

Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 4616/17/MAPDA/A

Date: 31 January 2020

Signed: *[Signature]*



LOT TYPE	STATISTICS		
	STAGE 1	STAGE 2	TOTAL
RESIDENTIAL - VILLA 350m ² - 429m ²	36	-	36
RESIDENTIAL - COURTYARD 430m ² - 449m ²	1	-	1
RESIDENTIAL - TRADITIONAL 450m ² +	24	2	26
TOTAL	61	2	63

Stage 1 lots are all lots other than those contained in Stage 2. Stage 2 lots are: Lots 455 and 462

LEGEND		
	Site Boundary	
	Stage Boundary	
	Built to Boundary Wall	
	Primary Street Frontage	
	Secondary Street Frontage	
	Proposed Footpath	
	Proposed Drainage Reserve	

LOTS	Adopted BAL	AS3959-2009 Construction Section
403-409, 413-417, 420-424, 429-432, 435-438, 443-446, 449-452, 456-457	BAL - 12.5	3 & 5
401-402, 410, 418-419, 433-434, 447-448, 453-455, 458-461	BAL - 19	3 & 6
411-412, 425-428, 439-442, 453-454, 462-463	BAL - 29	3 & 7

NOTES:

General:

- All development is to be undertaken in accordance with the Development Approval.
- The maximum height of building shall be 8.5m.
- All Buildings MUST be constructed in accordance with AS 3959-2009 addressing Bushfire Hazard Area requirements and the below BAL Table.

Setbacks:

- Setbacks are as per Plan of Development Table.
- Boundary setbacks are measured to the wall of the building or edge of balcony.
- Eaves, should not encroach within 450mm of the side or rear boundaries. Gutters must not extend beyond the boundaries of the subject lot.
- The maximum width of a driveway at a lot boundary shall be 4.8m where servicing a double garage and 3m where servicing a single garage.
- There is to be a maximum of one driveway per dwelling constructed in accordance with local government standards.

Site Cover and Amenity:

- Dwellings must have a minimum area of private open space at ground or upper levels accessible from a living room and consisting of at least:
 - for a two bedroom dwelling, 15m² with a minimum width of 4.0m,
 - for a three or more bedroom dwelling, 20m² with a minimum width of 4.0m.
- Letterbox must be clearly visible and identifiable from Primary Street Frontage. Appropriate numbering must be shown in accordance with Local Authority address designation.

Parking:

- Each street or park frontage must be addressed with the inclusion of two or more of the following design elements in the related facade:
 - verandahs / porches
 - entertaining awnings and shade structures
 - variation to roof and building lines
 - inclusion of window openings
 - use of varying building materials compliant with AS3959-2009
- All buildings that have a width of more than 10m that are visible from the street or open space are to be articulated to reduce the mass of the building by one or more of the following design elements:
 - windows / doors recessed onto the facade,
 - balconies, porches or verandahs,
 - window hoods,
 - minor changes in the building facade (minimum 100mm)
- Each dwelling must facilitate a minimum of 2 off-street parking spaces which must include 1 covered space. The second space may be tandem on driveway wholly contained within the property boundaries.
- Carports and garages are compatible with the main building in terms of height, roof form, detailing, materials and colours.

Fencing:

- Fencing on Primary Street Frontages, to be 50% transparent or not to exceed 1.2m in height.
- Fencing on Secondary Frontages, must be of 'no gap' construction and not exceed 1.8m in height.
- Fencing for Frontages adjacent to Drainage Reserve of Proposed Lots 410, 418, 419, 433, 434, 447, 448, 455, 459, 460 and 462, must be constructed not more than 1.5m in height with a solid component of maximum 1.2m with a 0.3m permeable element atop.

SITE DEVELOPMENT TABLE (SETBACKS)	Villa Lot		Courtyard Lot (1)		Courtyard Lot (2)	
	350m ² - 429m ²		430m ² - 449m ²		450m ² +	
	Ground	First	Ground	First	Ground	First
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	1	0.9	1	0.9	1
Side of Lots	0.9	0.9	1	1	1	1
Built to Boundary	0	1	0	1	0	1
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5
Maximum Site Coverage (Area)	60%		60%		60%	
Onsite Parking Requirements	See Note 13					

¹ Primary frontage setback for garages is 5.5m to facilitate off-street parking unless approved by local authority as part of building approval.

² All proposed dwellings are to be presented to the Primary Street Frontage. Primary Street Frontage must contain pedestrian access and mailboxes with the appropriate street numbering.

³ Vehicle Access is prohibited to all Secondary Frontages, with the exception of Lots 401-410 & 463. Pedestrian Access is encouraged to promote passive street activation.

CLIENT

ORCHARD (LAKEVIEW) DEVELOPMENTS PTY LTD

PROJECT

PLAN OF DEVELOPMENT OF LOT 321 on SP187287 (1 LAKEVIEW DRIVE, DEEBING HEIGHTS)

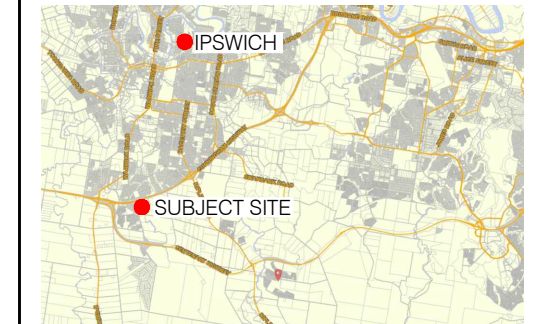
LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

- This plan was prepared for the purpose and exclusive use of ORCHARD (LAKEVIEW) DEVELOPMENTS 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) or (iii) hereof.
- 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.

