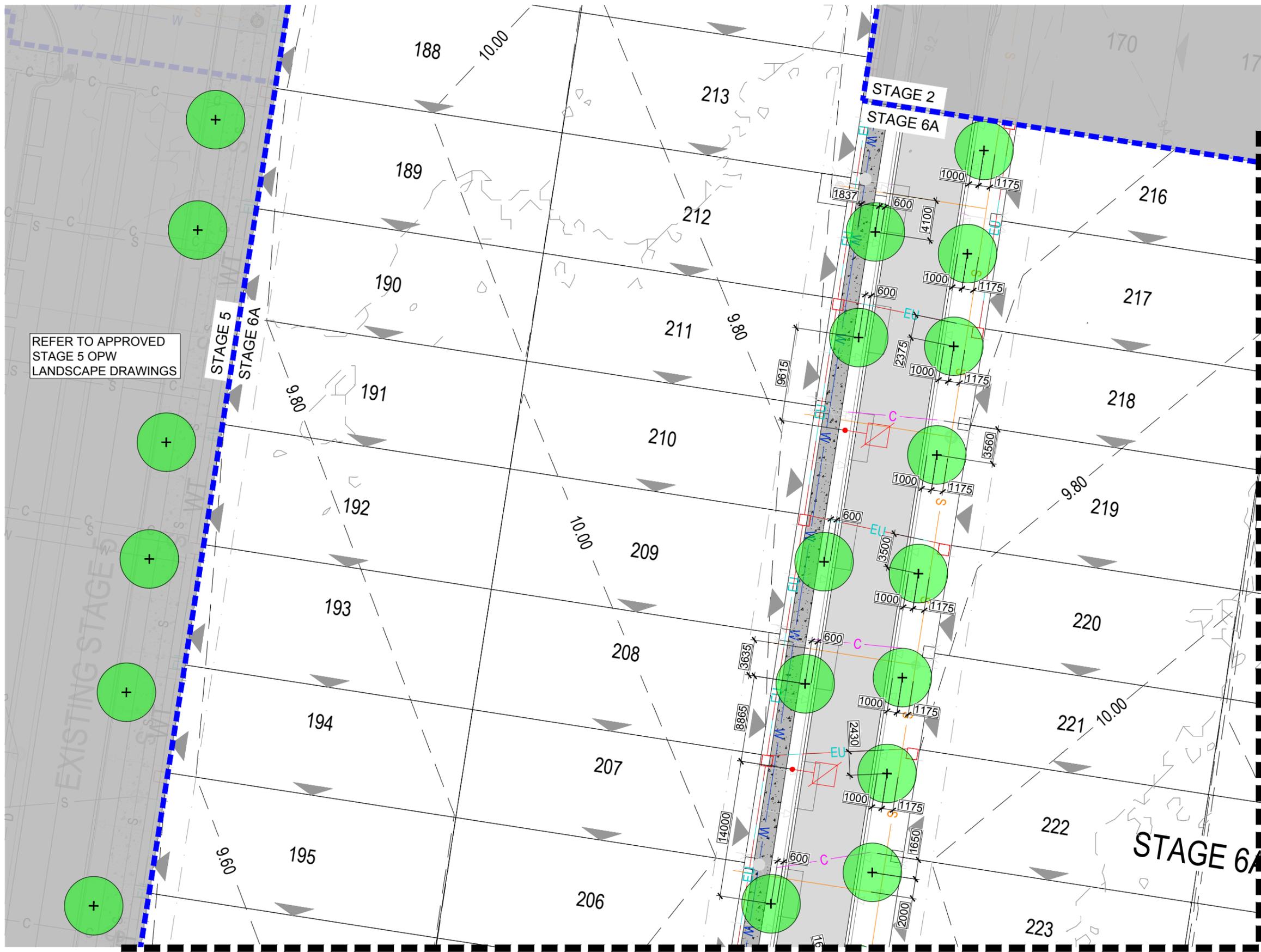
DRAWING #: **10346 CTP 03 C**



**saunders
havill
group**

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LEGEND

-  MANDATORY STREET TREE LOCATION
-  DISTANCE FROM TRUNK OF TREE TO IN GROUND SERVICES
-  PROPOSED STORM WATER LINE
-  PROPOSED WATER LINE
-  PROPOSED SEWER LINE
-  PROPOSED CONDUIT LINE
-  PROPOSED UNDERGROUND ELECTRICITY LINE
-  PROPOSED LOT DRIVEWAYS
-  PROPOSED STREET LIGHT LOCATION

