

Development Summary	
Total Site Area (excluding Stage 1)	Overall 5.667 ha
Total Area of Superlot 131	0.350 ha
Total Area of Stage 1	1.858 ha
Total Area of Open Space	1.450 ha
Park	0.602 ha
Landscape Open Space (Road Reserve)	0.246 ha
Landscape Buffer	0.445 ha
WCMA	0.157 ha
Total Area of Residential Allotments	2.476 ha
Total No. of Residential Allotments	101
Standard Terrace:	6
30m x 7.5m	
Standard Terrace (Corner Lot):	4
30m x 9.5m	
Laneway Park Terrace:	8
22 x 7.5m	
Laneway Park Terrace (Corner Lot):	2
22 x 9.5m	
Laneway Park Terrace:	33
26.75 x 7.5m	
Laneway Park Terrace (Corner Lot):	13
26.75 x 9.5m	
Lakefront Terrace:	19
32m x 7.5m	
Lakefront Terrace (Corner Lot):	3
32m x 9.5m	
Lakefront Terrace:	11
35m-38 x 8.5m	
Lakefront Terrace (Corner Lot):	2
35m-38 x 10m	
Total Area of New Road	1.381 ha
Constructed Local Street	1.381 ha
Total Length of New Road	1060 m
6.5m Wide New Lane	481 m
14m Wide New Road	35 m
15.275m Wide New Road	466 m
27m Wide New Road	78 m
On Street Parking req'd	68
On Street Parking provided	70
Net Residential Density	17.8 dw/ha



SUNSHINE COVE
PRECINCT 7 & 10
PLAN OF SUBDIVISION

PLAN REF: 22153-248Q
 DATE: 26 MAY 2020
 CLIENT: CHARDIAN
 DRAWN BY: BM/JLS
 CHECKED BY: PPH

Legend

- Sunshine Cove Boundary
- Stage Boundary
- Adjoining Open Space
- Adjoining Lake
- 1.5m Wide Pathway
- 1.8m Wide Pathway
- On Street Parking Bay for Residential
- Proposed Park
- Landscape Open Space (Road Reserve)
- Bio-retention Basin

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
 Contours: RPS Survey
 Adjoining information: DCCS
 Base information: Walsh Engineers

URBAN DESIGN
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 503 Wickham Street
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 Fortitude Valley QLD 4006
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RPS

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Development Summary

	Stage 2	Stage 3	Stage 4	Overall
Total Site Area (excluding Stage 1)	1.364 ha	3.642 ha	0.660 ha	5.667 ha
Total Area of Stage 1	—	—	—	1.858 ha
Total Area of Superlot 131	—	—	0.350 ha	0.350 ha
Total Area of Open Space	0.399 ha	0.940 ha	0.111 ha	1.450 ha
Park	0.096 ha	0.506 ha	—	0.602 ha
Landscape Open Space (Road Reserve)	0.169 ha	0.064 ha	0.013 ha	0.246 ha
Landscape Buffer	0.134 ha	0.213 ha	0.099 ha	0.445 ha
WCMA	—	0.157 ha	—	0.157 ha
Total Area of Residential Allotments	0.600 ha	1.876 ha	—	2.476 ha
Total No. of Residential Allotments	29	72	—	101
Standard Terrace:				
30m x 7.5m	2	4	—	6
Standard Terrace (Corner Lot):	2	2	—	4
30m x 9.5m	—	—	—	—
Laneway Park Terrace:				
22 x 7.5m	8	—	—	8
Laneway Park Terrace (Corner Lot):	2	—	—	2
22 x 9.5m	—	—	—	—
Laneway Park Terrace:				
26.75 x 7.5m	11	22	—	33
Laneway Park Terrace (Corner Lot):	4	9	—	13
26.75 x 9.5m	—	—	—	—
Lakefront Terrace:	—	19	—	19
32m x 7.5m	—	—	—	—
Lakefront Terrace (Corner Lot):	—	3	—	3
32m x 9.5m	—	—	—	—
Lakefront Terrace:	—	11	—	11
35m-38 x 8.5m	—	—	—	—
Lakefront Terrace (Corner Lot):	—	2	—	2
35m-38 x 10m	—	—	—	—
Total Area of New Road	0.365 ha	0.826 ha	0.190 ha	1.381 ha
Constructed Local Street	0.365 ha	0.826 ha	0.190 ha	1.381 ha
Total Length of New Road	363 m	606 m	91 m	1060 m
6.5m Wide New Lane	250 m	231 m	—	481 m
14m Wide New Road	35 m	—	—	35 m
15.275m Wide New Road	—	375 m	91 m	466 m
27m Wide New Road	78 m	—	—	78 m
On Street Parking req'd	20	48	—	68
On Street Parking provided	20	42	8	70
Net Residential Density	21.3 dw/ha	19.8 dw/ha	—	17.8 dw/ha