LOCALITY DIAGRAM



SCALE BAR



SCALE 1:2000 @ A3



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Milton Qld 4064 w: www.landpartners.com.au

LEVEL DATUM N/A

LEVEL ORIGIN N/A

CONTOUR INTERVAL N/A

DRAWN MIS DATE 13/01/2020

CHECKED SRS DATE 13/01/2020

APPROVED SRS DATE 13/01/2020

UDN SHEET 1 OF 3

BRSS5365-O30-9-5

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, MINES AND ENERGY.

Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 4616/17/MAPDA/A

Date: 31 January 2020

Signed: *[Signature]*

Stage 1

Stage 2

900
(Balance)
5.791ha

321
SP187287



PROPOSED
BASIN
LOCATION

LOT TYPE	STATISTICS		
	STAGE 1	STAGE 2	TOTAL
RESIDENTIAL - VILLA 350m ² - 429m ²	36	-	36
RESIDENTIAL - COURTYARD 430m ² - 449m ²	1	-	1
RESIDENTIAL - TRADITIONAL 450m ² +	24	2	26
TOTAL	61	2	63

Stage 1 lots are all lots other than those contained in Stage 2. Stage 2 lots are: Lots 455 and 462

LEGEND		
	Site Boundary	
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	Proposed Footpath	
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411-412, 425-428, 439-442, 453-454, 462-463	BAL - 29	3 & 7

NOTES:

General:

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- All Buildings MUST be constructed in accordance with AS 3959-2009 addressing Bushfire Hazard Area requirements and the below BAL Table.

Setbacks:

- Setbacks are as per Plan of Development Table.
- Boundary setbacks are measured to the wall of the building or edge of balcony.
- Eaves, should not encroach within 450mm of the side or rear boundaries. Gutters must not extend beyond the boundaries of the subject lot.
- The maximum width of a driveway at a lot boundary shall be 4.8m where servicing a double garage and 3m where servicing a single garage.
- There is to be a maximum of one driveway per dwelling constructed in accordance with local government standards.

Site Cover and Amenity:

- Dwellings must have a minimum area of private open space at ground or upper levels accessible from a living room and consisting of at least:
 - for a two bedroom dwelling, 15m² with a minimum width of 4.0m,
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Parking:

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 - verandahs / porches
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 - windows / doors recessed onto the facade,
 - balconies, porches or verandahs,
 - window hoods,
 - minor changes in the building facade (minimum 100mm)
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- Carports and garages are compatible with the main building in terms of height, roof form, detailing, materials and colours.

Fencing:

- Fencing on Primary Street Frontages, to be 50% transparent or not to exceed 1.2m in height.
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Rear	0.9	1	0.9	1	0.9	1
Side of Lots	0.9	0.9	1	1	1	1.5
Built to Boundary	0	1	0	1	0	1
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5
Maximum Site Coverage (Area)	60%		60%		60%	
Onsite Parking Requirements	See Note 13					

¹ Primary frontage setback for garages is 5.5m to facilitate off-street parking unless approved by local authority as part of building approval.

² All proposed dwellings are to be presented to the Primary Street Frontage. Primary Street Frontage must contain pedestrian access and mailboxes with the appropriate street numbering.

³ Vehicle Access is prohibited to all Secondary Frontages, with the exception of Lots 401-410 & 463. Pedestrian Access is encouraged to promote passive street activation.

CLIENT

ORCHARD (LAKEVIEW) DEVELOPMENTS PTY LTD

PROJECT

PLAN OF DEVELOPMENT
OF LOT 321 on SP187287
(1 LAKEVIEW DRIVE, DEEBING HEIGHTS)

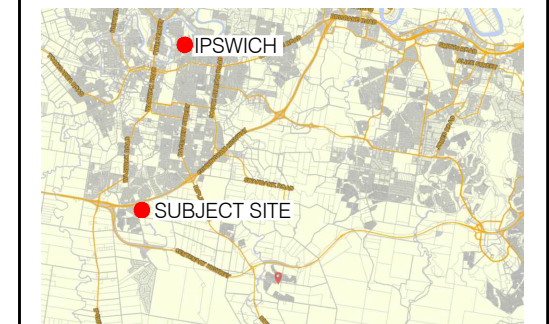
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LEVEL DATUM N/A

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CONTOUR INTERVAL N/A

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UDN SHEET 2 OF 3

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901
SP187287

Stage 1

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(Balance)
5.791ha



BINNIES ROAD
320
SP311788

1
RP186731

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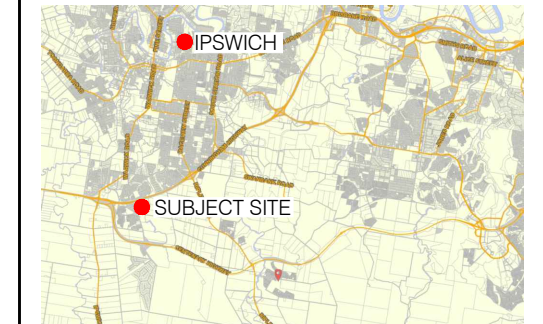
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