REFER TO APPROVED STAGE 5 OPW LANDSCAPE DRAWINGS

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SCALE: 1:200@A1
1:400@A3



AMENDMENTS:	ISSUE	DATE	DESCRIPTION	CHECKED
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C	23.02.2021		COUNCIL LODGEMENT ISSUE	RM

CLIENT: PEET LIMITED



PROJECT: LAXTON ROAD, PALMVIEW
VILLAGE GREEN ESTATE - STAGE 6



DRAWING: ULTIMATE
CONSOLIDATED SERVICES AND
STREETSCAPE LANDSCAPE PLAN
STAGE 6 - SHEET 4

DRAWN: FW CHECKED: RM

DRAWING #: **10346 CTP 04 C**



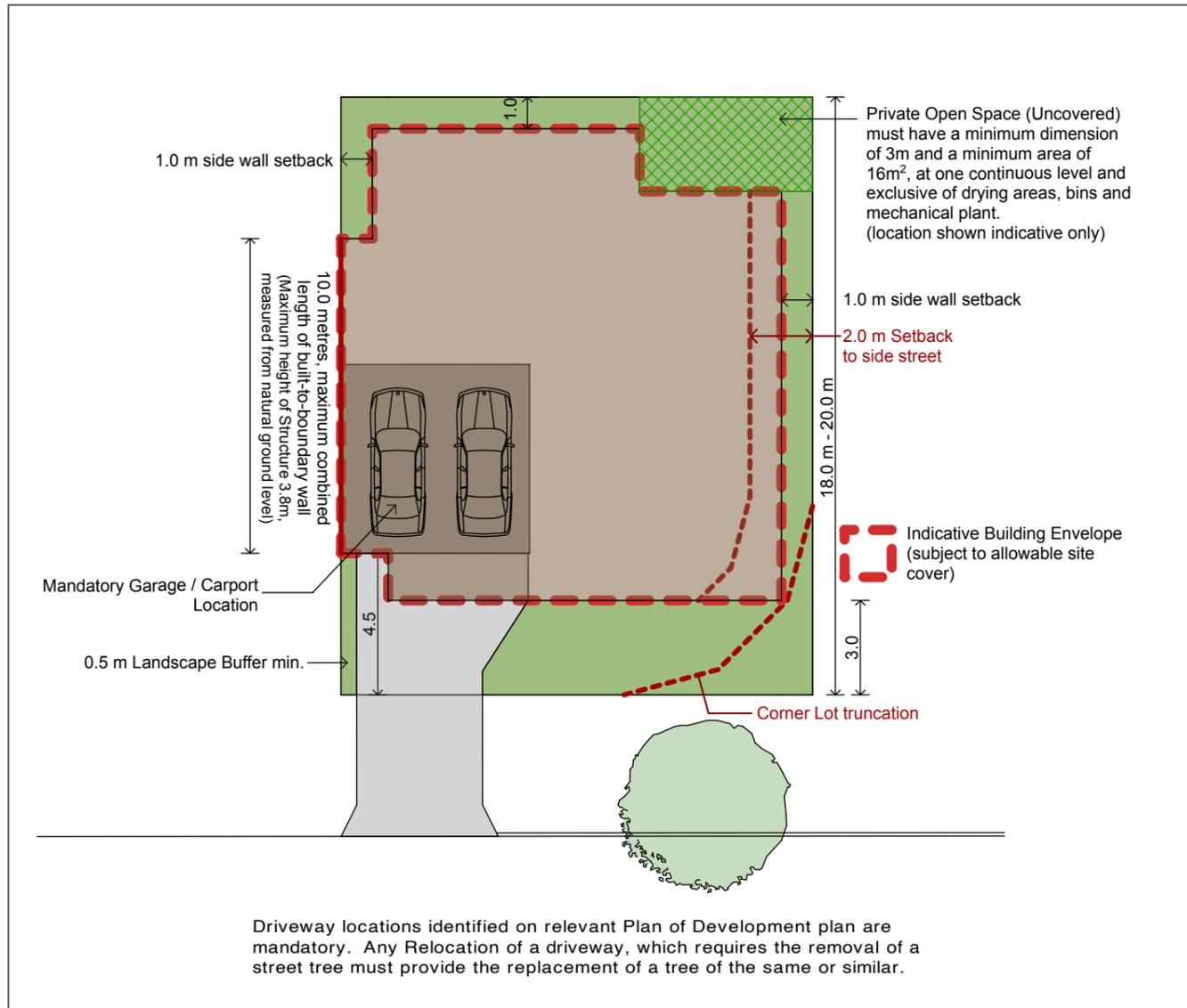
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04 June 2021