SUNSHINE COVE
PRECINCT 7 & 10
STAGING PLAN

PLAN REF: 22153 - 250Q
 DATE: 26 MAY 2020
 CLIENT: CHARDIAN
 DRAWN BY: BMJ/S
 CHECKED BY: PPH

Legend

- Sunshine Cove Boundary
- Stage Boundary
- Adjoining Open Space
- Adjoining Lake
- 1.5m Wide Pathway
- 1.8m Wide Pathway
- On Street Parking Bay for Residential
- Proposed Park
- Landscape Open Space (Road Reserve)
- Bio-retention Basin

Note:
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 Areas have been rounded down to the nearest 5m².
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Source Information:
 Site boundaries: PPH Survey
 Adjoining information: DCDB
 Base information: Walsh Engineers

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SUNSHINE COVE
PRECINCT 7 & 10
LANDSCAPE PLAN

PLAN REF: 22153 - 251Q
 DATE: 26 MAY 2020
 CLIENT: CHARDIAN
 DRAWN BY: BM/LS
 CHECKED BY: P/RS

Legend

- Sunshine Cove Boundary
- Stage Boundary
- Adjoining Open Space
- Adjoining Lake
- 1.5m Wide Pathway
- 1.8m Wide Pathway
- On Street Parking Bay for Residential
- Proposed Park
- Landscape Open Space (Road Reserve)
- Bio-retention Basin
- Indicative Location for Street / Park Trees
- Indicative Location of Driveway

Note:
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 Areas have been rounded down to the nearest 5m².
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Source Information:
 Site boundaries: RPS Survey
 Adjoining information: DCDB
 Base information: Wash Engineers

