

NOTES

- (1) This plan was prepared for the purpose and exclusive use of COLDSRING INVESTMENTS PTY LTD & SUGAR ROAD PTY LTD to accompany an application to MORETON BAY 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. JONES FLINT & PIKE 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 or 4 hereof.
- (2) The contours on this plan are approximate and are suitable only for the purpose of this application. The accuracy of the contours has not been verified and no reliance should be placed upon each contour for any purpose other than for the purpose of this application.
- (3) 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.
- (4) This plan may not be photocopied unless this note is included.

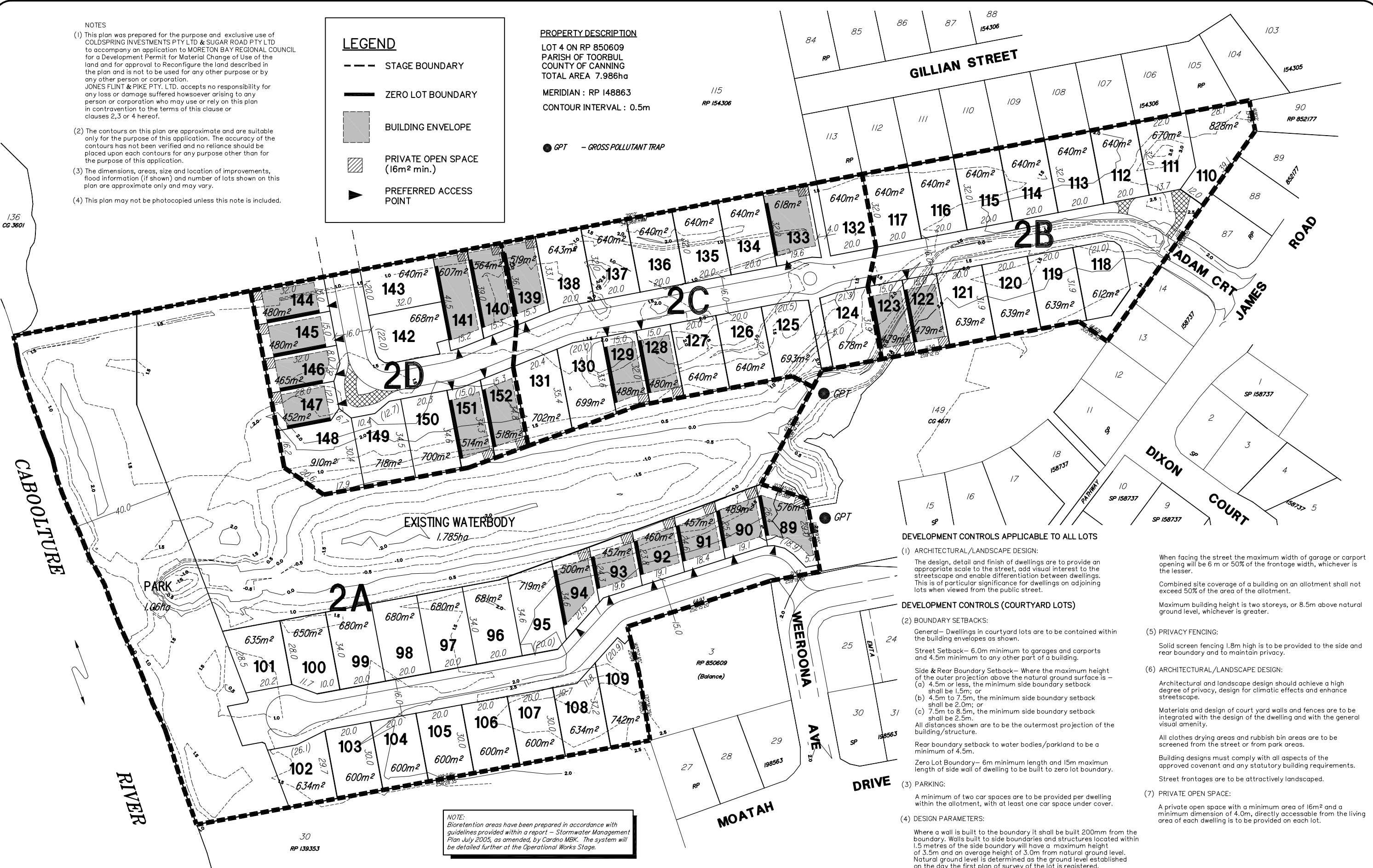
LEGEND

- STAGE BOUNDARY
- ZERO LOT BOUNDARY
- BUILDING ENVELOPE
- ▨ PRIVATE OPEN SPACE (16m² min.)
- ▶ PREFERRED ACCESS POINT

PROPERTY DESCRIPTION

LOT 4 ON RP 850609
 PARISH OF TOORBUL
 COUNTY OF CANNING
 TOTAL AREA 7.986ha
 MERIDIAN : RP 148863
 CONTOUR INTERVAL : 0.5m

● GPT - GROSS POLLUTANT TRAP

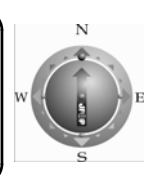


NOTE:
 Bioretention areas have been prepared in accordance with guidelines provided within a report - Stormwater Management Plan July 2005, as amended, by Cardno MBK. The system will be detailed further at the Operational Works Stage.

