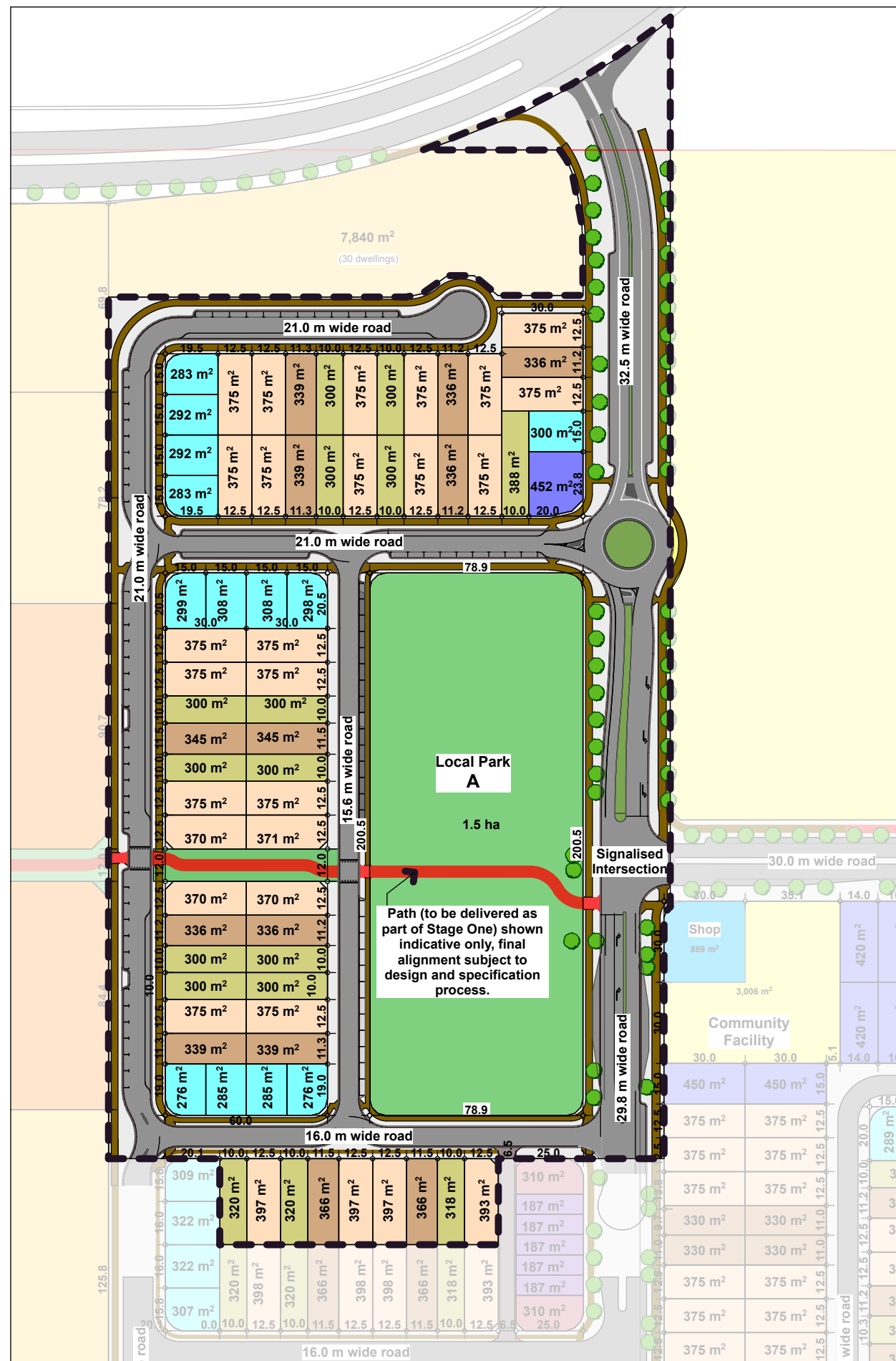


SUNSHINE COAST REGIONAL COUNCIL

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**Stage One**

	No.
'Squat' 15.0 m	13
10.0 m	16
11.2 - 11.5 m	13
12.5 m	28
15.0 m	1

Pedestrian / Cycle pathway to Activity Centre

other footpaths

Total Residential Lot Area: **24,210 m<sup>2</sup>**

'Park A': **15,000 m<sup>2</sup>**

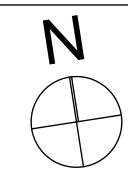
District Collector Road: approx. **400 l/m**

Local & Neighbourhood Roads: approx. **970 l/m**

Area required for road infrastructure (including for the ultimate intersection with Peter Crosby Way): approx. **34,290 m<sup>2</sup>**

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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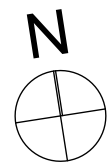
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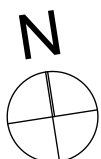


