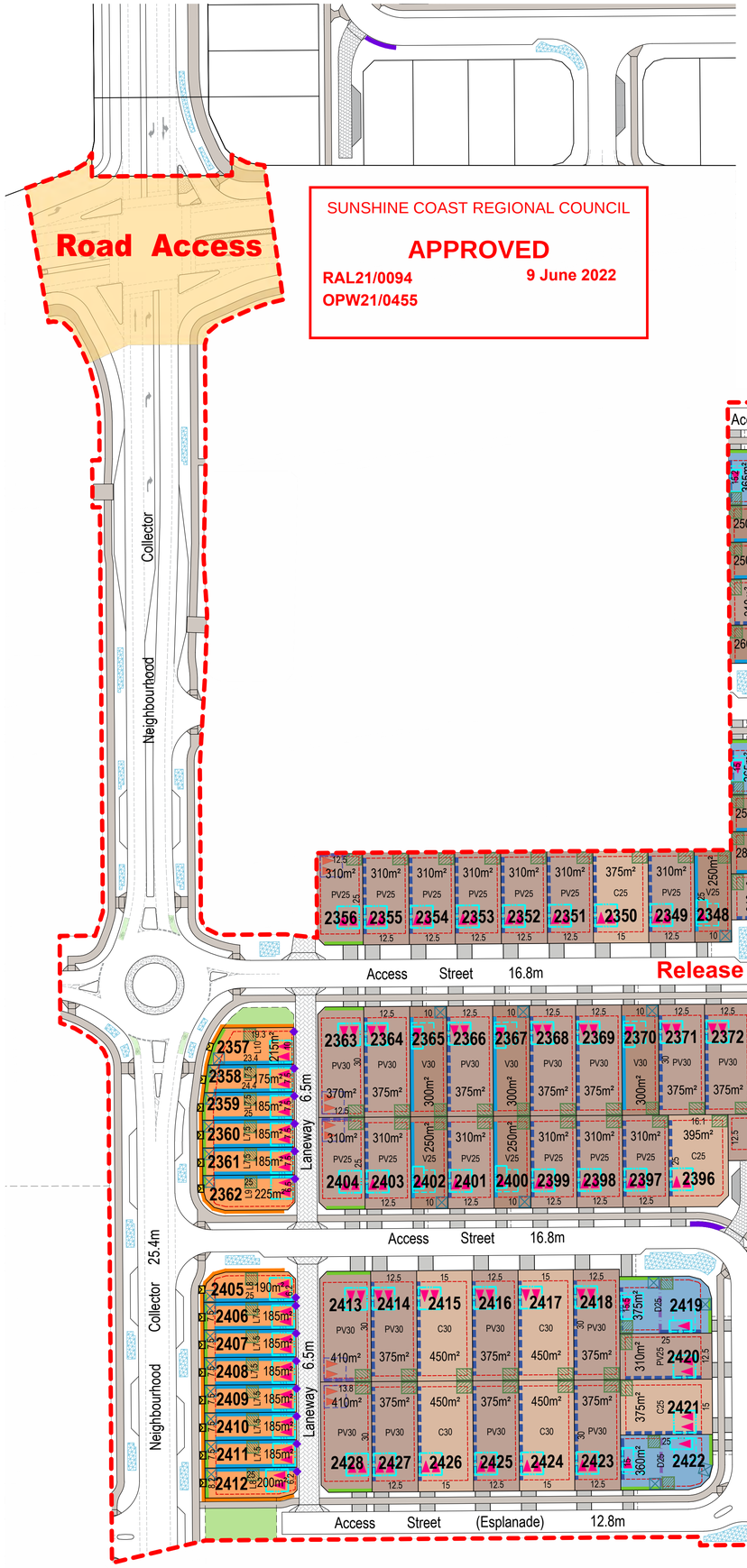


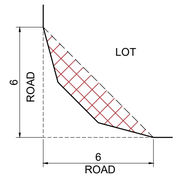
SUNSHINE COAST REGIONAL COUNCIL

APPROVED

RAL21/0094
OPW21/0455

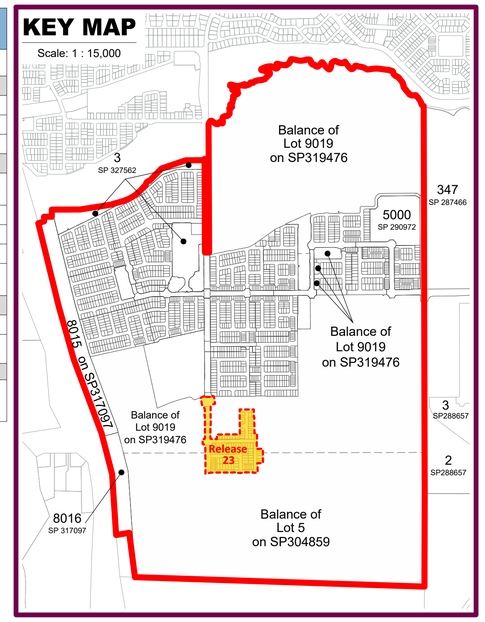
9 June 2022

Siting Requirements for Courtyard Corner Allotments



Note: In shaded area structures shall not exceed 2.0m in height

Plan of Development Table	Terrace (Mews) Allotments L7.5, L8, L9, L10		Villa Allotments 10m		Premium Villa Allotments 12.5m		Courtyard Allotments 15m		Dual Occupancy Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage (for double garage)	n/a	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a
Garage (for single or tandem garage)	n/a	n/a	5.5m	n/a	5.5m	n/a	5.5m	n/a	5.5m	n/a
Side Setback										
Side - Built to Boundary (applies to slab and external wall)	0.025m - 0.05m	0.025m - 0.05m	0.2m - 0.3m	n/a	0.2m - 0.3m	n/a	0.2m - 0.3m	n/a	0.025m - 0.05m	0.025m - 0.05m
Side - Non Built to Boundary	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	2.0m	1.0m	1.0m
Secondary Frontage (for a corner lot)	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	2.0m	1.0m	1.0m
Garage (for double garage)	n/a	n/a	n/a	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a
Garage (accessed directly from laneway)	0.5m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Rear Setback										
Rear	0.5m	0.5m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	n/a	n/a
Garage (accessed directly from laneway)	0.5m - 1.0m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Other Requirements										
On site parking requirements (minimum)	One space (enclosed)		One space (enclosed)		Two spaces (one enclosed)		Two spaces (one enclosed)		One space per dwelling (enclosed)	



0 5 10 15 20 25 1 : 750 @ A1

