

SHEET 1

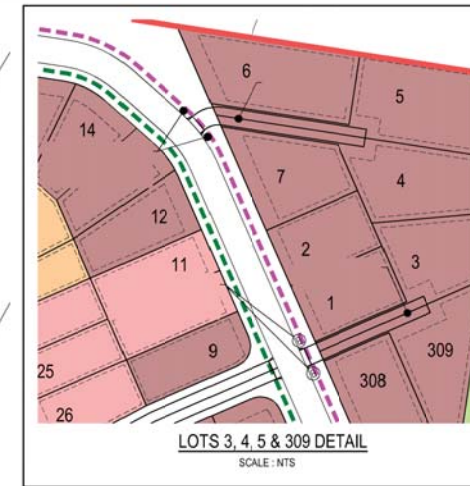
SHEET 2

KEYPLAN

AMENDED IN RED

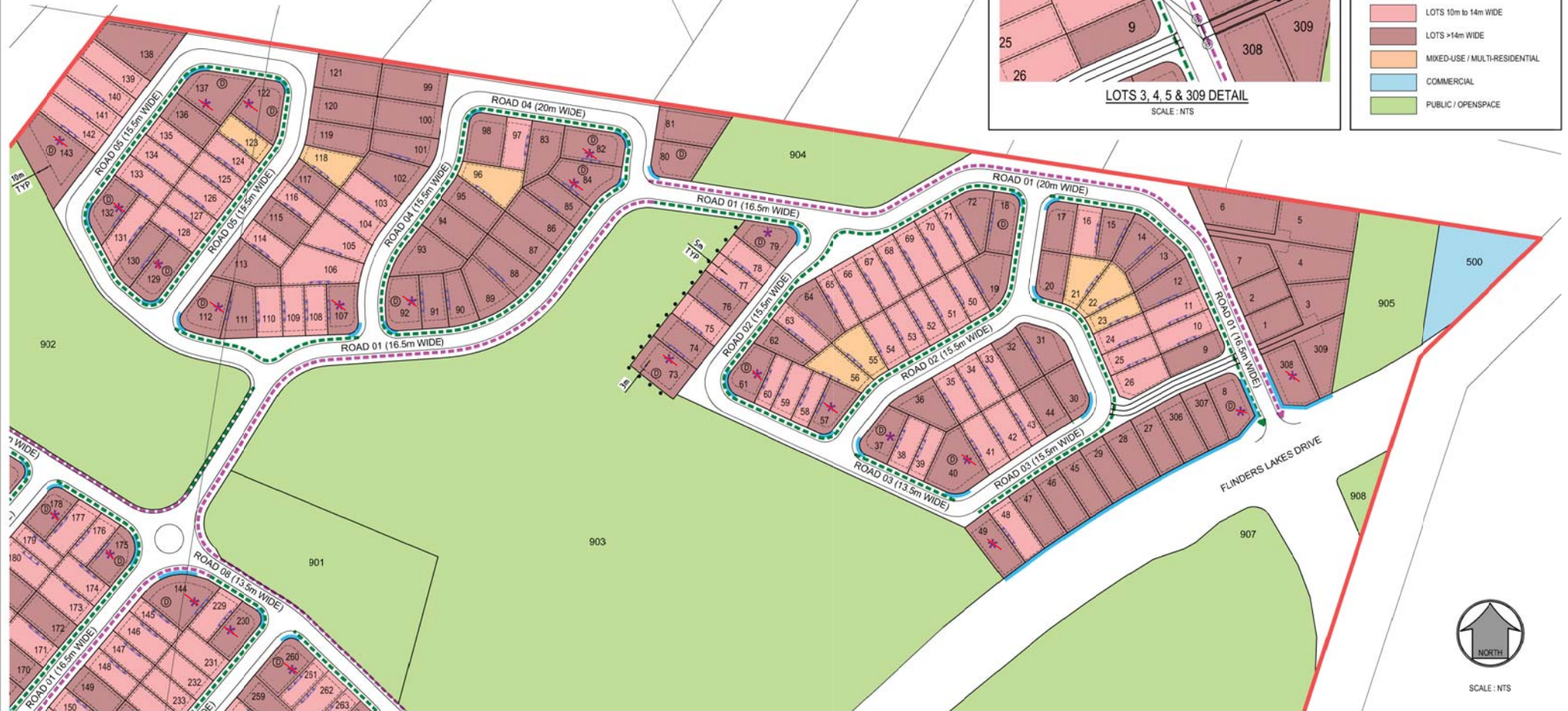
By: Brandon Bouda

Date: 26 July 2019



LEGEND

- SITE BOUNDARY
- - - BUILDING ENVELOPE
- ▲▲▲ BUILD TO BOUNDARY PERMITTED (REFER SHEET 3 FOR CONTROLS)
- Ⓢ DUPLEXES PERMITTED
- * 3 STOREYS PERMITTED
- NO DRIVEWAYS PERMITTED
- FOOTPATHS
- SHARED PATH
- 1.5m PEDESTRIAN GRAVEL TRAIL
- LOTS <10m WIDE
- LOTS 10m to 14m WIDE
- LOTS >14m WIDE
- MIXED-USE / MULTI-RESIDENTIAL
- COMMERCIAL
- PUBLIC / OPENSPACE



