

SUNSHINE COAST REGIONAL COUNCIL

APPROVED

RAL22/0139.01 26 April 2024
OPW22/0636.01

Proposed Development and Approved Development - Area C								
SP precincts / sub-precincts as varied by S242	Approved Development (ED's)							
	Educational Establishments	RAL20/0029 Stage 1	RAL20/0025 Stage 5	RAL20/0056 Stage 2	RAL20/0148 Stage 6	RAL21/0100 Stage 7	This DA Stage 3	Total
Residential Precinct - Mixed Density and Medium Density								
Residential activities	-	71	49	65	101	40	47	373
Business activities	-	-	-	-	-	-	-	-
Community activities	-	-	-	-	-	-	-	-
Sub total	-	71	49	65	101	40	47	373
Retail and Commercial Precinct - Local Activity Centre Precinct								
Residential activities	-	-	-	-	-	-	-	-
Business activities	-	-	-	-	-	-	-	-
Industrial activities	-	-	-	-	-	-	-	-
Community activities	-	-	-	-	-	-	-	-
Sport & Recreation activities	-	-	-	-	-	-	-	-
Sub total	-	-	-	-	-	-	-	-
Community Use Precinct								
Community Use - other than Educational Establishment	-	-	-	-	-	-	-	-
Community purpose for Educational Establishment	304	-	-	-	-	-	-	304
Residential activities	-	-	-	-	-	-	-	-
Community activities	-	-	-	-	-	-	-	-
Sport & Recreation activities	-	-	-	-	-	-	-	-
Sub total	304	71	49	65	101	40	47	677
Total	304	375	424	489	590	630	677	677

Area C - Road infrastructure demand limits and water infrastructure demand limits			
Prescribed Road Infrastructure Link	Cumulative Demand limit for infrastructure	Accumulative to Current Development	Remaining development to demand limits
Road infrastructure demand limit (ED's)			
Claymore Road Link	752	677	75
Southern Road Link	940	677	263
Springhill Drive/University Way Link	1222	677	545
Southern Road Link upgrade	1809	677	1132
TOTAL	1809	677	1132
Water infrastructure demand limit (EP's)			
TOTAL	3044	1197.1	1846.9

* includes demand of 190 equivalent persons assumed for school.

Development Type	Projected Demand (ED's)	Consumed ED's by Development Type	Proposed ED's by Development Type (This application)	Remaining ED's by Development Type
Community Purposes for Educational Establishment	304	304	-	0
Community Purposes (other than Educational Establishment)	11.1	0	-	11.1
Retail and Entertainment	336	0	-	336
Residential	1157.9	326	47	784.9
Total	1809	630	47	1132

Development Category	Allocated Demand				Previous Releases (Stage 1, 2, 5-7)			PEET Release 6 (Stage 3)			Accumulative Totals		
	Development Type	Unit Demand	Equivalent Dwelling (ED)	Equivalent Persons Per Unit Demand (EP)	Dwellings / GFA	Equivalent Dwelling (ED)	Equivalent Persons Per Unit Demand (EP)	Dwellings / GFA	Equivalent Dwelling (ED)	Equivalent Persons Per Unit Demand (EP)	Dwellings / GFA	Equivalent Dwelling (ED)	Equivalent Persons Per Unit Demand (EP)
Residential Development	Attached Dwelling	Per Dwelling	0.67	1.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Detached Dwelling	Per Dwelling	1	2.7	326 dw	326	880.2	47 dw	47	126.9	373 dw	373	1007.1
					326 dw	326	880.2	47 dw	47	126.9	373 dw	373	1007.1

Note: The accumulated totals on this plan assume that the Equivalent Dwellings proposed under current applications will be approved. These are identified in the figures under the "Previous Release(s)" section.

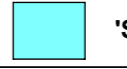




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School

12.38 ha

part Stage 2B
 (RAL18/0186 & OPW18/0706)

Stage 3 (A&B)

	No.
 'Squat' 15.0 m	14
 10.0 m	13
 11.2 - 11.5 m	6
 12.5 m	10
 15.0 m	4

Total Residential Lot Area: **15,605 m²**

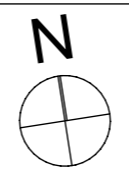
Road Reserve: approx. **10,660 m²**

Local & Neighbourhood Roads: approx. **532 l/m**



Stage Boundary
 shown thus

Note: Area dimensions shown approximate to nearest whole square metre; linear dimensions to one decimal place of a metre.



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30 m wide road

Bus Stop



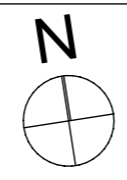
Lot Types

- 15 m wide "squat" Lots
- 10 - 11m wide Lots
- 11.2 - 11.5 m wide Lots
- 12.5 m wide Lots
- 14.5 - 15.0 m wide Lots

- Mandatory built to Boundary Wall
- Indicative Private Open Space Location
- Mandatory Garage / Carport Location
- Indicative Building Footprint
- Mandatory Driveway Location

--- Stage Boundary shown thus

Note: Area dimensions shown approximate to nearest whole square metre; linear dimensions to one decimal place of a metre.