harmony

Neighbourhood 2
Release 23
Plan of Development

PLAN REF: **22470 – 783**
Rev No: **D**
DATE: 06 June 2022
CLIENT: AVID
DRAWN BY: WNW
CHECKED BY: PHE

Legend

- Site Boundary
- Release 23

Road

- Road Access (Road Area will be provided as part of Release DCR2B / BHCR)
- Laneway
- Pedestrian Linkage
- Footpath
- Single Driveway with Possible Double
- Double Driveway
- Bio-retention zone
- Bin Collection (Lot 2393-2395 and 2542-2543)
- Alternative Driveway

Allotment Details

- Primary Frontage
- No Vehicle Access
- Indicative Letterbox Location Along Primary Frontage
- Indicative Private Open Space Location
- Indicative Alternative Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Common Wall
- Preferred Garage Location (on Single Family Dwellings)
- Preferred Garage Location (Double permitted on 2 Storey Dwelling)
- Alternative Garage Location (Permitted only on Corner Dwellings as indicated on this Plan of Development)
- Alternative Built to Boundary Wall (Permitted only where indicated on this Plan of Development)
- Preferred Garbage Collection Location

Plan of Development Notes:

General

1. All development is to be undertaken in accordance with the Development Approval.
2. The maximum building height shall be
   - 8.5 metres for a dwelling house;
   - 11 metres for Multiple Residential (Dual Occupancy).
3. The criteria set out on this approved Plan of Development are "alternative requirements for accepted development" for a Dwelling House and Dual Occupancy. Compliance with these alternative requirements for accepted development will be deemed to represent compliance with the comparable provisions of the Dwelling house code and Dual occupancy code respectively.