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ALLOTMENT TYPE:	LANEWAY TERRACE & LAKEFRONT TERRACE		STANDARD TERRACE & LAKEFRONT TERRACE	
	LANEWAY TERRACE & LAKEFRONT TERRACE	STANDARD TERRACE & LAKEFRONT TERRACE	LANEWAY TERRACE & LAKEFRONT TERRACE	STANDARD TERRACE & LAKEFRONT TERRACE
Plan Symbol	Allowable Encroachments ^A			
Front Setback	To wall and structures:			
Habitable rooms	laneway - 3.0m / laneway park - 2.0m	3.0m	Habitable rooms	3.0m
Garage	n/a	5.5m	Garage	5.5m
Allowable encroachments:				
Entrance porches/porticoes [#]	1.0m	1.0m	Entrance porches/porticoes [#]	1.0m
Verandahs and balconies	n/a	1.0m	Verandahs and balconies	1.0m
Bay windows	0.5m	0.5m	Bay windows	0.5m
Eaves (exc. gutters)	0.6m	0.6m	Eaves (exc. gutters)	0.6m
Rear Setback	To wall and structures:			
Habitable rooms	0.5m	standard - 2.0m / lakefront - 7.0m [~] (4.0m for lots 1 to 29)	Habitable rooms	0.5m
Garage	0.5m	n/a	Garage	0.5m
Allowable encroachments:				
Eaves (exc. gutters)	0.3m	0.6m [~]	Eaves (exc. gutters)	0.3m
Side Setback	To wall and structures: Note: built to boundary walls are mandatory where shown on plan.			
Where built to boundary	0.025m [~]	0.025m [~]	Where built to boundary	0.025m [~]
Where not built to boundary	1.0m	1.0m	Where not built to boundary	1.0m
Allowable encroachments: (where not built to boundary)				
Eaves (exc. gutters)	0.55m	0.55m	Eaves (exc. gutters)	0.55m
Corner Setback A - Secondary Street, Park or Pedestrian Link (Corner Lots)	To wall and structures:			
Habitable rooms	2.0m	2.0m	Habitable rooms	2.0m
Garage	n/a	5.5m	Garage	5.5m
Allowable encroachments:				
Entrance porches/porticoes [#]	1.0m	1.0m	Entrance porches/porticoes [#]	1.0m
Verandahs and balconies	n/a	1.0m	Verandahs and balconies	1.0m
Bay windows	0.5m	0.5m	Bay windows	0.5m
Eaves (exc. gutters)	0.6m	0.6m	Eaves (exc. gutters)	0.6m
Corner Setback B - Secondary Lane (Corner Laneway Lots)	To wall and structures:			
Habitable rooms	2.0m	2.0m	Habitable rooms	2.0m
Garage	0.5m	n/a	Garage	0.5m
Allowable encroachments:				
Eaves (exc. gutters)	1.0m	1.0m	Eaves (exc. gutters)	1.0m
Garaging and Driveway Access	Permissible access point (one per lot only) to laneway as shown to road as shown			
Garage configuration	Double, single or tandem permitted.			
Garage location	Along built to boundary wall and generally where shown on plan.			
Driveway Width at Verge:				
- to single or tandem garage	3.0m			
- to double garage	3.5m			
Private Open Space	Minimum area 16m ²			
Minimum dimension	3m			
Location	All lots over 160m ² have an area at least 16m ² in size (excluding rainwater tanks unless underground) and must be consolidated in one location.			
Constraints	Must remain uncovered (not roofed) and the minimum area must be free of watertanks unless underground.			
Facade Controls	On standard terrace lots the indicated front setback shall only apply to habitable rooms. A structural element of the building or dedicated enclosed pedestrian entry must project forward of the garage so the garage is not the dominating feature.			
Clear Entry	For all lots which do not have access to a laneway either: a. the first floor shall incorporate windows and/or balconies from a living/bedroom that overlook the street in order to provide for passive surveillance. Further, the first floor must be forward of the garage door or within 3m, or b. a tandem carparking arrangement is used (rather than a double garage) and a living/bedroom with windows overlooking the street projects in line with or forward of the tandem carparking at ground level.			
Passive Surveillance				
Maximum Site Cover	n/a			
Maximum Plot Ratio	n/a			

Development Controls

General Requirements:

- Minor variations to the approved Plan of Development for individual lots to suit specific conditions are to be assessed as a request for consideration as "generally in accordance" and accompanied by the relevant application fee.
- It is the owner's, builder's 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.
- Works within the drainage easement (to the lake) are permitted only in accordance with Council approved drawing: 22153-195 Lake Boundary Control - Freehold Allotments - Standard lake edge. All works must be approved by Council, refer to Property Note.
- Building Setbacks and Siting Controls are as per the Allotment Setbacks Table and the Development Controls unless dimensioned otherwise on the Setback Plan.

Building Height

- Buildings and structures are not higher than 3 storeys and 12 meters above natural ground level. Roof top terraces are defined as a 'storey'.
- For 3 storey buildings, the third storey:
 - is an integral part of the overall design of the building;
 - is setback as per the second storey in the allotment setback table; and
 - for lakefront lots, the third storey must respect the boundary setbacks defined for the second storey in the Allotment Setbacks Table. For all other lots the site cover of the third storey must not exceed 40% of the total site area.

Level Changes at Lot Boundaries

- The level difference between building slabs where there is a level change between lots with adjoining built to boundary walls must not exceed 200mm.