DEVELOPMENT CONTROLS APPLICABLE TO ALL LOTS

- (1) ARCHITECTURAL/LANDSCAPE DESIGN:
 The design, detail and finish of dwellings are to provide an appropriate scale to the street, add visual interest to the streetscape and enable differentiation between dwellings. This is of particular significance for dwellings on adjoining lots when viewed from the public street.
 When facing the street the maximum width of garage or carport opening will be 6 m or 50% of the frontage width, whichever is the lesser.
 Combined site coverage of a building on an allotment shall not exceed 50% of the area of the allotment.
 Maximum building height is two storeys, or 8.5m above natural ground level, whichever is greater.
- (2) BOUNDARY SETBACKS:
 General - Dwellings in courtyard lots are to be contained within the building envelopes as shown.
 Street Setback - 6.0m minimum to garages and carports and 4.5m minimum to any other part of a building.
 Side & Rear Boundary Setback - Where the maximum height of the outer projection above the natural ground surface is -
 (a) 4.5m or less, the minimum side boundary setback shall be 1.5m; or
 (b) 4.5m to 7.5m, the minimum side boundary setback shall be 2.0m; or
 (c) 7.5m to 8.5m, the minimum side boundary setback shall be 2.5m.
 All distances shown are to be the outermost projection of the building/structure.
 Rear boundary setback to water bodies/parkland to be a minimum of 4.5m.
 Zero Lot Boundary - 6m minimum length and 15m maximum length of side wall of dwelling to be built to zero lot boundary.
- (3) PARKING:
 A minimum of two car spaces are to be provided per dwelling within the allotment, with at least one car space under cover.
- (4) DESIGN PARAMETERS:
 Where a wall is built to the boundary it shall be built 200mm from the boundary. Walls built to side boundaries and structures located within 1.5 metres of the side boundary will have a maximum height of 3.5m and an average height of 3.0m from natural ground level. Natural ground level is determined as the ground level established on the day the first plan of survey of the lot is registered.
- (5) PRIVACY FENCING:
 Solid screen fencing 1.8m high is to be provided to the side and rear boundary and to maintain privacy.
- (6) ARCHITECTURAL/LANDSCAPE DESIGN:
 Architectural and landscape design should achieve a high degree of privacy, design for climatic effects and enhance streetscape.
 Materials and design of court yard walls and fences are to be integrated with the design of the dwelling and with the general visual amenity.
 All clothes drying areas and rubbish bin areas are to be screened from the street or from park areas.
 Building designs must comply with all aspects of the approved covenant and any statutory building requirements.
 Street frontages are to be attractively landscaped.
- (7) PRIVATE OPEN SPACE:
 A private open space with a minimum area of 16m² and a minimum dimension of 4.0m, directly accessible from the living area of each dwelling is to be provided on each lot.

JFP JONES FLINT & PIKE
 development consultants, planners and surveyors
 JONES FLINT & PIKE PTY. LTD. A.C.N. 050 414 045
 BRISBANE - JFP House
 Cnr Ernest and Merivale Streets,
 South Brisbane, Queensland, 4101
 telephone (07) 3944 7161
 SUNSHINE COAST
 237-239 Bradman Avenue,
 Maroochydore, Queensland, 4558
 telephone (07) 5443 2500
 GOLD COAST
 17A Margaret Street,
 Southport, Queensland, 4215
 telephone (07) 5591 6311
 GLADSTONE
 59 Goodson Street,
 Gladstone, Queensland, 4680
 telephone (07) 4972 2100



(A1) 1:750 (A3) 1:1500
 THE SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A1 SIZE)
 DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

designed	TJM	drawn	JMT	checked	MRT	approved	MRT
COPYRIGHT © 2009 JONES FLINT & PIKE PTY LTD THIS DOCUMENT MAY NOT BE COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF JONES FLINT & PIKE PTY LTD.							

g'ment	revision details	date	init
C	Design amended	14.11.05	JMT
D	Building Envelopes Amended	02.03.09	CNC
E	Building Envelopes Amended	01.04.09	CNC
F	Pathway moved from between Lots 133/134 to 132/133	22.07.09	R.K.
G	Lot Layout Updated	15.10.09	TJM

g'ment	revision details	date	init
A	Design amended	21.06.05	JMT
B	Design amended	25.08.05	JMT

ADAM COURT & WEEROONA AVENUE, BEACHMERE
COLDSRING INVESTMENTS P/L & SUGAR ROAD P/L
BUILDING ENVELOPE PLAN

sheet 1 of 1 sheets
 drawing number
M1681-09G
 file name
 M1681-09G.dwg
 date 15th October 2009