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified notes below or dimensioned on the plan.
5. Maximum building location envelopes are subject to existing and future proposed easements and/or underground services.
6. Boundary setbacks are measured to the building wall.
7. Eaves (except on a wall that is built to the boundary) must not encroach within 550mm of any boundary of the allotment. Gutters may not extend beyond the boundaries of the lot.
8. The location of the built to boundary walls are indicated on the Plan of Development. Where optional built to boundary walls are not adopted, side setbacks shall be in accordance with the Plan of Development Table.
9. The location of alternative built to boundary walls are indicated on the Plan of Development. Where an alternative built to boundary wall is adopted no other boundary can have a built to boundary wall.
10. Site Cover - Maximum site cover as per lot size below:
    a. The site cover for lots less than 200m² must be in accordance with the approved setbacks and private open space provisions.
    b. 200m² - 400m² - 70%
    c. 401m² - 600m² - 60%
    d. Greater than 600m² - 50%
11. A corner lot is a lot that adjoins the intersection of two streets. A corner lot has a primary frontage and a secondary frontage, while all common boundaries with adjoining lots are considered side boundaries.
12. On courtyard / traditional corner lots, a corner truncation setback applies (refer siting requirement diagram). On all other lots the setback to a corner truncation is the same as the side setback.
13. Entrance portico may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than two (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.
14. Balconies, verandas or equivalent may extend up to one (1) metre into the front setback area and the side street setback area for corner lots, provided they remain open and not enclosed.
15. Garages must not project forward of the front building wall.
16. It is the owners, builders and building certifier's responsibility to ensure compliance with relevant building standards in relation to common built to boundary walls with respect to termite protection, water proofing and drainage to ensure no external impact to neighbouring properties.

Parking and Driveways

17. Other than where accessed from a laneway, the maximum width of a driveway as it crosses the street verge and the front allotment boundary is: 4 metres for a double garage, and 3 metres for a single garage.
18. There is to be a maximum of one driveway per dwelling.
19. Lot with alternative garage location shown on the plan can either be built on preferred garage location or alternative garage location, however only one built to boundary per lot is permitted.
20. Lot frontages less than 12.5m wide are only permitted to have double garages where they are double storey, unless garage is accessed from a laneway or as otherwise nominated on the plan.
21. Driveway locations identified on the plan are mandatory, except where an alternative driveway location is shown on this plan. For lots with a built to boundary wall, the garage must be located on the built to boundary wall, or alternatively, may be located where an alternative garage location is shown on this plan. Any relocation of a driveway which requires the removal of street trees must provide for the replacement of a tree of the same or similar.

Private Open Space

22. Private open space:
    a. On allotments 300m² or less and dual occupancy allotments, each dwelling or unit must provide either:
       - Primary private open space with a minimum dimension of three (3) metres and an overall area of 9m² (open to the sky); or
       - Primary private open space, if co-located with a covered outdoor living space of at least 6m², with a minimum dimension of 1.5m and an overall area of 9m² (open to sky); or
       - Alternative private open space with a minimum dimension of three (3) metres and an overall area of 9m² (open to the sky).
    b. On allotments greater than 300m² (excluding dual occupancy allotments), each dwelling must provide:
       - Primary private open space with a minimum dimension of three (3) metres and an overall area of 16m² (open to the sky).
    c. The following provisions also apply :
    i. Primary private open space must be directly accessible from a habitable room;
    ii. All private open space areas must not be visible from the street, with alternative private open space screened by front fencing; and
    iii. All private open space areas must exclude rainwater tanks unless underground and must not be shared with rubbish storage or clothes drying area or mechanical ventilation.

Privacy and Overlooking

23. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
    a. Where the distance separating a *window* or *balcony* of an adjoining dwelling from the side or rear boundary is less than 1.5m:
    i. a permanent *window* and a *balcony* has a *window/balcony screen* extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    ii. a *window* has a sill height more than 1.5m above the adjacent floor level; or
    iii. a *window* has obscure glazing below 1.5m;

    where a *window, balcony* and a *window/balcony screen* has the same meaning as it does in the Queensland Development Code.

Requests for minor variations

24. Requests for approval of minor variations to the approved Plan of Development for individual lots to suit site specific conditions are to be assessed by Council as a request for consideration as 'generally in accordance' and accompanied by the relevant Council application fee.

Dual Occupancy Allotments

25. All dual occupancy dwellings within the same allotment must share a common wall.
26. All dual occupancy dwellings must incorporate the following:
    a. Pedestrian entry and door visible and accessible from the primary street frontage.
    b. Minimum 1 living space overlooking the primary street frontage.
    c. Front fencing to be articulated to allow for dense landscaping and 50% transparent where exceeding 1.2m high.
27. All Dual Occupancy dwellings to be double storey.
28. At least 10% of the dual occupancy allotment area is to be retained for soft landscaping.
29. A landscape area to be provided on the primary frontage

Definitions:

Primary Frontage - is for determining setback, Irrespective of the garage location.

Site Cover - The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), 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.

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

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB.

AVID Property Group

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rps

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