Boundary Fencing

- For all lots, fencing to the street and to boundaries shared with open space or pedestrian linkage may be solid fencing provided it is a maximum height of 1.2m. Above this height it must be min. 50% transparent.
- Solid fencing, min. 1.8m high, is required to adjoining lot boundaries where walls are not built to boundary. This solid screen fencing must not extend forward of the front building line or the rear building line, including where the rear boundary of a lot adjoins open space or the lake.

Other

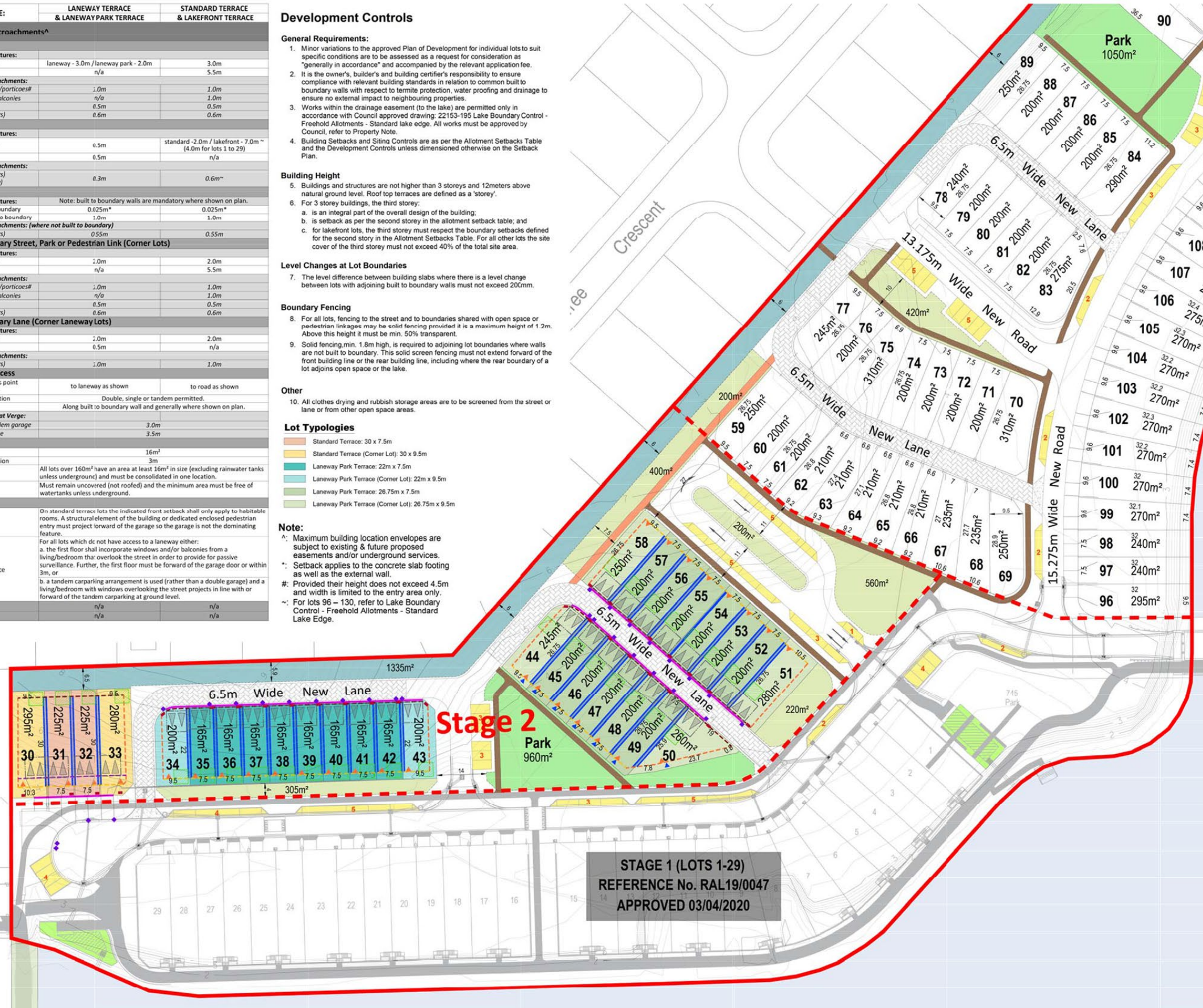
- All clothes drying and rubbish storage areas are to be screened from the street or lane or from other open space areas.