SCALE: NTS

PROJECT NAME

CLIENT

R.P. DESCRIPTION

ASSOCIATED CONSULTANTS

DRAWING TITLE

Bushman + Wyatt

PACIFIQ

NOTE

THIS PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY. AS SUCH ALL PARTICULARS, INCLUDING LOT DESIGN AND DENSITIES, ARE SUBJECT TO DETAILED SURVEY, SITE INVESTIGATIONS AND TO THE REQUIREMENTS OF COUNCIL (SUCH AS, CONFORMITY WITH THE STRATEGIC PLAN, PLANNING SCHEME AND BYLAWS), AND ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. IN PARTICULAR, NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

LOT 24 ON SP142997
AND
LOT 1 ON RP49296

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"Where will our knowledge take you?"



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Steven Hosking Surveys Pty Ltd

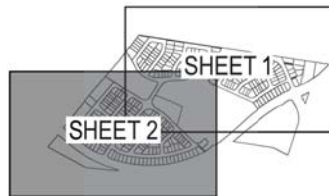
MORTONS
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

MUS Pty Ltd T/A:
Mortons Urban Solutions
ABN: 39 116 375 665
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel: 87 5571 1899 Fax: 87 5571 1888 Southport QLD 4215

Postal Address
PO Box 2484
Southport QLD 4215
Gold Coast office
Suite 9, 18 Short St
Tel: 87 5571 1899 Fax: 87 5571 1888 Southport QLD 4215

PLAN OF
DEVELOPMENT
(Sheet 1 of 3)

DESIGNED	APPROVED	REVISION
DRAWN CB DATE 12/11/18	AMEND CB DATE 12/03/19	
DRAWING NUMBER		AMEND
23305-POD-S001		D



KEYPLAN

AMENDED IN RED

By: Brandon Bouda

Date: 26 July 2019



LEGEND

- SITE BOUNDARY
- BUILDING ENVELOPE
- BUILD TO BOUNDARY PERMITTED (REFER SHEET 3 FOR CONTROLS)
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- COMMERCIAL
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/988

Date: 30 July 2019



SCALE: NTS

PROJECT NAME

CLIENT

R.P. DESCRIPTION

ASSOCIATED CONSULTANTS

DRAWING TITLE

Bushman + Wyatt

PACIFIQ

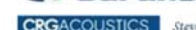
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urban solutions
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MUS Pty Ltd T/A
Mortons Urban Solutions
ABN 39 16 375 865
mortonsurbansolutions.net.au
www.urbanplansolutions.net.au
Tel. 87 5571 1899 Fax 87 5571 1888 Southport QLD 4215

**PLAN OF
DEVELOPMENT**
(Sheet 2 of 3)

DESIGNED	APPROVED	REVISION
DRAWN CB	DATE 12/11/18	AMEND CB DATE 12/03/19
DRAWING NUMBER	AMEND	
23305-POD-S002	D	

Approved Uses:

- △ House
- △ Multiple Residential (where a duplex)
- △ Utility Installation

AMENDED IN RED

By: Brandon Bouda
Date: 26 July 2019



Street Address:

Letterboxes are clearly visible and identifiable from the street.

- △ Address each frontage or park with inclusion of two or more of the following design elements in the related facade:
 - (a) verandahs;
 - (b) porches;
 - (c) awning and shade structures;
 - (d) variation to roof and building lines;
 - (e) inclusion of window openings;
 - (f) use of varying materials;
 - (g) front door that is clearly visible and identifiable from street.

Building Height:

- △ Residential development has a maximum building height of 2 storeys and 9.5m above natural ground level ~~unless nominated as 3 storeys on this Plan of Development.~~

Site Cover:

- △ Site cover shall be determined in accordance with the following table:

300 - <400m ²	400 - <600m ²	>600m ²
210m ² or 60% Whichever is the greater	240m ² or 55% Whichever is the greater	330m ² or 50% Whichever is the greater

Setbacks:

- △ Setbacks shall be determined in accordance with the following table, unless a specific setback or building envelope is shown on Sheet 1 or 2:

Lot widths	<10m	10-14m	>14m
Dwelling Setbacks (Ground and upper levels)			
Primary frontage	2.5m	3.0m	4.5m
Secondary frontage	1.5m	1.5m	2.0m
Side & rear setbacks	1.0m*	1.0m*	1.5m*
Side & rear setbacks (for properties adjoining existing rural residential lots)	3.5m	3.5m	3.5m
Garage Setbacks			
Primary frontage	5.0	5.0	5.0
Secondary Frontage	3.0 #	3.0 #	3.0 #

Notes:

- * Unless a built to boundary is nominated for a side boundary on Sheet 1 or 2.
- # 3m setback applies where 2 off street car parking spaces are provided, otherwise the required setback is 5m.
- a) Setbacks are measured to the building wall.
- b) Setbacks are not required to easements shown on this plan.
- c) Secondary frontage is the longer street frontage of a lot located on a corner.