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Stage 3 - Development Control Notes

15.0 metre wide "Squat" Allotment

Front Setback - Main Face of Building	3.0 m (main street) 2.0 m (secondary street)
Rear Setback - Main Face of Building	1.0 m (ground floor) 1.5 m (first floor)
Garage / Carport Setback Garages must not project forward of primary frontage of the building	4.5 m (double) 5.5 m (single)
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 2 metres from the front property boundary, the height of the portico does not exceed 4.5 metres, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Deleted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

*Definitions:

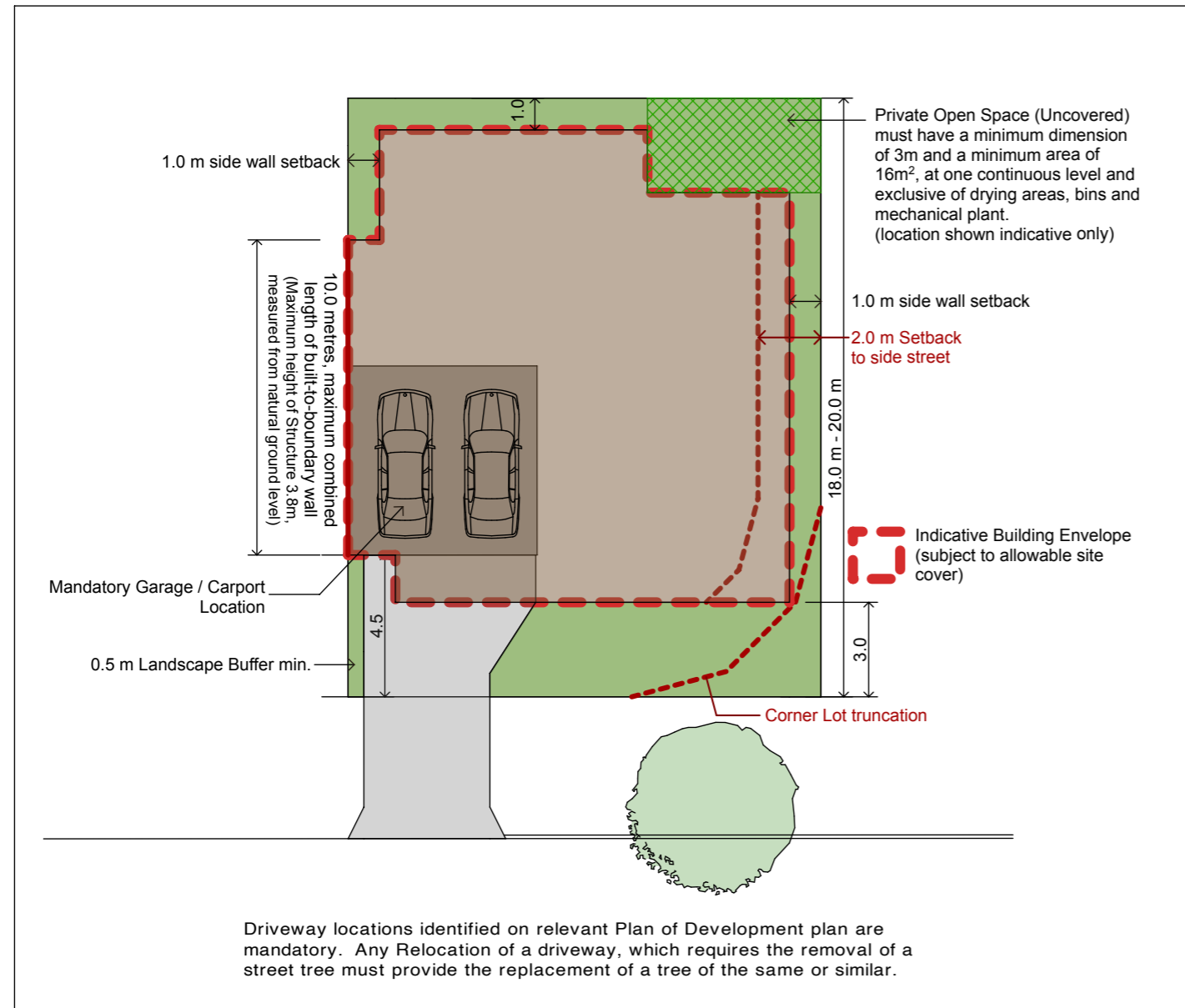
Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is calculated to the outer most projections of the building(s) and is expressed as a percentage.

The term does not include:

- any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- basement car parking areas located wholly below ground level;
- eaves and sun shading devices.



