

DEVELOPMENT CONTROLS

(1) Development Controls generally:

- Future dwellings must comply with the Acceptable Outcomes of the Dwelling House Code of the Sunshine Coast Planning Scheme as at time of lodgement of building application to remain self-assessable.
- To the extent these Development Controls conflict with either the Planning Scheme or the Queensland Development Code, these Development Controls prevail.
- Where both these Development Controls and the Planning Scheme are silent on development provisions, the Queensland Development Code applies.

(2) The Development Controls apply to:

- Lots 701-712.

(3) Boundary Setbacks

General

- Dwelling setbacks, unless otherwise stated, are to be measured to the Outer Most Projection.

Rear Boundary Setbacks (excluding Lot 701)

- For ground floor - 3.0m.
- For the upper floor of a double storey dwelling - 4.5m.

Side Boundary Setbacks - Generally

- Where the maximum height of the Outer Most Projection above the Ground Level is:
 - (a) Less than 4.5m, the minimum side boundary setback shall be 1.5m; or
 - (b) 4.5m to 8.5m, the minimum side boundary setback shall be 2.0m.
- Variations apply for lot 701 as per clause 5 below.

(4) Site Cover

- The site cover of buildings on an allotment shall not exceed 50% of the area of the allotment of a single storey dwelling or the ground floor of a double storey dwelling and 40% of the area of the allotment for the upper floor of a double storey dwelling.
- With the exceptions of Carports, all unenclosed buildings and structures are excluded from the calculation of site cover. Examples of unenclosed buildings and structures include:
 - (a) Patios and pergolas;
 - (b) Porticos;
 - (c) Verandahs;
 - (d) Balconies; and
 - (e) Eaves.

(5) For Lot 701 only:

- Setback to Lakeside Drive must be minimum 6.0m to main face of the dwelling;
- Setback to western boundary must be minimum 4.5m at ground level and 6.0m to upper level;
- Setback to rear boundary must be minimum 4.5m at both ground and upper levels;
- Private open space is to be located on the northern or eastern side of the dwelling;
- Any upper level balcony or verandah on the northern side of the dwelling is to be adequately screened to the western boundary using angled louvres or similar, to a minimum height of 1.8m;
- No upper level balconies or verandahs are permitted on the western side of the dwelling;
- All windows on the upper level of the western facade are to be screened to a minimum height of 1.5m above floor level using one or a combination of the following:
 - (a) Fixed translucent glazing being applied to any part of a window below 1.5m above floor level; and/or
 - (b) Fixed external screens comprising angled louvres or similar.

DEFINITIONS

Ground Level - is either:

- (a) the ground level of the lot on the day the first plan of survey showing the lot was registered; or
- (b) if the ground level on the day mentioned in paragraph (a) is not known, the natural ground surface or probable natural ground surface decided by the assessment manager or private certifier.

Main Face of the Dwelling - is the outside wall of an enclosed room, and excludes building elements such as:

- Eaves;
- Sunhoods;
- Porticos;
- Verandahs; and
- Porches etc.

Outer Most Projection - means the outer most projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings or ornamental attachments.