Stage 6 - Development Control Notes

15.0 metre wide "Squat" Allotment

Front Setback - Main Face of Building	3.0 m (main street) 2.0 m (secondary street)
Rear Setback - Main Face of Building	1.0 m (ground floor) 1.5 m (first floor)
Garage / Carport Setback	4.5 m (double) 5.5 m (single)
Garages must not project forward of primary frontage of the building	
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 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.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Single tandem or double garages permitted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

*Definitions:

Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is calculated to the outer most projections of the building(s) and is expressed as a percentage.

The term does not include:

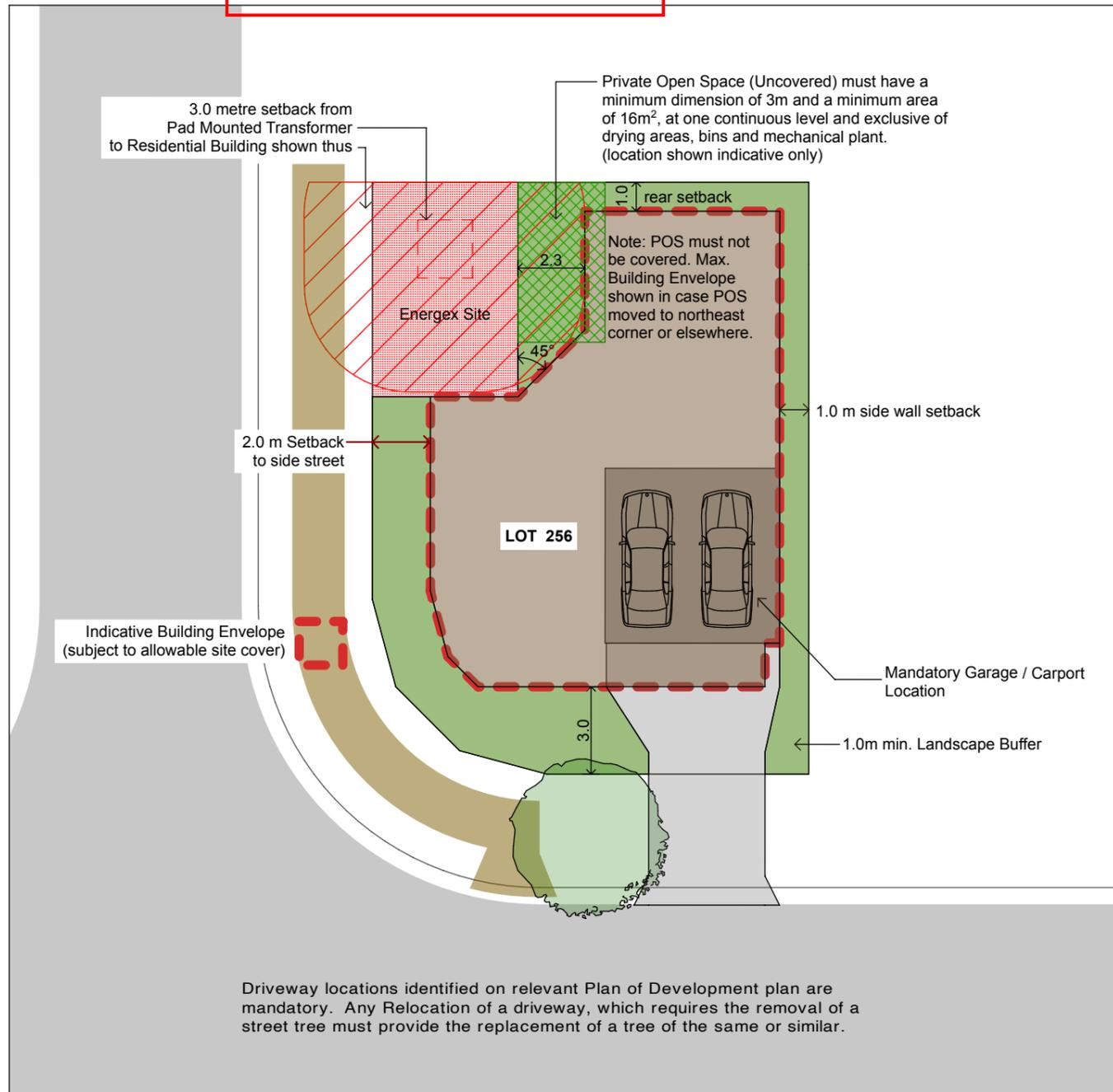
- any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- basement car parking areas located wholly below ground level;
- eaves and sun shading devices.