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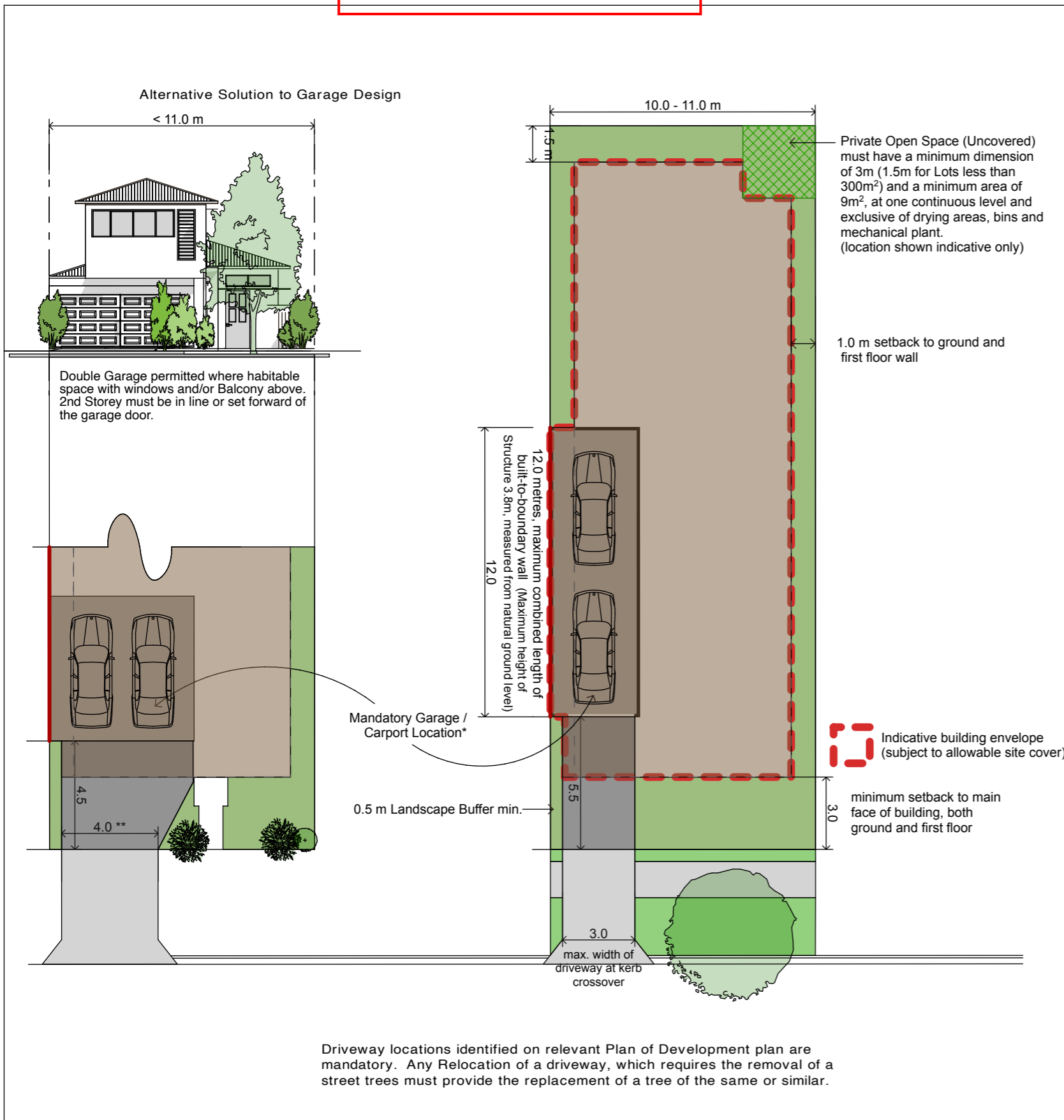
Village Green, Palmview, QLD - RESIDENTIAL DEVELOPMENT
Development Control Plan - 'Squat' 15 metre wide Lot

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Stage 3 - Development Control Notes 10.0 metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback	4.5 m (double) 5.5 m (single)
Garages must be set back a minimum 450mm of primary frontage of the building	
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

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- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Deleted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

***Definitions:**

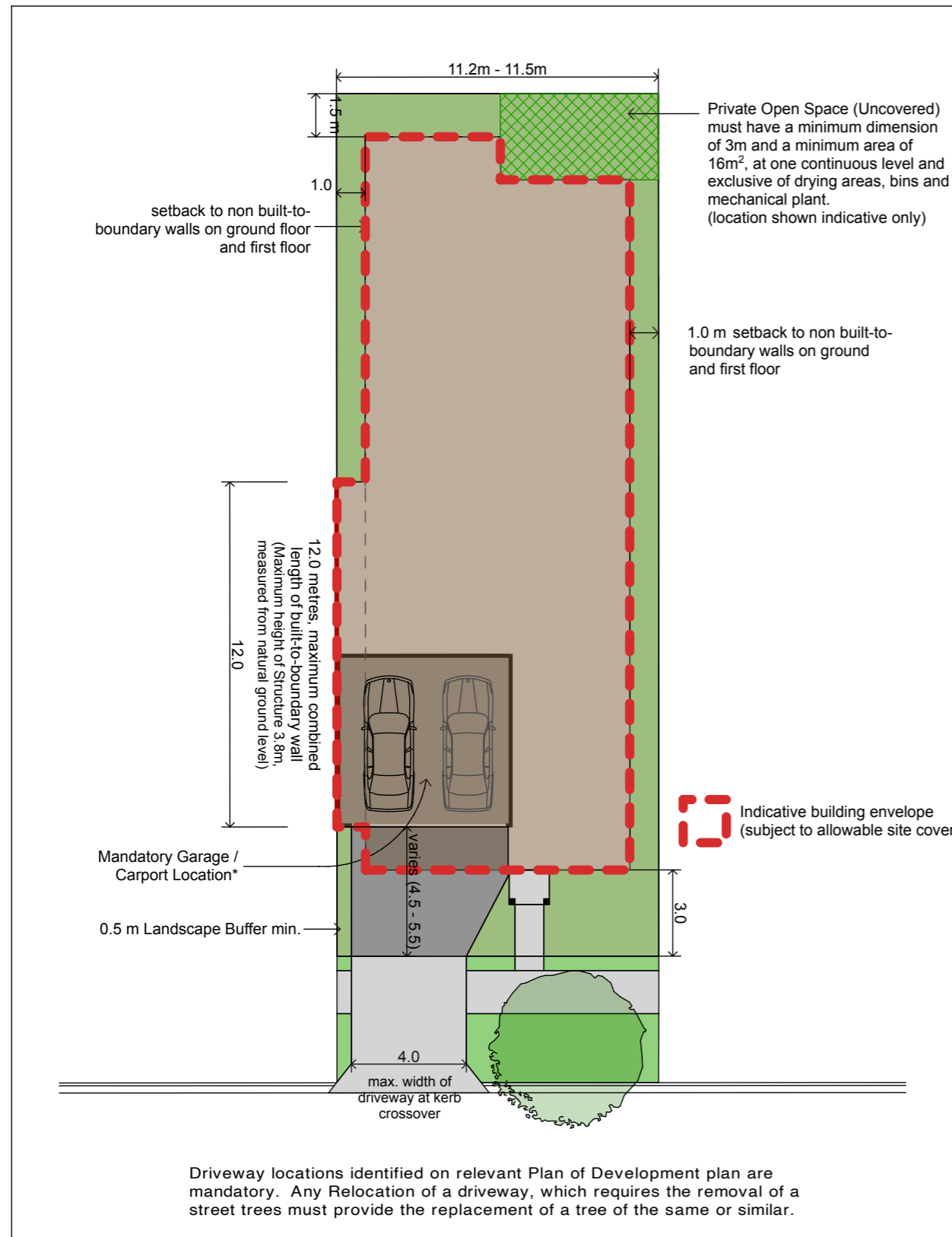
Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to mature.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is calculated to the outer most projections of the building(s) and is expressed as a percentage.