LEGEND

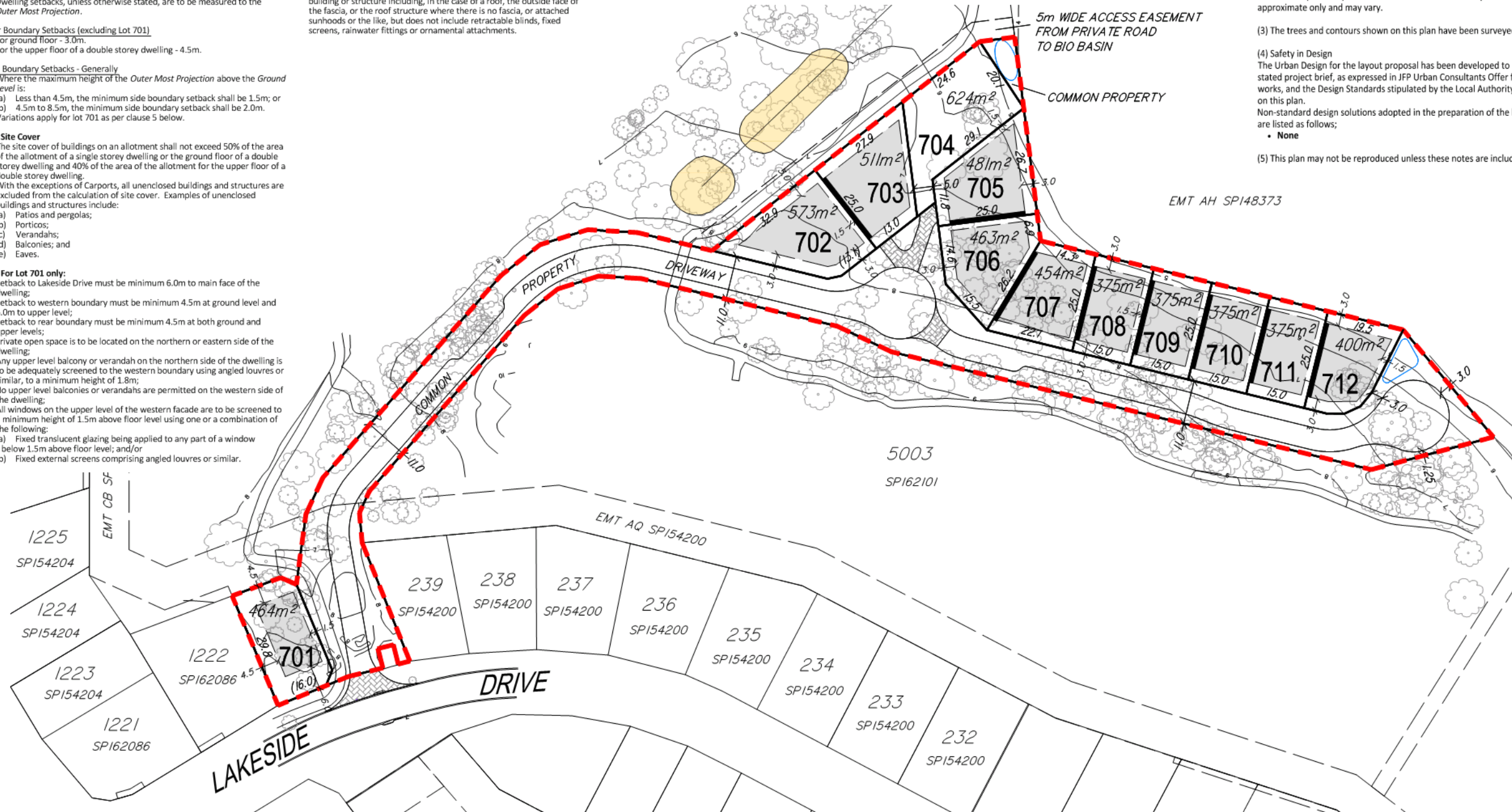
- STAGE 7A
- BIO BASIN
- BUILDING ENVELOPE
- ZERO LOT LINE

PROPERTY DESCRIPTION

PART OF LOT 5003
 ON SP162101
 PARISH OF MAROOCHY
 COUNTY OF CANNING
 TOTAL AREA 1.064 ha

NOTES

- (1) This plan was prepared for the purpose and exclusive use of FKP RESIDENTIAL DEVELOPMENTS PTY LTD to accompany an application to SUNSHINE COAST REGIONAL COUNCIL for a Development Permit for Material Change of Use of the land and for approval to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation. JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 2, 3, 4, 5 or 6 hereof.
- (2) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
- (3) The trees and contours shown on this plan have been surveyed by JFP.
- (4) Safety in Design
 The Urban Design for the layout proposal has been developed to meet the stated project brief, as expressed in JFP Urban Consultants Offer for the works, and the Design Standards stipulated by the Local Authority named on this plan. Non-standard design solutions adopted in the preparation of the layout are listed as follows:
 - None
- (5) This plan may not be reproduced unless these notes are included.



<p>BRISBANE - SUNSHINE COAST - CENTRAL QLD SUNSHINE COAST 237-239 Bradman Avenue, Maroochydore Qld 4558 P 07 5450 3900 W www.jfp.com.au JFP URBAN CONSULTANTS PTY LTD A.C.N. 008 434 045</p>	<p>PLANNERS URBAN DESIGNERS SURVEYORS ENGINEERS LANDSCAPE ARCHITECTS</p>	<p>NORTH: </p> <p>SCALE: @ A3 1:1000 THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE) DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE</p>	<p>ISSUES:</p> <table border="1"> <tr> <td>C</td> <td>DEVELOPMENT CONTROL NOTES UPDATED</td> <td>08-04-16</td> <td>TJM</td> </tr> <tr> <td>B</td> <td>LOT 712 AMENDED</td> <td>10-03-16</td> <td>TJM</td> </tr> <tr> <td>A</td> <td>ORIGINAL</td> <td>29-01-16</td> <td>TJM</td> </tr> </table>	C	DEVELOPMENT CONTROL NOTES UPDATED	08-04-16	TJM	B	LOT 712 AMENDED	10-03-16	TJM	A	ORIGINAL	29-01-16	TJM	<p>TITLE:</p> <p>PLAN OF DEVELOPEMENT FKP RESIDENTIAL DEVELOPMENTS PTY LTD PEREGIAN SPRINGS GOLF CLUB - STAGE 7A</p>	<p>DETAILS:</p> <table border="1"> <tr> <td>PROJECT:</td> <td>STAGE:</td> <td>PLAN:</td> <td>ISSUE:</td> </tr> <tr> <td>B2137</td> <td>7A</td> <td>1226</td> <td>C</td> </tr> <tr> <td colspan="4">SHEET: 1 OF 1</td> </tr> <tr> <td colspan="4">FILE: B2137-1226C-BP.dwg</td> </tr> <tr> <td colspan="4">DATE: 8th April 2016</td> </tr> </table>	PROJECT:	STAGE:	PLAN:	ISSUE:	B2137	7A	1226	C	SHEET: 1 OF 1				FILE: B2137-1226C-BP.dwg				DATE: 8th April 2016			
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