**--- Stage Boundary shown thus**

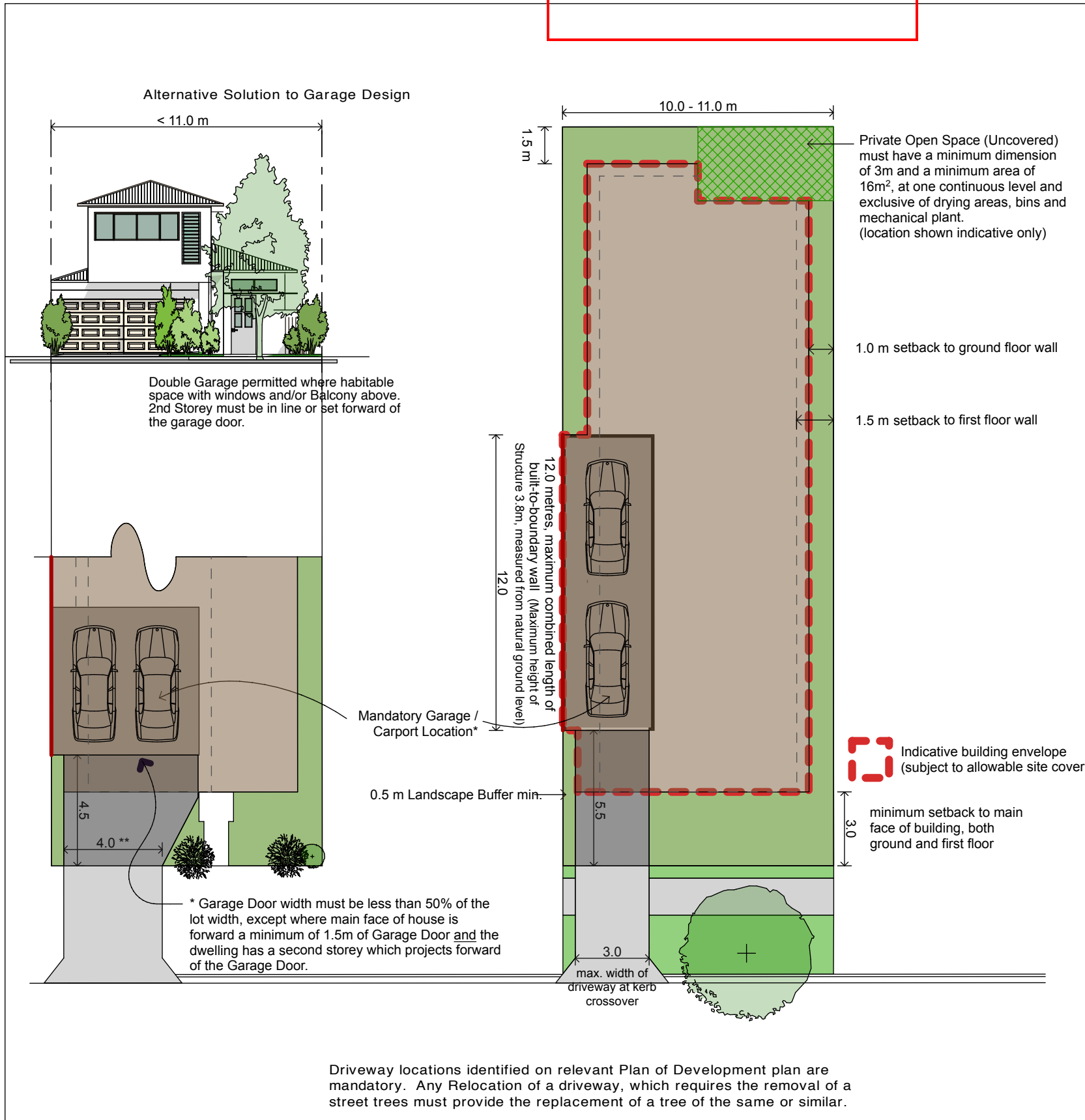
**Note: Area dimensions shown approximate to nearest whole square metre; linear dimensions to one decimal place of a metre.**

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**Stage One - Development Control Notes**

**10.0 - 11.0 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	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)	1.5 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.
- Double width Garage only allowable with double storey 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 subtropical 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:**