The term does not include:

- any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- basement car parking areas located wholly below ground level;
- eaves and sun shading devices.



Stage 3 - Development Control Notes 11.2 - 11.5 metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback	4.5 m (double) 5.5 m (single)
Garages must not project forward of primary frontage of the building	
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 2 metres from the front property boundary, the height of the portico does not exceed 4.5 metres, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Single Tandem or Double Garages permitted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee*.

*Definitions:

Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

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The term does not include:

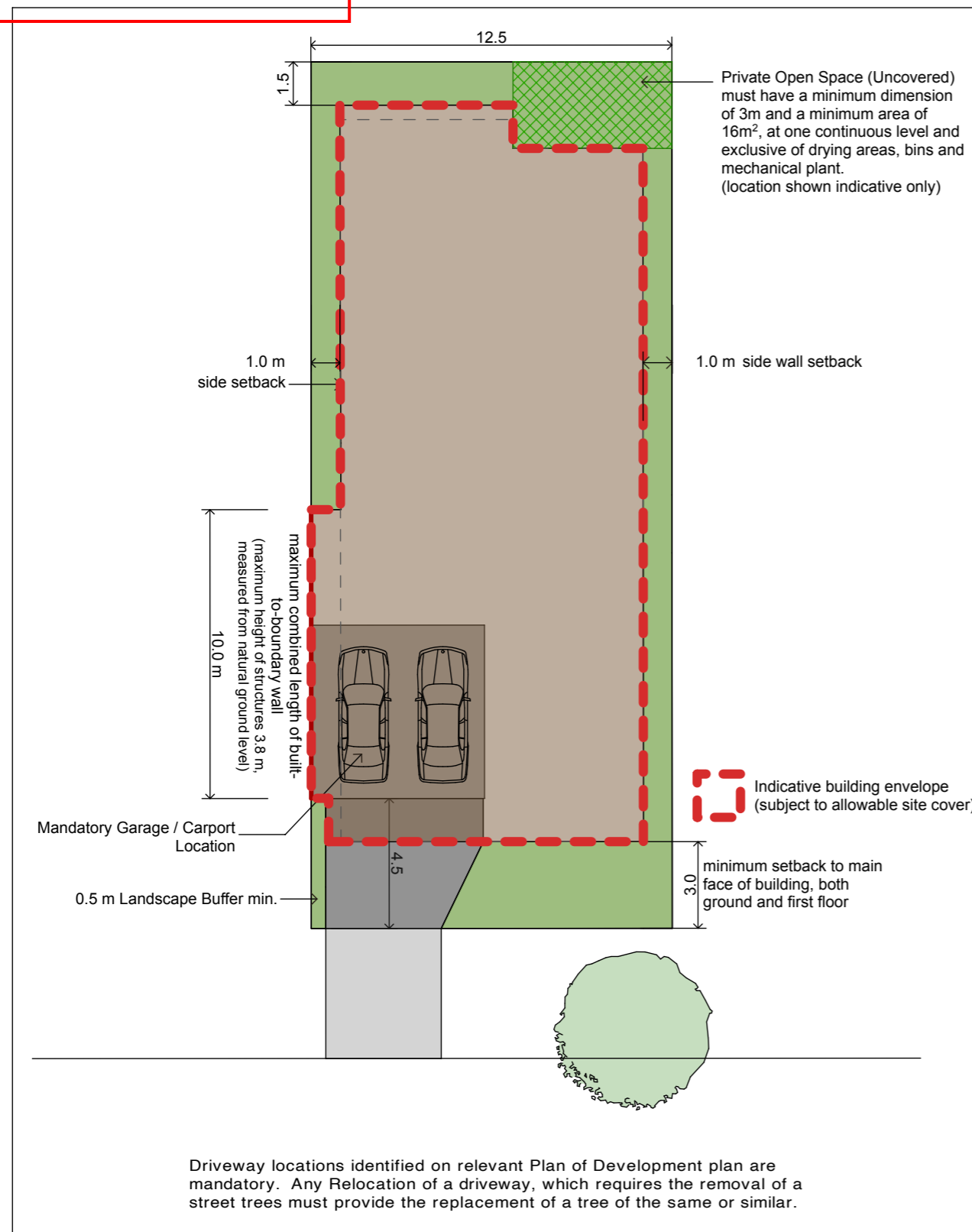
- any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- basement car parking areas located wholly below ground level;
- eaves and sun shading devices.

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Stage 3 - Development Control Notes

12.5 metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback	4.5 m (double) 5.5 m (single)
Garages must be set back a minimum 450mm of primary frontage of the building	
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 2 metres from the front property boundary, the height of the portico does not exceed 4.5 metres, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Single tandem or double garages permitted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

*Definitions:

Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is calculated to the outer most projections of the building(s) and is expressed as a percentage.