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04 June 2021



Lot 256 - Development Control Notes 15.0 metre wide "Squat" Allotment

Front Setback - Main Face of Building	3.0 m (main street) 2.0 m (secondary street)
Rear Setback - Main Face of Building	1.0 m (ground floor) 1.5 m (first floor)
Garage / Carport Setback Garages must not project forward of primary frontage of the building	4.5 m (double) 5.5 m (single)
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 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.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Single tandem or double garages permitted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

*Definitions:

Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is calculated to the outer most projections of the building(s) and is expressed as a percentage.

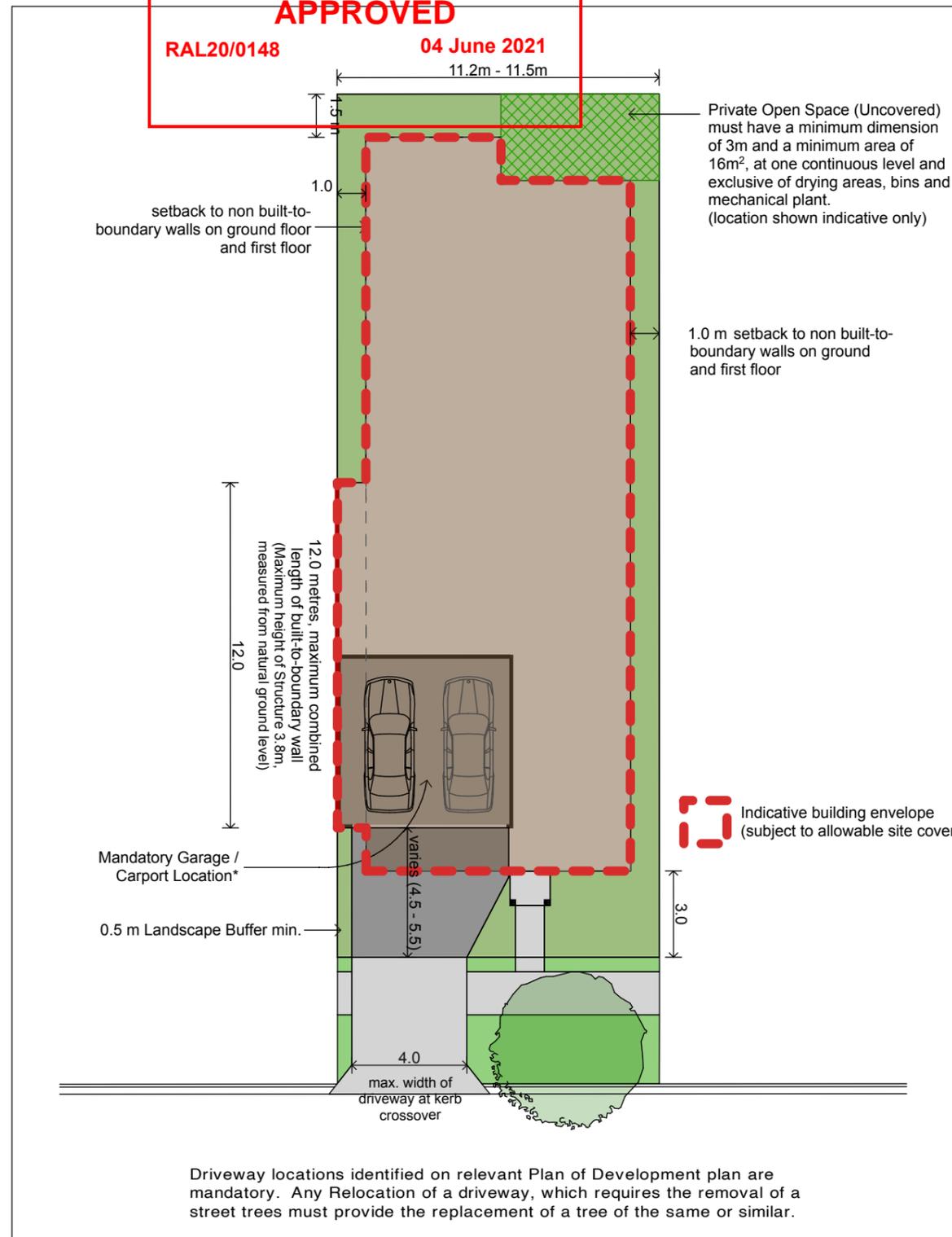
The term does not include:

- 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.

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04 June 2021



Stage 6 - Development Control Notes

11.2 - 11.5 metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback	4.5 m (double) 5.5 m (single)
Garages must not project forward of primary frontage of the building	
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 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.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- a/ Double Width Garage Doors to be less than 50% of the dwelling frontage.
b/ Pedestrian entry and door visible and accessible from primary street frontage.
c/ One habitable space overlooking the primary street frontage.
d/ On single storey dwellings, garages are to be setback behind the main face of the dwelling.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

*Definitions:

Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is calculated to the outer most projections of the building(s) and is expressed as a percentage.

The term does not include:

