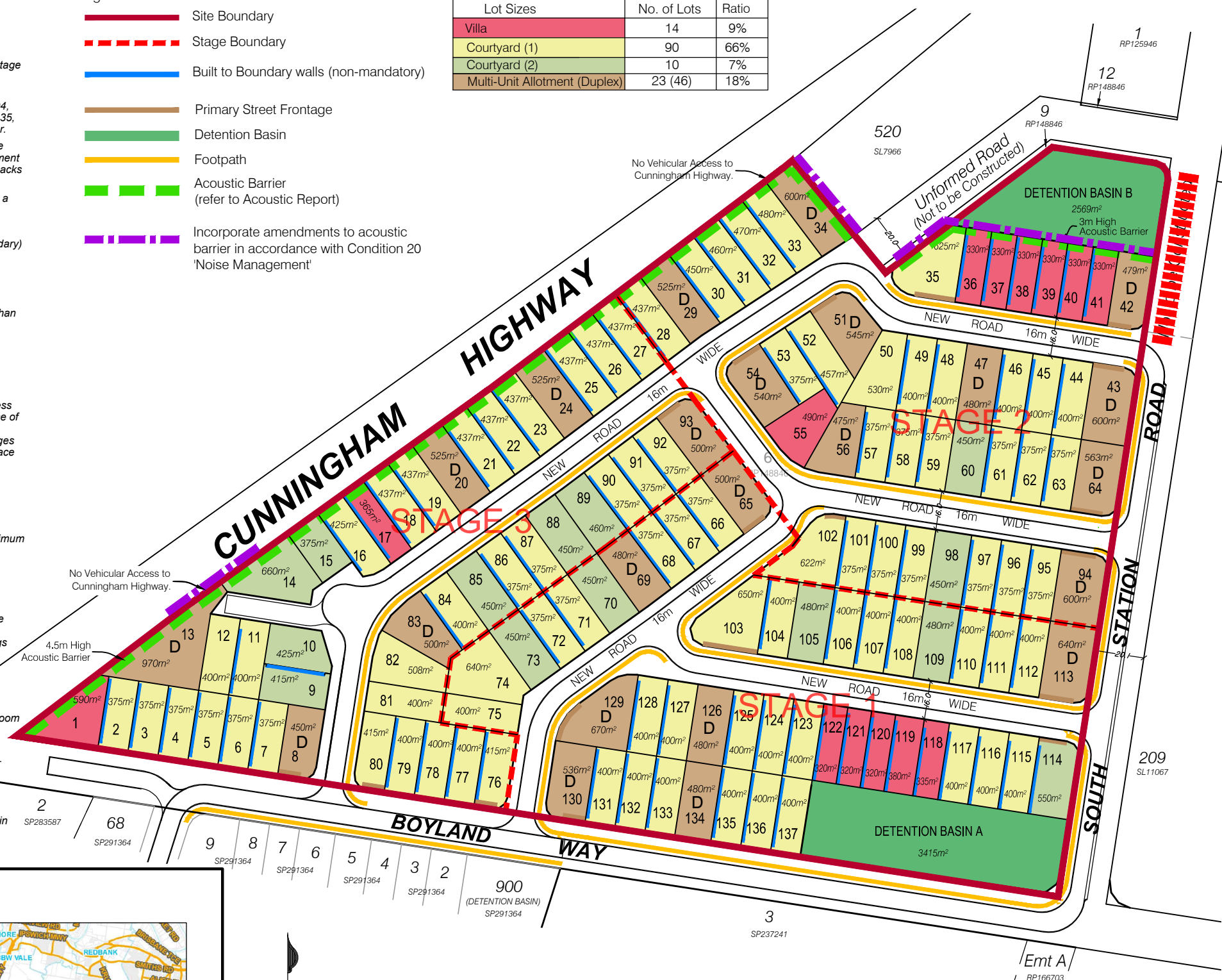


- Notes - General:**
- All development is to be undertaken generally in accordance with the Development Approval and this plan of development.
 - The maximum height of building shall not exceed 2 storeys and 9m.
- Orientation:**
- Entries - Front doors of dwellings must address the Primary Street Frontage identified in the Site Development Plan.
- Setbacks**
- Setbacks are as per the Site Development Table except for lots 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 130, 131, 132, 133, 134, 135, 136 and 137 which have a setback of 6 metres to garage or carport door.
 - Built to boundary walls are typical where shown and not mandatory. The location of built to boundary walls are indicated on the Plan of Development for each stage. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
 - Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres.
 - Boundary setbacks are measured to the wall of the structure.
 - Eaves should not encroach (other than where building are built to boundary) closer than 450mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2100mm.
- Site Cover and Amenity:**
- Site cover for each lot is not to exceed 60% of the lot.
 - Private Open space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m.
- Parking:**
- Minimum off-street parking requirements
2 spaces per dwelling, which may be in tandem on driveway.
 - Villa Allotments with a frontage of less than 12.5m are to have tandem parking with a setback to a garage of 5.5m.
Double garages may be permitted on a single storey dwelling on a lot less than 12.5m wide subject to the garage being setback 1m behind the face of the main dwelling.
Double garages may be permitted on double storey buildings with frontages less than 12.5m Subject to the garage being setback 1.5m behind the face of the main dwelling.
 - Parking spaces on driveways do not have to comply with AS2890.
- Fencing**
- Fencing on all Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetated (hedges etc.).
 - Natural surveillance fence (1.2m solid element at the bottom with a minimum 50% transparent 0.6m high element on top) to be provided along the southern boundary of Lot 14 and northern boundary of Lot 10.
- 'Multi-Unit Allotments'**
- The number of dwellings per 'Multi-Unit' allotment is:
Duplex = 2 dwellings
 - All 'Multi-Unit' allotment developments which achieve a building frontage length in excess of 10m visible from a road must provide articulation to reduce the massing of the building and communicate individual dwellings through the use of one or more of the following:
- recessed windows and changes to the building plane;
- balconies
- window hoods and entry doors; and
- variation in roof line
 - Dwellings must address the street by presenting front doors and living room windows to the street.