The term does not include:

- any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- basement car parking areas located wholly below ground level;
- eaves and sun shading devices.

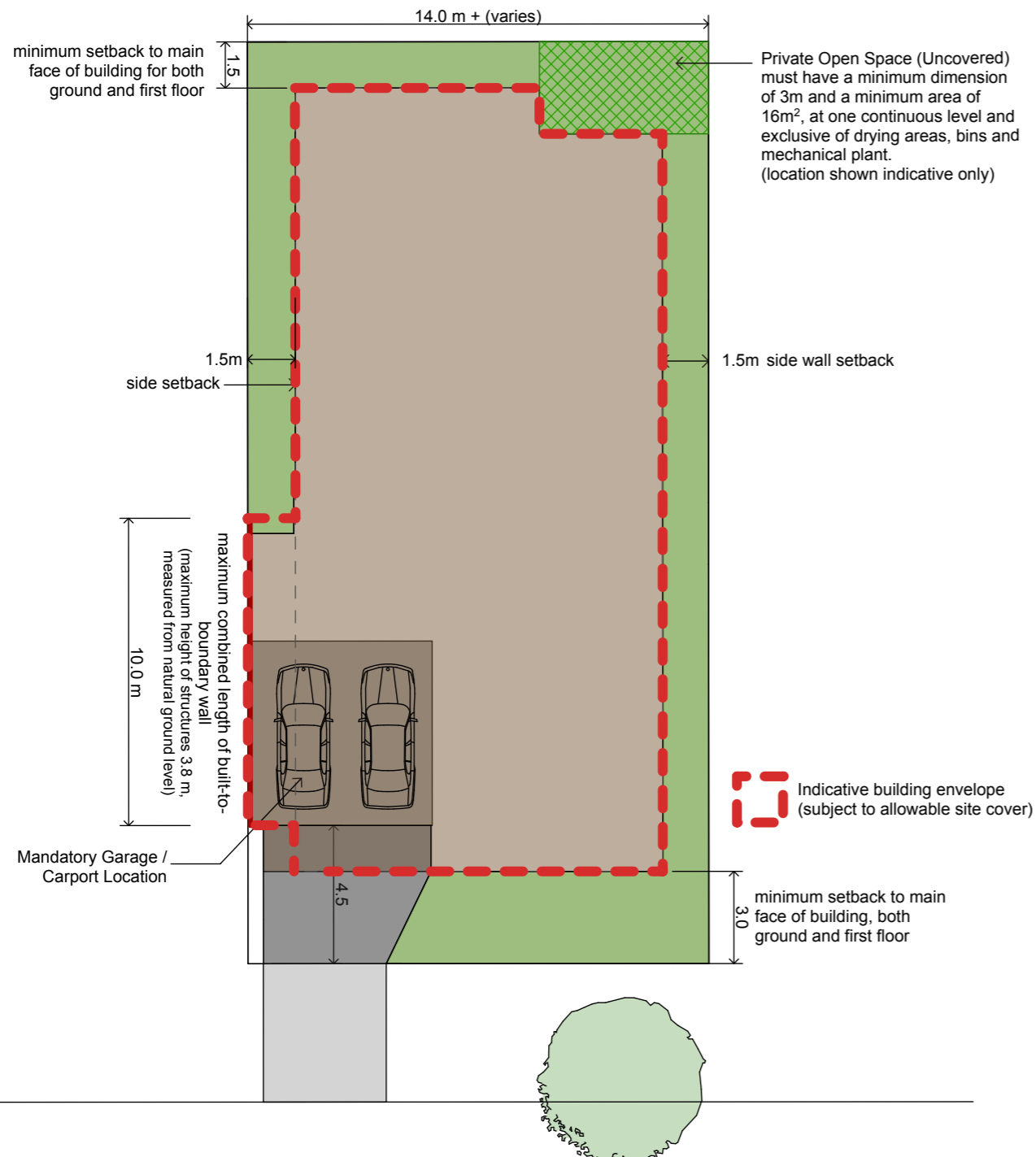


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Driveway locations identified on relevant Plan of Development plan are mandatory. Any Relocation of a driveway, which requires the removal of a street trees must provide the replacement of a tree of the same or similar.

Stage 3 - Development Control Notes

14.0+ metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback	4.5 m (double) 5.5 m (single)
Garages must not project forward of primary frontage of the building	
Side Wall Setback - Ground Floor (Eave)	1.5 m (2.0 m to secondary st) 0.6 m
Side Wall Setback - First Floor (Eave)	1.5 m (2.0 m to secondary st) 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	60%

NOTES:

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- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Deleted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