Lot Typologies

- Standard Terrace: 30 x 7.5m
- Standard Terrace (Corner Lot): 30 x 9.5m
- Laneway Park Terrace: 22m x 7.5m
- Laneway Park Terrace (Corner Lot): 22m x 9.5m
- Laneway Park Terrace: 26.75m x 7.5m
- Laneway Park Terrace (Corner Lot): 26.75m x 9.5m

Note:

- ^A: Maximum building location envelopes are subject to existing & future proposed easements and/or underground services.
- [#]: Setback applies to the concrete slab footing as well as the external wall.
- [~]: Provided their height does not exceed 4.5m and width is limited to the entry area only.
- [~]: For lots 96 - 130, refer to Lake Boundary Control - Freehold Allotments - Standard Lake Edge.



SUNSHINE COVE
PRECINCT 7
STAGE 2
PLAN OF DEVELOPMENT

PLAN REF: 22153 - 253Q
 DATE: 26 MAY 2020
 CLIENT: CHARDIAN
 DRAWN BY: BM/JLS
 CHECKED BY: PHS

Legend

- Sunshine Cove Boundary
- Stage Boundary
- Adjoining Open Space
- Adjoining Lake
- 1.5m Wide Pathway
- 1.8m Wide Pathway
- On Street Parking Bay for Residential
- Proposed Park
- Landscape Open Space (Road Reserve)
- Bio-retention Basin
- Indicative Location of Driveway

Setback Details

- Front Setback
- Side Setback
- Rear Setback
- Setback to Garage
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Permissible Vehicle Access Zone
- Letterbox Location on the Frontage
- Bin Collection Location
- Residential Front Door
- Gated Entry onto Park
- Preferred Open Space Location
- Recommended Garage Location

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

Source Information:
 Site boundaries: RPS Survey
 Adjoining information: DCDB
 Base information: Walsh Engineers

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ALLOTMENT TYPE:	LANEWAY TERRACE & LANEWAY PARK TERRACE		STANDARD TERRACE & LAKEFRONT TERRACE	
	LANEWAY TERRACE & LANEWAY PARK TERRACE	STANDARD TERRACE & LAKEFRONT TERRACE	LANEWAY TERRACE & LANEWAY PARK TERRACE	STANDARD TERRACE & LAKEFRONT TERRACE
Plan Symbol	Allowable Encroachments ^A			
Front Setback	To wall and structures:			
Habitable rooms	laneway - 3.0m / laneway park - 2.0m	3.0m		
Garage	n/a	5.5m		
Allowable encroachments:				
Entrance porches/porticoes#	1.0m	1.0m		
Verandahs and balconies	n/a	1.0m		
Bay windows	0.5m	0.5m		
Eaves (exc. gutters)	0.6m	0.6m		
Rear Setback	To wall and structures:			
Habitable rooms	0.5m	standard - 2.0m / lakefront - 7.0m [~] (4.0m for lots 1 to 29)		
Garage	0.5m	n/a		
Allowable encroachments:				
Eaves (exc. gutters) (second floor only)	0.3m	0.6m [~]		
Side Setback	To wall and structures: Note: built to boundary walls are mandatory where shown on plan.			
Where built to boundary	0.025m [~]	0.025m [~]		
Where not built to boundary	1.0m	1.0m		
Allowable encroachments (where not built to boundary)				
Eaves (exc. gutters)	0.55m	0.55m		
Corner Setback A - Secondary Street, Park or Pedestrian Link (Corner Lots)	To wall and structures:			
Habitable rooms	2.0m	2.0m		
Garage	n/a	5.5m		
Allowable encroachments:				
Entrance porches/porticoes#	1.0m	1.0m		
Verandahs and balconies	n/a	1.0m		
Bay windows	0.5m	0.5m		
Eaves (exc. gutters)	0.6m	0.6m		
Corner Setback B - Secondary Lane (Corner Laneway Lots)	To wall and structures:			
Habitable rooms	2.0m	2.0m		
Garage	6.5m	n/a		
Allowable encroachments:				
Eaves (exc. gutters)	1.0m	1.0m		
Garaging and Driveway Access	Permissible access point (one per lot only) to laneway as shown to road as shown			
Garage configuration	Double, single or tandem permitted.			
Garage location	Along built to boundary wall and generally where shown on plan.			
Driveway Width at Verge:				
- to single or tandem garage	3.0m			
- to double garage	3.5m			
Private Open Space	Minimum area 16m ²			
Minimum dimension	3m			
Location	All lots over 160m ² have an area at least 16m ² in size (excluding rainwater tanks unless underground) and must be consolidated in one location.			
Constraints	Must remain uncovered (not roofed) and the minimum area must be free of watertanks unless underground.			
Facade Controls	On standard terrace lots the indicated front setback shall only apply to habitable rooms. A structural element of the building or dedicated enclosed pedestrian entry must project forward of the garage so the garage is not the dominating feature.			
Clear Entry	For all lots which do not have access to a laneway either: a. the first floor shall incorporate windows and/or balconies from a living/bedroom that overlook the street in order to provide for passive surveillance. Further, the first floor must be forward of the garage door or within 3m, or b. a tandem carparking arrangement is used (rather than a double garage) and a living/bedroom with windows overlooking the street projects in line with or forward of the tandem carparking at ground level.			
Passive Surveillance				
Maximum Site Cover	n/a	n/a	n/a	n/a
Maximum Plot Ratio	n/a	n/a	n/a	n/a

