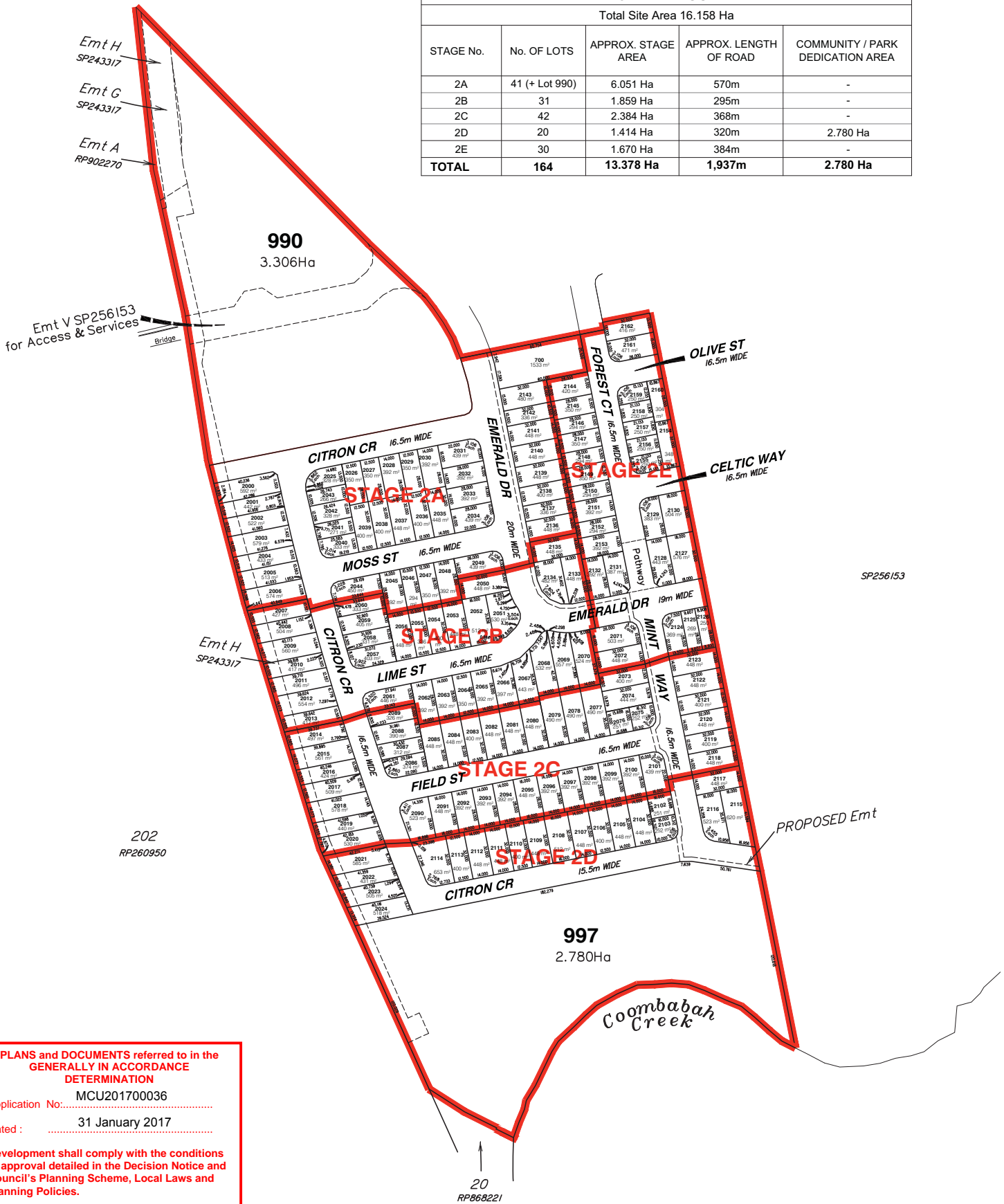




DEVELOPMENT SUMMARY

Total Site Area 16.158 Ha

STAGE No.	No. OF LOTS	APPROX. STAGE AREA	APPROX. LENGTH OF ROAD	COMMUNITY / PARK DEDICATION AREA
2A	41 (+ Lot 990)	6.051 Ha	570m	-
2B	31	1.859 Ha	295m	-
2C	42	2.384 Ha	368m	-
2D	20	1.414 Ha	320m	2.780 Ha
2E	30	1.670 Ha	384m	-
TOTAL	164	13.378 Ha	1,937m	2.780 Ha

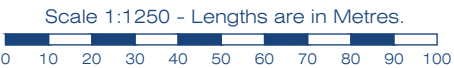


PLANS and DOCUMENTS referred to in the GENERALLY IN ACCORDANCE DETERMINATION

Application No: MCU201700036

Dated: 31 January 2017

Development shall comply with the conditions of approval detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies.