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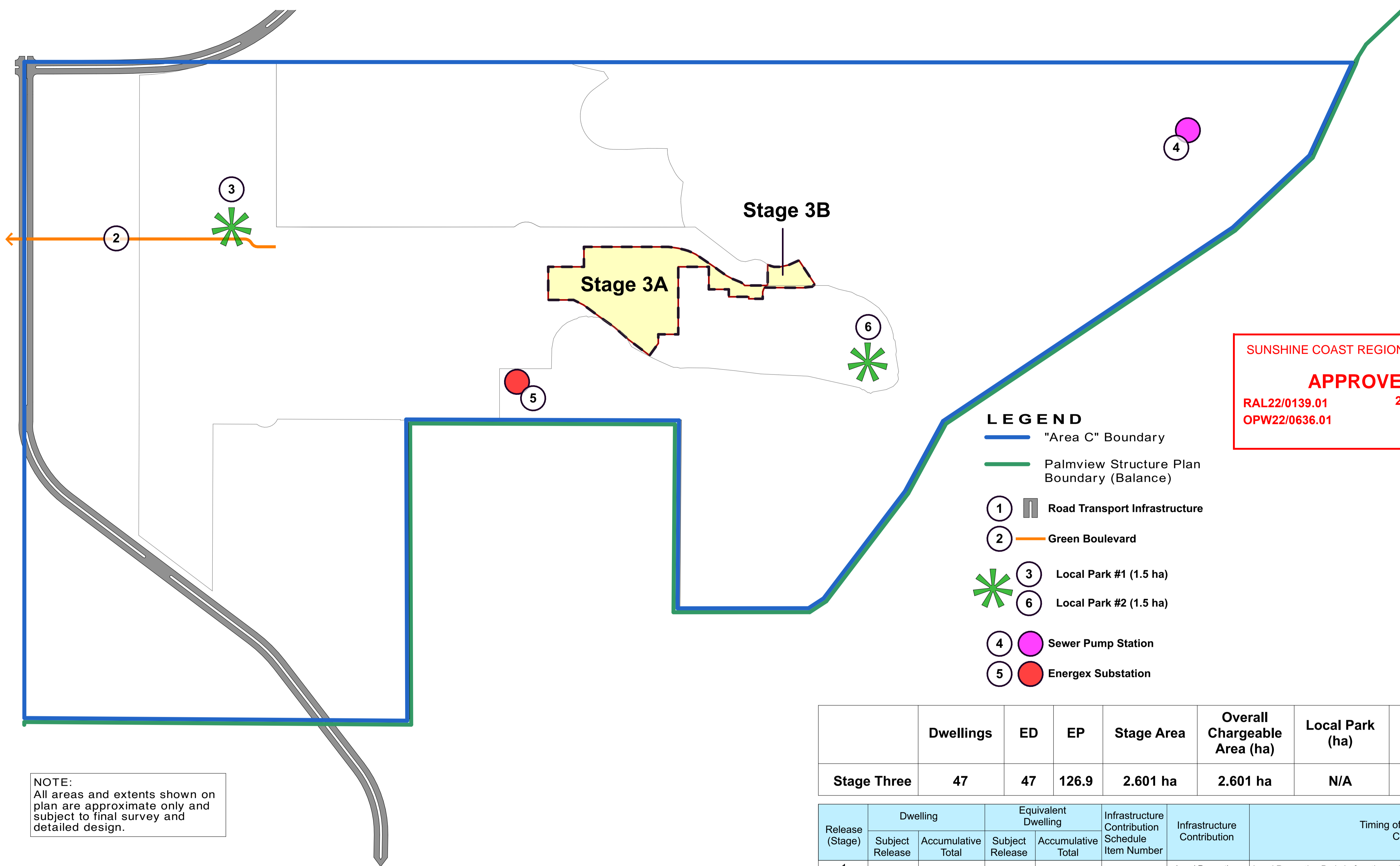
Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