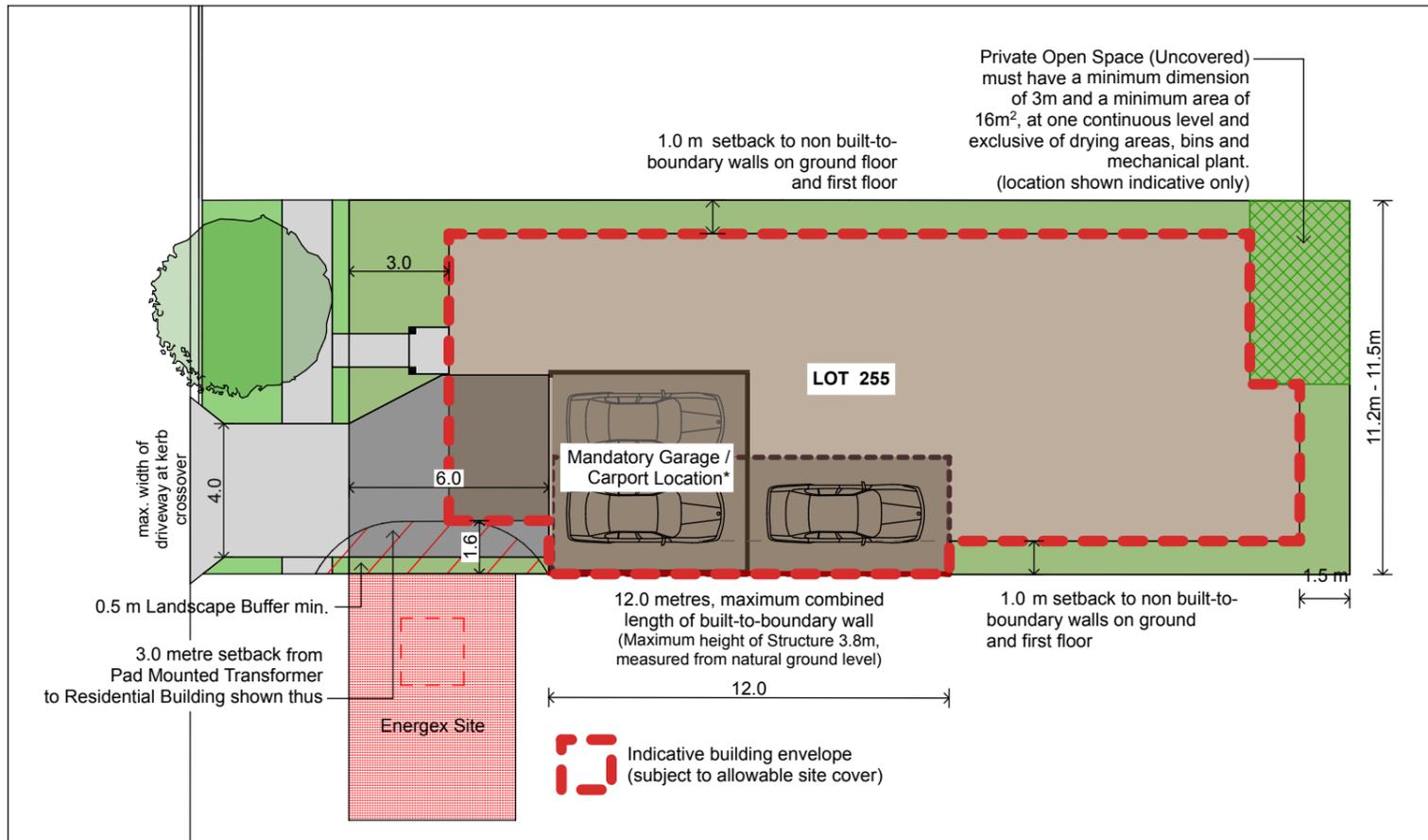
- any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- basement car parking areas located wholly below ground level;
- eaves and sun shading devices.



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Lot 255 - Development Control Notes

11.2 - 11.5 metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback Garages must not project forward of primary frontage of the building	6.0 m (double) 6.0 m (single)
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 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.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- a/ Double Width Garage Doors to be less than 50% of the dwelling frontage.
b/ Pedestrian entry and door visible and accessible from primary street frontage.
c/ One habitable space overlooking the primary street frontage.
d/ On single storey dwellings, garages are to be setback behind the main face of the dwelling.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

*Definitions:

Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is 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.