Note:
^A: Maximum building location envelopes are subject to existing & future proposed easements and/or underground services.
[~]: Setback applies to the concrete slab footing as well as the external wall.
[#]: Provided their height does not exceed 4.5m and width is limited to the entry area only.
⁻: For lots 96-130, refer to Lake Boundary Control - Freehold Allotments - Standard Lake Edge.

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General Requirements:

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- Buildings and structures are not higher than 3 storeys and 12 meters above natural ground level. Roof top terraces are defined as a 'storey'.
- For 3 storey buildings, the third storey:
 - is an integral part of the overall design of the building;
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 - for lakefront lots, the third storey must respect the boundary setbacks defined for the second storey in the Allotment Setbacks Table. For all other lots the site cover of the third storey must not exceed 40% of the total site area.

Level Changes at Lot Boundaries

- The level difference between building slabs where there is a level change between lots with adjoining built to boundary walls must not exceed 200mm.

Lot Typologies

- Standard Terrace: 27m+ x 7.5m
- Standard Terrace (Corner Lot): 25m+ x 10m
- Laneway Park Terrace: 26.75m x 7.5m
- Laneway Park Terrace (Corner Lot): 26.75m x 9.5m
- Lakefront Terrace: 32m x 7.5m
- Lakefront Terrace (Corner Lot): 32m x 9.5m
- Lakefront Allotment: 32m+ x 10m
- Lakefront Allotment (Corner Lot): 32m+ x 10m