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- basement car parking areas located wholly below ground level;
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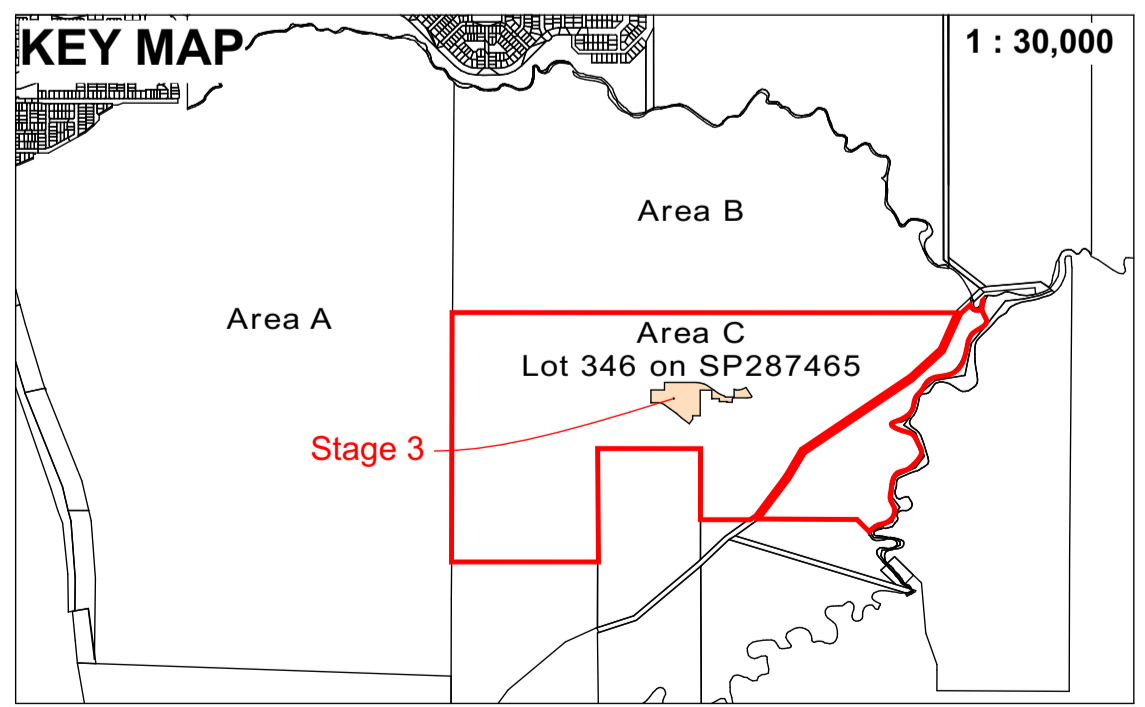
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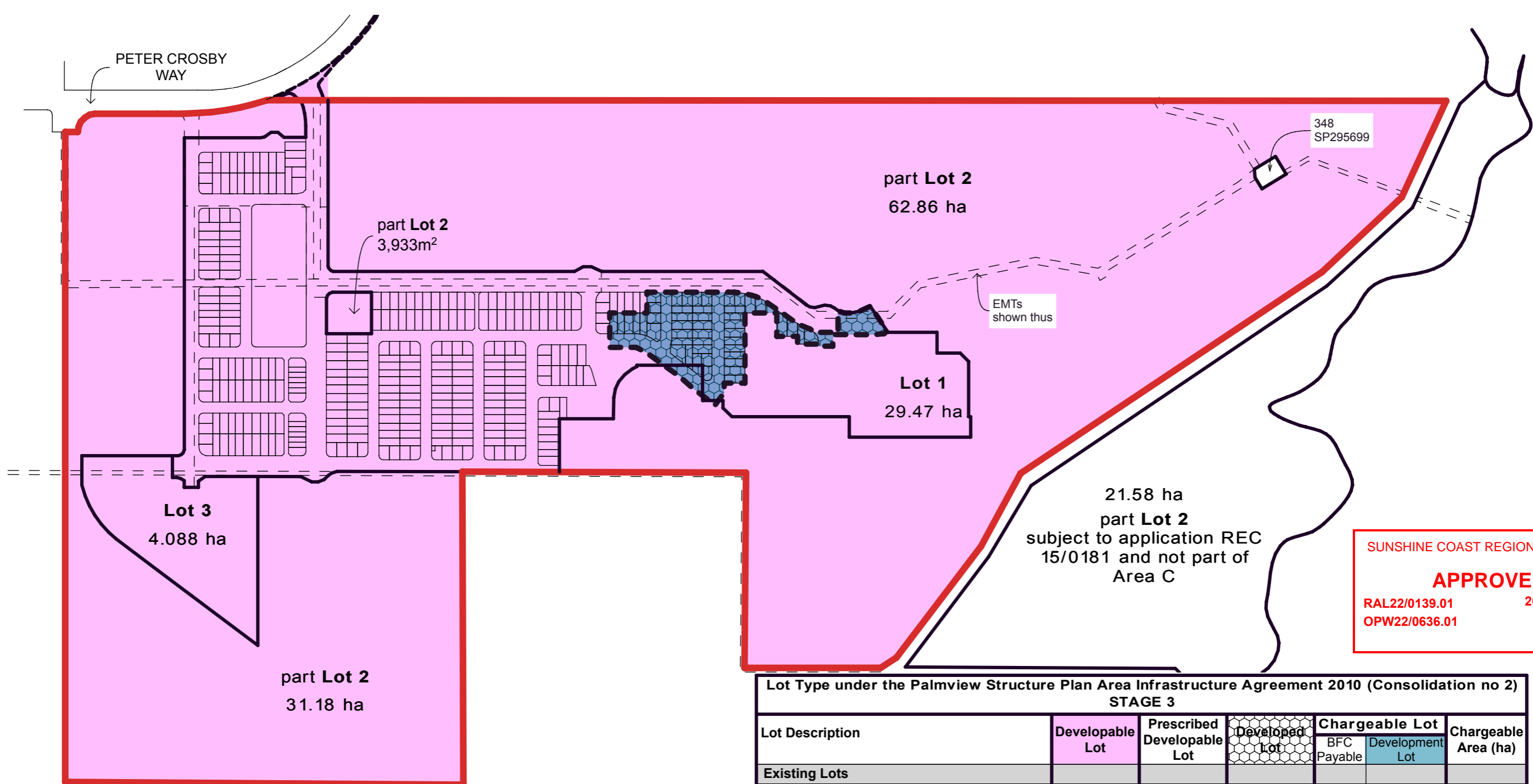
- LEGEND**
- "Area C" Boundary
 - Palmview Structure Plan Boundary (Balance)
 - ① Road Transport Infrastructure
 - ② — Green Boulevard
 - ③ Local Park #1 (1.5 ha)
 - ⑥ Local Park #2 (1.5 ha)
 - ④ Sewer Pump Station
 - ⑤ Energex Substation

NOTE:
 All areas and extents shown on plan are approximate only and subject to final survey and detailed design.

	Dwellings	ED	EP	Stage Area	Overall Chargeable Area (ha)	Local Park (ha)	Infrastructure provided at Current Stage
Stage Three	47	47	126.9	2.601 ha	2.601 ha	N/A	Nil