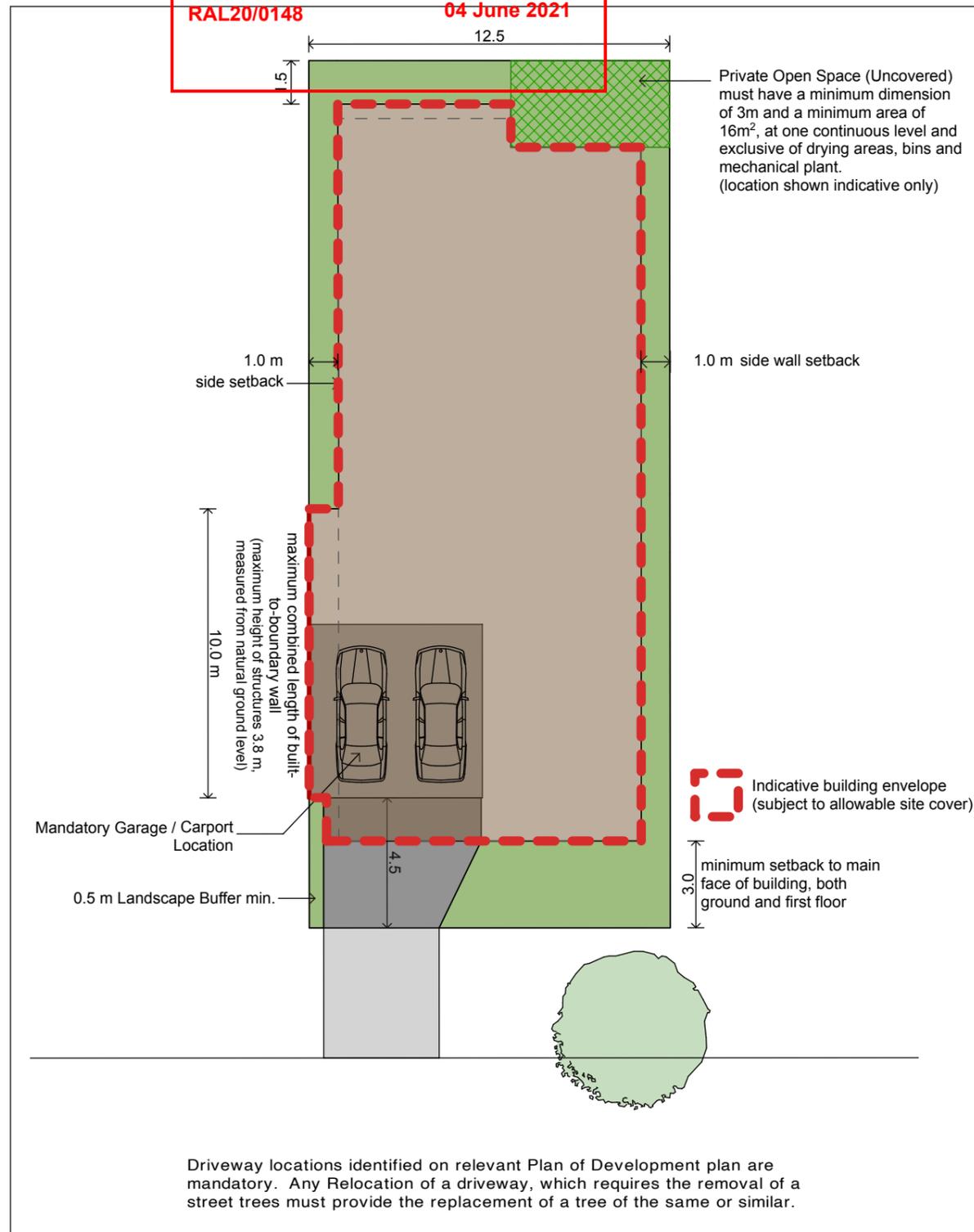


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04 June 2021



Stage 6 - Development Control Notes

12.5 metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback	4.5 m (double) 5.5 m (single)
Garages must be set back a minimum 450mm of primary frontage of the building	
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 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.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Single tandem or double garages permitted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee*.

*Definitions:

Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is 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.