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Date	Description	By	Check
16-01-17	Final Design	NDB	AWG
15-01-17	Final Design	NDB	AWG
14-01-17	Final Design	NDB	AWG
13-01-17	Final Design	NDB	AWG
12-01-17	Final Design	NDB	AWG
11-01-17	Final Design	NDB	AWG
10-01-17	Final Design	NDB	AWG
09-01-17	Final Design	NDB	AWG
08-01-17	Final Design	NDB	AWG
07-01-17	Final Design	NDB	AWG
06-01-17	Final Design	NDB	AWG
05-01-17	Final Design	NDB	AWG
04-01-17	Final Design	NDB	AWG
03-01-17	Final Design	NDB	AWG
02-01-17	Final Design	NDB	AWG
01-01-17	Final Design	NDB	AWG

Notes

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RPD:	904	Client:	HELENSVALE NOMINEE PTY LTD
Loc:	SP284755	Barrow	
Parish:	Barrow	Local Authority:	Gold Coast City Council
Country:	QLD	Scale at A1:	1:1250
Local Authority:	Gold Coast City Council	Date:	16-01-17
Drawn:	NDB	Checked:	AWG

Client:	HELENSVALE NOMINEE PTY LTD
Barrow	
Local Authority:	Gold Coast City Council
Scale at A1:	1:1250
Date:	16-01-17

Drawing Title:
PROPOSED STAGED RECONFIGURATION OF A LOT PLAN STAGE 2
Cancelling Lot 904 on SP264755

Drawing No: 5408 P.ROL.11N
Revision No:



PLANS and DOCUMENTS referred to in the GENERALLY IN ACCORDANCE DETERMINATION

Application No: MCU201700036

Dated: 31 January 2017

Development shall comply with the conditions of approval detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies.

Notes:

- Height**
- The maximum height of buildings shall be 2 stories and 9m to the peak of the roof.
- Setbacks**
- Setbacks are as per the Plan of Development Table unless otherwise specified on the plan.
 - Built to boundary walls are optional. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
 - Where a built to boundary wall could be built adjoining one on the neighboring lot than the wall has to be setback a maximum of 50mm. The maximum 100mm gap between the adjoining zero lot line walls is to be covered with a fence post, timber batten or capping.
 - Setbacks are measured to the outer edge of the wall or balcony. Eaves, hoods, screens and projected architectural elements may extend a maximum of 1m into the setbacks or to a minimum of 450mm from the boundary, whichever is the lesser.

Parking

- 2 car spaces per dwelling of which at least 1 is covered.

Private Open Space

- Dwellings with their main living areas located at ground level must have a minimum area of private open space consisting of at least 25m² and a minimum dimension of 4m, preferably accessible from the main living area.
- Dwellings with their main living areas located above ground level must have a minimum area of private open space, in the form of a balcony, consisting of at least 8m² for 1 bed with a minimum dimension of 2m, 12m² for 2 bed with a minimum dimension of 2.5m, 16m² for 3 bed & greater with a minimum dimension of 3m, preferably accessible from the main living area.
- Patios and covered outdoor living or recreation areas are included in the above private open space requirements.

Fencing:

- Fencing to the primary road frontage to be at least 50% transparent or not to exceed 1.2 meters in height.
- Fencing to public open space to be at least 50% transparent and not to exceed 1.8 meters in height.
- Fencing on secondary street frontage (excluding laneways) to be at least 50% transparent, and maximum 1.8m in height.
- Fencing to be a maximum of 1.8m high to all side and rear boundaries.

Building Design:

- The homes are to have a window or balcony from a habitable room that faces the street and open space.
- No more than three houses in a row (sequence) are positioned on the same building setback. Where building setbacks variation is required, the setback difference between any two adjoining houses shall be a minimum of 1m.
- The Garage cannot be the closest part of the home to the street and must be setback at least 1m behind another part of the home for 2 storey homes.
- Garages are to have a maximum internal width of 6m wide.
- Refuse bins are to be located behind the building line and screened from view.
- Driveways are to be a minimum of 0.5m from the side boundary and preferable on the southern or western side of the lot.

Definitions:

- The secondary frontage of the lot is deemed to be the frontage of the greater dimension or as indicated on the Site Development Plan.

Legend

- Site Boundary
- Public Open Space
- Optional Built to Boundary Wall
- No Vehicle Access
- Building Envelope (setbacks as indicated on plan take precedence over the setbacks indicated in the table)

PLAN OF DEVELOPMENT TABLE

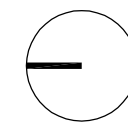
Frontage / width of lots	LOT TYPE					
	10 - 11.99m *	12 - 13.99m	14 - 15.99m	16 - 17.99m	18m+	rear lane 12 - 18m
Front Setback						
Front / Primary Frontage	3	3	3	3	3	3
Garage	4	5.4	5.4	5.4	5.4	5.4
Side Setback						
Side Boundary (Level 1)	0.9	1	1	1	1	1
Side Boundary (Level 2)	0.9	1	1	1.5	2	1
Built to Boundary Wall	0	0	0	0	0	0
Corner Lots - Secondary Frontage	1.5	2	2	2	2	2
Rear Setback						
Rear (non-laneway)	1.5	1.5	1.5	1.5	1.5	1.5
Rear (on laneway boundary)	0	0	0	0	0	0
Garage (on laneway boundary)	0	0	0	0	0	1
Park & Open Space	3	3	3	3	3	3
Other Requirements						
Built to Boundary Length						
a) As % of boundary length or 14m whichever is the greater.	50%	50%	50%	50%	50%	50%
B) maximum height of built to boundary walls - Ground Floor Level Only.	3.5m	3.5m	3.5m	3.5m	3.5m	3.5m
Site Cover (an additional 10% of site cover is allowed for porches, patios, and covered outdoor areas)	60%	55%	55%	50%	50%	60%

Note: All setbacks in metres
* Including cottage lots 2075,2076,2102, 2103



DISCLAIMER
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PROJECT NAME
HELENSVALE SOUTH PRECINCT - STAGE 2
DRAWING
PLAN OF DEVELOPMENT
PROJECT NO. 377700 DRAWING NO. SK12 SCALE 1:1500 @ A1 ISSUE A DATE 20/12/2016



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