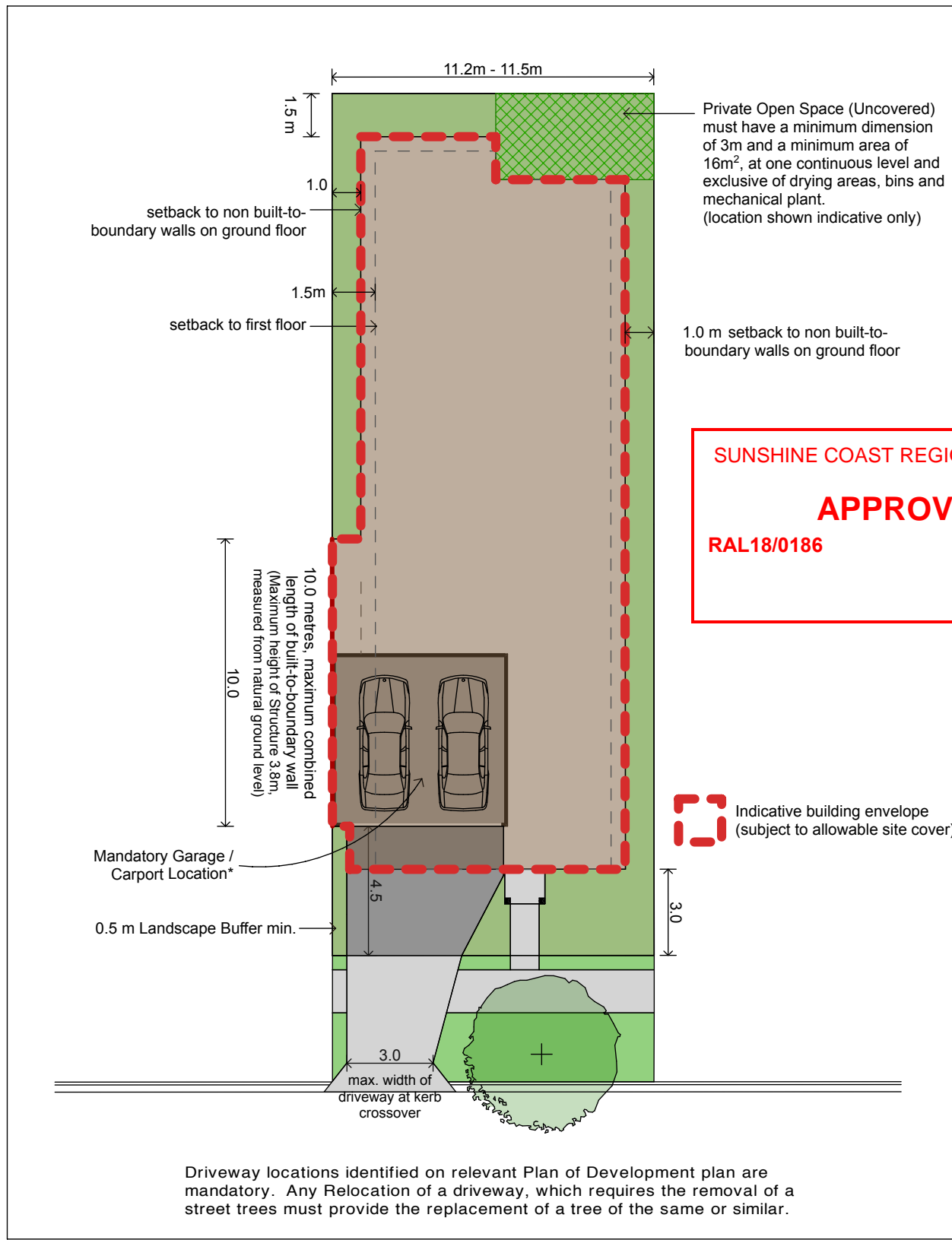
Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

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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## Stage One - 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 <small>Garages must not project forward of primary frontage of the building</small>	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)	1.5 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:**

1. All development is to be undertaken in accordance with the Development Approval\*.
2. Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
3. Setbacks and site cover are to be in accordance with the table above.
4. 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.
5. 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.
6. Maximum building envelopes are subject to current and future proposed easements and/or underground services.
7. Private covered outdoor space is provided with direct access from a living area of the house.
8. Buildings and structures are not higher than 8.5m above natural ground level.
9. Garage Door width must be less than 50% of the Lot width. Double Garage only permitted where main face of house is forward a minimum of 1.5m of Garage Door and Door and front entry to address the street. Habitable room also to address the street with glazed window providing passive surveillance of the street.
10. All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
11. Garages are to be located according to the Detailed Plan of Development for the relevant stage.
12. 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.
13. Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
14. 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.

**Streetscape Controls Notes for 11.2 - 11.5m wide lots**

- (1) Stage 1 is subject to a demonstration project for an 11.2m - 11.5m wide lot type;
- (2) The demonstration project for an 11.2m - 11.5 m wide lot type must not exceed 15% of the overall residential lot yield for the Stage;
- (3) Maximum 2 lots within a street are permitted to be developed for 11.2m - 11.5m wide, single storey, double garage lots;
- (4) 11.2 - 11.5 m wide, single storey, double garage lots are limited to a maximum of 2 lots in a row;
- (5) Any proposal to extend the 11.2m - 11.5m wide lot type into future stages is subject to review of the Stage 1 demonstration and will require approval from Council in writing.

## Stage One - 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 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)	1.5 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.
- Deleted.
- 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.