Built to Boundary:

- △ This Plan of Development nominates locations where built to boundary design is suitable. Built to boundary walls (where applicable) do not exceed:
 - (a) For lots with a frontage <10m, 80% of the length of the side boundary
 - (b) For lots with a frontage >10m, 70% of the length of the side boundary and where identified with a built to boundary wall

Building Articulation - General:

- △ All buildings with a width of more than 10 metres that are visible from a street or a park provide articulation to reduce the mass of the building utilising one or more of the following:
 - (a) windows recessed into the facade;
 - (b) balconies, porches or verandahs;
 - (c) window hoods;
 - (d) shadow lines are created on the building through minor changes in the facade (100mm minimum).
- △ All buildings incorporate two or more of the following design elements:
 - (a) verandahs
 - (b) roof overhangs
 - (c) window hoods/screens
 - (d) awnings and shade structures.

Landscaping:

- △ No specific requirements apply for development that is a:
 - (a) house; or
 - (b) dual occupancy.
- △ Lots adjoining existing rural residential properties to the north are required to provide deep planting using native species capable of achieving a minimum height of 5m at maturity for the length of the northern boundary.

Private and Communal Open Space:

- △ All private and/or communal open space shall be provided with a maximum gradient not exceeding 1:10.
- △ Dwelling houses and ~~Dual Occupancies~~ Duplex
 - (a) With ground floor living areas provide ground floor private open space with a minimum area of 16m² and a minimum dimension of 4m; or
 - (b) With upper floor living areas provide a balcony, deck or rooftop terrace minimum area of 6m² and a minimum dimension of 1.5m.
 - (c) Provide private open space in a location that is accessible from a living room.

Refuse Container Storage:

- △ Refuse Storage is to be provided in a screened area behind the face of the dwelling.

Frontage fencing:

- △ Development ensures that:
 - (a) No fencing is provided; or
 - (b) The height of a new fence on a street frontage or adjacent to public open space is a maximum of:
 - 1.2m where fence construction is solid or less than 50% transparent; or
 - 1.5m where fence construction is at least 50% transparent; or
 - 1.5m and solid where it screens the dwelling's private open space area.
 - (c) Street frontage fences or walls with less than 25% transparency do not exceed 10 metres in length without some articulation or detailing to provide visual interest.

On-site Car parking:

- △ Carports and garages are to be compatible with the main building design.
- △ Garages:
 - (a) Development has double garages and carports when:
 - On lots >12.5m wide; and
 - On lots > 10.5m and <12.5m where the dwelling is two storeys in height; and
 - On lots less than 10.5m wide where it is accessed by a rear lane.
- △ Carports and garages are compatible with the main building design in terms of height, roof form, detailing, materials and colours
- △ Car-parking rates (all dwellings):
 - (a) With three or more (3+) bedrooms, must be provided with two (2) car parks, one (1) of which must be covered (e.g. carport / garage)
 - (b) With one (1) or two (2) bedrooms, must be provided with one (1) carpark, which must be covered (e.g. carport / garage).
- △ Car Parking Dimensions:
 - (a) Minimum dimensions for on-site parking shall meet the requirements of AS2890.1
 - (b) Car parking spaces may be tandem, provided they are contained wholly within the lot
- △ Vehicular crossovers:
 - Development provides a maximum crossover width of:
 - (a) Single driveway – 3m
 - (b) Double driveway – 4.8m
- △ Development provides a maximum number of driveways of:
 - (a) 2 for a corner lot
 - (b) 1 where not a corner lot

This POD does not relate to Lots 400, 401, 500 or 501

PROJECT NAME

CLIENT

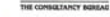
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MUS Pty Ltd T/A:
Mortons Urban Solutions
ABN 39 116 375 965
mortonsurbansolutions.net.au
www.urbanmortsolutions.net.au
Suite 9, 10 Short St
Tel: 87 5571 1099 Fax: 87 5571 1088 Southport QLD 4215

DRAWING TITLE

PLAN OF DEVELOPMENT
DEVELOPMENT CONTROLS

(Sheet 3 of 3)

DESIGNED	APPROVED	REDESIGNED	REDESIGNED
DRAWN	DATE 12/11/18	AMEND	DATE 12/03/19
DRAWING NUMBER		AMEND	
23305-POD-S003		D	

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