Boundary Fencing

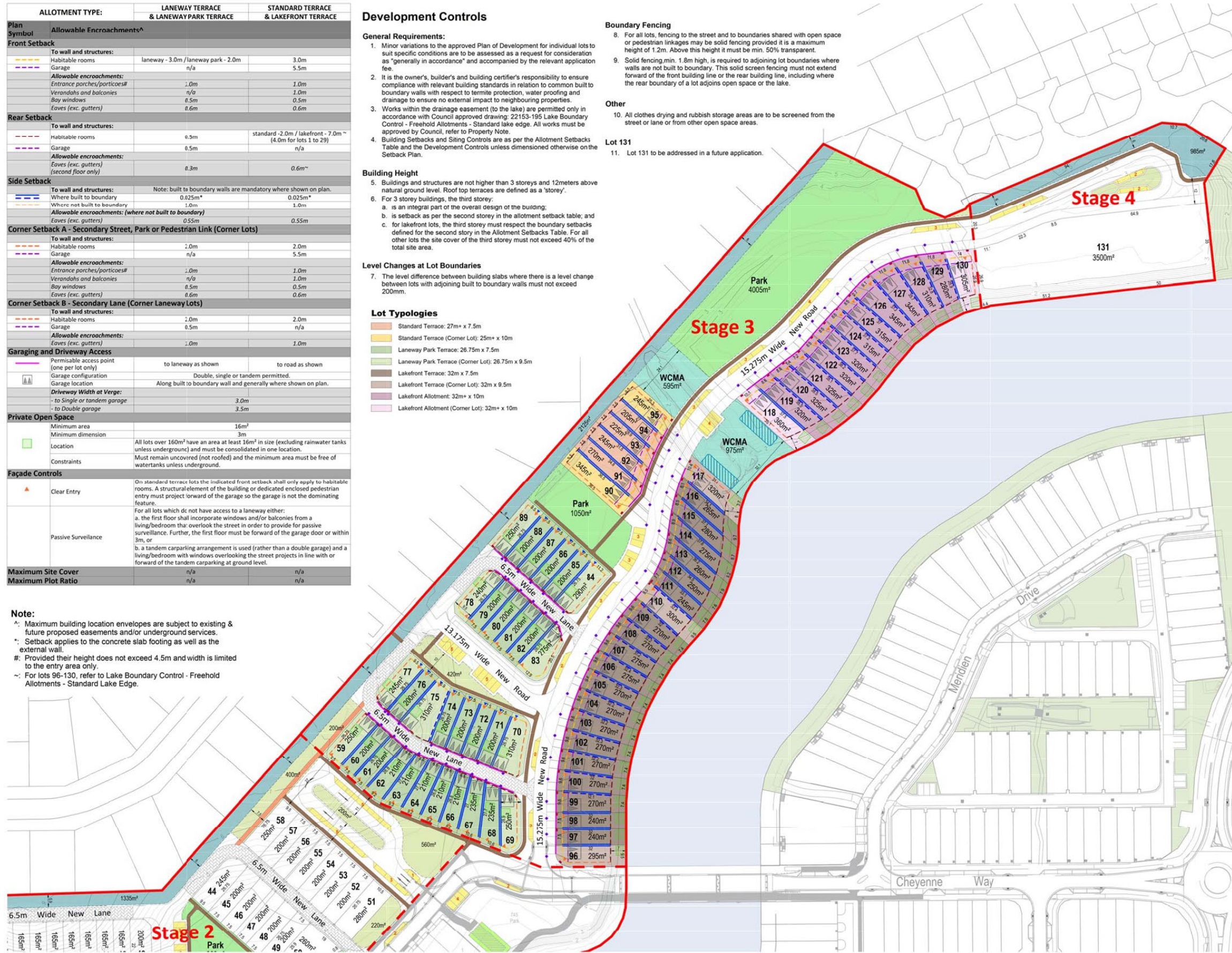
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Other

- All clothes drying and rubbish storage areas are to be screened from the street or lane or from other open space areas.

Lot 131

- Lot 131 to be addressed in a future application.



SUNSHINE COVE
PRECINCT 10
STAGE 3
PLAN OF DEVELOPMENT

PLAN REF: 22153 - 254Q
 DATE: 26 MAY 2020
 CLIENT: CHARDIAN
 DRAWN BY: BM/JLS
 CHECKED BY: PTH

Legend

- Sunshine Cove Boundary
- Stage Boundary
- Adjoining Open Space
- Adjoining Lake
- 1.5m Wide Pathway
- 1.8m Wide Pathway
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- Indicative Location of Driveway

Setback Details

- Front Setback
- Side Setback
- Rear Setback
- Setback to Garage
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Permissible Vehicle Access Zone
- Letterbox Location on this Frontage
- Bin Collection Location
- ▲ Residential Front Door
- ▲ Gated Entry onto Park
- ▲ Preferred Open Space Location
- ▲ Recommended Garage Location

Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
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 Areas have been rounded down to the nearest SqM.
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 Adjoining information: DCDB
 Base information: Walsh Engineers

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