



APPENDIX C1

Plan of Development – Neighbourhood 3a

Drawing No.: 23301-NH3A-POD001 (Rev E), dated 15.10.2019 &
23301-NH3A-POD002 (Rev A), dated 17.10.2019

Prepared by Mortons – Urban Solutions

LEGEND

NEIGHBOURHOOD BOUNDARY

BUILDING ENVELOPE

BUILD TO BOUNDARY PERMITTED

DUPLEXES PERMITTED

3-STOUREYS PERMITTED

NO DRIVEWAYS PERMITTED

SHARED PATH

FOOTPATH

LOTS <10m WIDE

LOTS 10m to 14m WIDE

LOTS >14m WIDE

PUBLIC / OPENSACE



SCALE : NOT TO SCALE



This Plan of Development shall be read in conjunction with the endorsed
FLINDERS PRECINCT ONE | LAND USE & DEVELOPMENT CODE
Particularly, dwellings shall be designed in accordance with Section 2.0 – Parts C, D and E

PROJECT NAME



CLIENT

PACIFIQ

RP DESCRIPTION:

LOT 3 ON S311896

ASSOCIATED CONSULTANTS



COPYRIGHT IS VESTED IN MORTONS URBAN SOLUTIONS AND
WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION
COPYRIGHT MORTONS URBAN SOLUTIONS 2000. DO NOT
SCALE FROM THIS DRAWING



MUS Pty Ltd T/A:
Mortons Urban Solutions
ABN 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099 Fax 07 5571 1088

Postal Address
PO Box 2484
Southport QLD 4215
Gold Coast office
Suite 9, 19 Short St
Southport QLD 4215

DRAWING TITLE

PLAN OF
DEVELOPMENT

DESIGNED	APPROVED	RPE# 4706
DRAWN CB	DATE 20/11/18	AMEND CB DATE 15-10-19
DRAWING NUMBER	AMEND	
23301-NH3A-POD001	E	

PLAN OF DEVELOPMENT | DEVELOPMENT CONTROLS

Approved Uses:

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

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:

200 - <300m ²	300 - <400m ²	400 - <600m ²	>600m ²
160 m ² or 70%	210m ² or 60%	240m ² or 55%	330m ² or 50%
Whichever is the greater	Whichever is the greater	Whichever is the greater	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*
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.
- # 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 to all frontages are reduced by 1.5m for a verandah, porch, covered first floor balcony or entry portico.
- c) Setbacks are not required to easements shown on this plan.
- d) Secondary frontage is the longer street frontage of a lot located on a corner.

Built to Boundary:

- △ Sheet 1 and 2 of this Plan of Development nominate 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

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 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 façade;
 - (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.

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 Duplexes:
 - (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 / 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

PROJECT NAME	CLIENT	R.P. DESCRIPTION	ASSOCIATED CONSULTANTS	DRAWING TITLE												
<div><p>FLINDERS LAKES NEIGHBOURHOOD 3A</p></div>	<div><p>PACIFIQ</p></div>	<p>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.</p>	<div><div><p>BMT</p><p>saunders havill group</p><p>Cardno</p><p>Steven Hosking Surveys Pty Ltd</p></div><div><p>robertsday</p><p>THE CONSULTANCY BUREAU</p><p>HDG HARRISON DEVELOPMENT GROUP</p></div></div>	<div><p>MORTONS urbansolutions Urban & Regional Planning Civil Engineering Project Coordination</p><div><div>MUS Pty Ltd T/As: Mortons-Urban Solutions ABN: 39 116 375 065 mortons@urbansolutions.net.au www.urbansolutions.net.au Tel. 07 5571 1099 Fax: 07 5571 1088 Southport QLD 4215</div><div>Postal Address: PO Box 2484 Southport QLD 4215 Gold Coast office Suite 9, 19 Short St Tel. 07 5571 1099 Fax: 07 5571 1088 Southport QLD 4215</div></div></div> <div><div>PLAN OF DEVELOPMENT DEVELOPMENT CONTROLS</div><table><tr><td>DESIGNED</td><td>APPROVED</td><td>RPEQ</td></tr><tr><td>DRAWN</td><td>DATE</td><td>AMEND DATE</td></tr><tr><td colspan="2">DRAWING NUMBER</td><td>AMEND</td></tr><tr><td colspan="2">23301-NH3A-POD02</td><td>A</td></tr></table></div>	DESIGNED	APPROVED	RPEQ	DRAWN	DATE	AMEND DATE	DRAWING NUMBER		AMEND	23301-NH3A-POD02		A
DESIGNED	APPROVED	RPEQ														
DRAWN	DATE	AMEND DATE														
DRAWING NUMBER		AMEND														
23301-NH3A-POD02		A														