LEGEND
STAGE 4A
NATIVE VEGETATION AREA
5003
SP162101
New Road
431
430
643m2
527m2
14.5
42.0
32.7
18.7
11.5
5.2
2.4
3.0
1.0
AA
SP133172
193
SP142741
194
SP142741
195
SP142741
PEREGIAN SPRINGS DRIVE
GREENSIDE CT
OVERALL KEY MAP (Scale 1:2000)
PROPOSED RECONFIGURATION
NEW LOTS 430 & 431 AND NEW ROAD
CANCELLING
PART OF LOT 5003 ON SP162101
PARISH OF MAROOCHY
COUNTY OF CANNING
TOTAL AREA 1705m²
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.
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SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS
NORTH:
SCALE:
SCALE: @ A3 1:500
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DESIGNED TJM CHECKED GB DATUM AHD
DRAWN TJM APPROVED GB L.A. SUNSHINE COAST REGIONAL COUNCIL
ISSUES:
C LAYOUT AMENDED 14-03-16 TJM
B LOT NUMBERS AMENDED 29-01-16 TJM
A ORIGINAL 15-12-15 TJM
ISSUE: DETAILS: DATE: INIT:
TITLE:
RECONFIGURATION PLAN
FKP RESIDENTIAL DEVELOPMENTS PTY LTD
PEREGIAN SPRINGS GOLF CLUB - STAGE 4A
DETAILS:
PROJECT: B2137 STAGE: 4A PLAN: 1223 ISSUE: C
SHEET: 1 OF 1
FILE: B2137-1223C-RP.dwg
DATE: 14th March 2016

NOTES

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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 430-431.

(3) Boundary Setbacks
General
- Dwelling setbacks, unless otherwise stated, are to be measured to the *Outer Most Projection*.

Street Setbacks
- 3.0m to the *Main Face of the Dwelling*.

Rear Boundary Setbacks
- 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.

(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.

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 4A
- BUILDING ENVELOPE
- ZERO LOT LINE

PROPOSED RECONFIGURATION
NEW LOTS 430 & 431 AND NEW ROAD
CANCELLING
PART OF LOT 5003 ON SP162101
PARISH OF MAROOCHY
COUNTY OF CANNING
TOTAL AREA 1605m²

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PLANNERS
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LANDSCAPE ARCHITECTS

NORTH: N

SCALE: SCALE: @ A3 1:500
0 5 10 15 20 25 30 35
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DESIGNED	TJM	CHECKED	GB	DATUM AHD
DRAWN	TJM	APPROVED	GB	L.A. SUNSHINE COAST REGIONAL COUNCIL

ISSUES:

ISSUE:	DETAILS:	DATE:	INIT:
B	ROAD LAYOUT AMENDED	13-04-16	DWW
A	ORIGINAL	27-01-16	TJM

TITLE:
PLAN OF DEVELOPMENT
FKP RESIDENTIAL DEVELOPMENTS PTY LTD
PEREGIAN SPRINGS GOLF CLUB - STAGE 4A

DETAILS:

PROJECT:	STAGE:	PLAN:	ISSUE:
B2137	4A	1225	B

SHEET: 1 OF 1
FILE: B2137-1225B-BP.dwg
DATE: 13th April 2016