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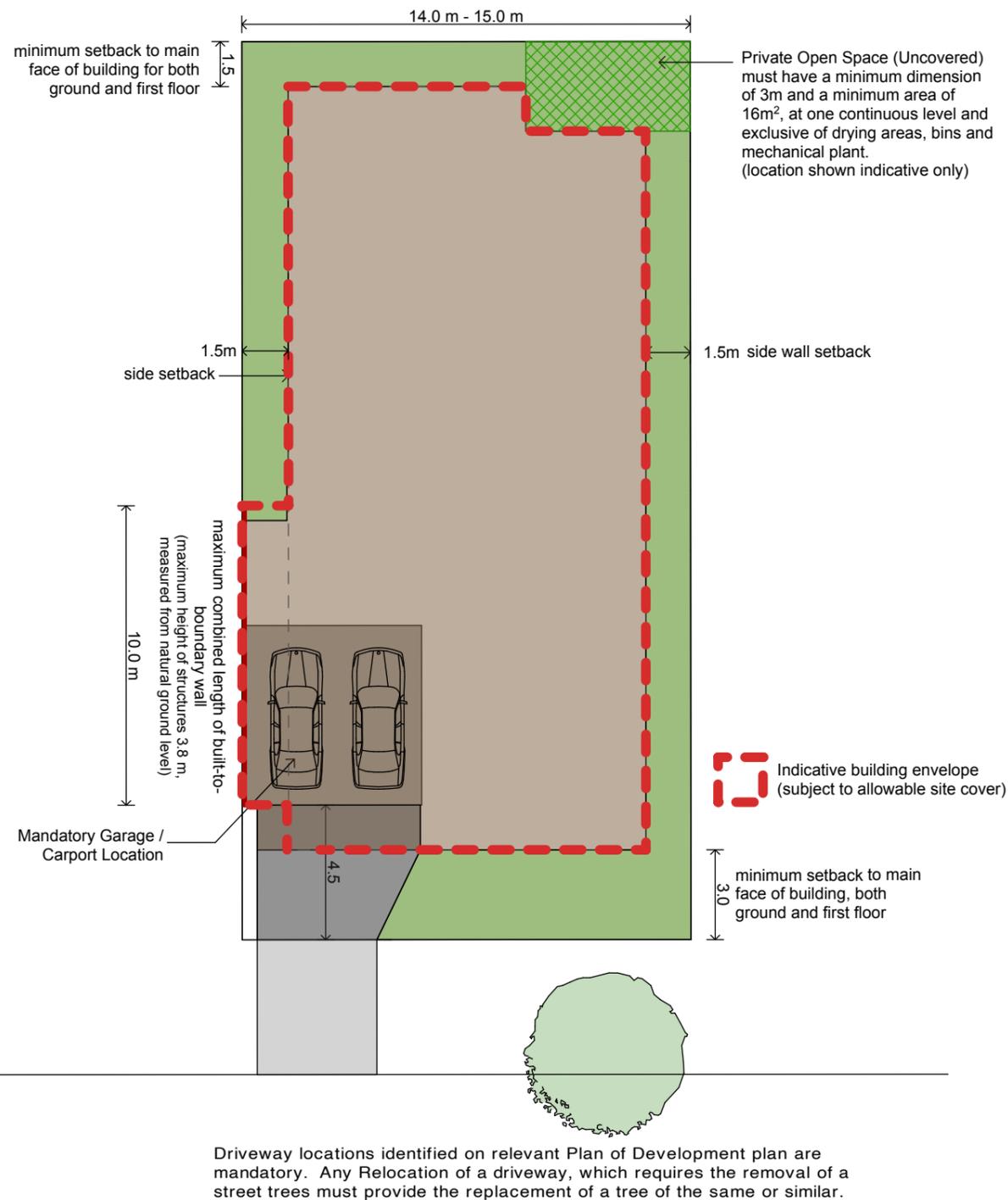
PEET, Palmview, QLD - PROPOSED RESIDENTIAL SUBDIVISION
Development Control Plan - 12.5 metre wide Lot

1:200 @ A3 / 24 . 05 . 2021 / DA.60.8 (D)

APPROVED

RAL20/0148

04 June 2021



Stage 6 - Development Control Notes

14.0+ metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback Garages must not project forward of primary frontage of the building	4.5 m (double) 5.5 m (single)
Side Wall Setback - Ground Floor (Eave)	1.5 m (2.0 m to secondary st) 0.6 m
Side Wall Setback - First Floor (Eave)	1.5 m (2.0 m to secondary st) 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	60%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 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.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Single tandem or double garages permitted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

*Definitions:

Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is 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.