 - Street frontage elevations must be articulated by use of verandahs, balconies, bay windows, window hoods or wall offsets (minimum 1m deep).
 - Garages and carports are set back behind the main building facade.
 - Garages and carports are compatible with the design of the dwelling, particularly in terms of materials, detailing, colours and roof form.
 - All dwellings on proposed Lot 1-113 and 120-135 must be constructed in accordance with Condition 20 'Noise Management'.

- Legend:**
- Site Boundary
 - Stage Boundary
 - Built to Boundary walls (non-mandatory)
 - Primary Street Frontage
 - Detention Basin
 - Footpath
 - Acoustic Barrier (refer to Acoustic Report)
 - Incorporate amendments to acoustic barrier in accordance with Condition 20 'Noise Management'

Lot Sizes	No. of Lots	Ratio
Villa	14	9%
Courtyard (1)	90	66%
Courtyard (2)	10	7%
Multi-Unit Allotment (Duplex)	23 (46)	18%



LOCALITY PLAN



Site Development Table	Villa Lots		Courtyard Lots (1)		Courtyard Lots (2)		Multi-Unit Allotment (Duplex)	
	10m - 12.4m		12.5m - 14.9m		15m - 16.9m		15m +	
	Ground	First	Ground	First	Ground	First	Ground	First
Primary Frontage	2.4*	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4
Rear	0.9	1	0.9	1	0.9	1	0.9	1
Side - General Lots								
Built to Boundary	0	1	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1	1.5
Corner Lots - Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5

* 4.5 metres to garage or carport door (refer to note 4)

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES AND MINES.

CLIENT
FLINDERS GRANGE PTY LTD

PROJECT
PLAN OF DEVELOPMENT OF LOT 6 ON RP148846
(125 BOYLAND WAY, FLINDERS VIEW)
Incorporating amendments from Council's approved Plan of Development 6672/2017/PDA dated 10 August 2018

LOCAL AUTHORITY
ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

- This plan was prepared for the purpose and exclusive use of FLINDERS GRANGE PTY LTD to accompany an application to ECONOMIC DEVELOPMENT QUEENSLAND for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
LandPartners 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 of the terms of this clause or clauses (ii), (iii) or (iv) hereof.
- The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.
- The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
- This plan may not be copied unless these notes are included.

STAGE	No. OF LOTS	AREA OF DRG	TOTAL AREA
1	46	0.3415ha	2.88ha
2	46	0.2569ha	2.982ha
3	45	-	2.45ha
TOTAL	137	0.5984ha	8.31ha



SCALE 1:2000 @ A3



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LEVEL DATUM	AHD
LEVEL ORIGIN	PSM44691 RL 97.207
CONTOUR INTERVAL	0.5 Metre
COMPUTER FILE	BRSS6931-000-5-13
DRAWN	LFB
DATE	29/08/2018
CHECKED	EGR/LFB
DATE	29/08/2018
APPROVED	SRS
DATE	29/08/2018

UDN
BRSS6931-000-4-10