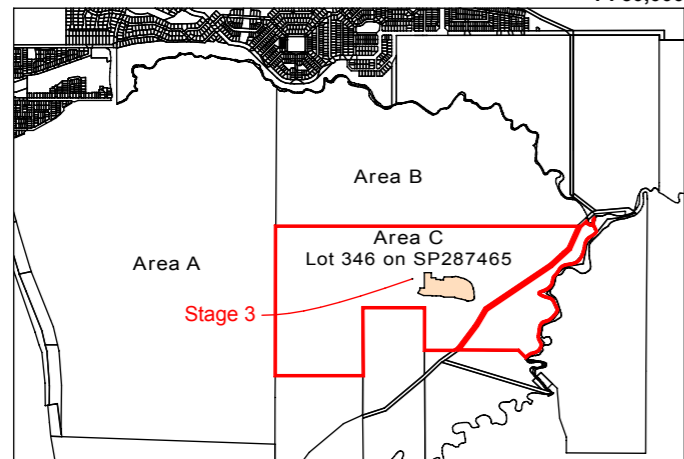
Release (Stage)	Dwelling		Equivalent Dwelling		Infrastructure Contribution Schedule Item Number	Infrastructure Contribution	Timing of the Infrastructure Contribution
	Subject Release	Accumulative Total	Subject Release	Accumulative Total			
1 (1)	71	71	71	71	4.1.1	Local Recreation Park No.1 (150%)	Local Recreation Park, before the earlier of the Approval of a Plan of Subdivision or the Start of a Use, for the Development of a Development Lot in Area C.
2 (5)	49	120	49	120	5.1.3	Provision of Non Urban Open Space	13.7 hectares of non -urban open space infrastructure is to be provided before the earlier of the Approval of a Plan of Subdivision or the Start of Use, for development of a Development Lot for land in excess of 10.3 hectares of Chargeable Area.
3 (2)	65	185	65	185	4.1.1	District Sports Park DS2	District Sports Park DS2, before the earlier of the Approval of a Plan of Subdivision or the Start of a Use for the Development of the 2,000th dwelling in the Structure Plan Area; or the earlier of the Approval of a Plan of Subdivision or the start of a Use, for Development of a Development Lot in Area C.
4 (6)	101	286	101	286	5.1.3	Provision of Non Urban Open Space	Non-urban open space infrastructure (at the rate of 1.33ha of non urban open space per 1 hectare of Chargeable area) is to be provided before the earlier of the Approval of a Plan of Subdivision or the start of Use.
5 (7)	40	326	40	326	5.1.3		
6 (3)	47	373	47	373	5.1.3		
7 (4)							





SUNSHINE COAST REGIONAL COUNCIL
APPROVED
 RAL22/0139.01 26 April 2024
 OPW22/0636.01

KEY MAP



Legend

- Site Boundary
- - - Release Boundary

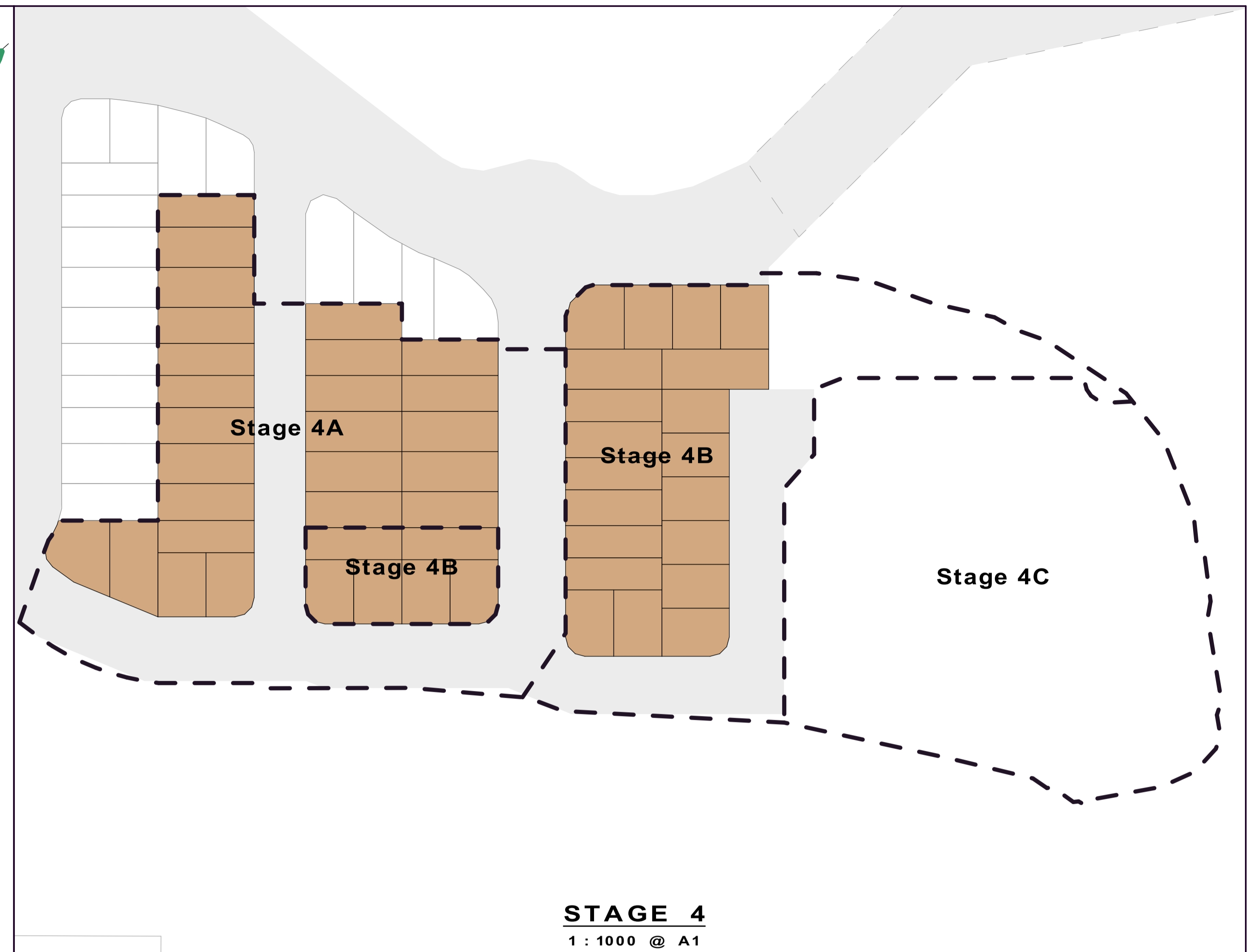
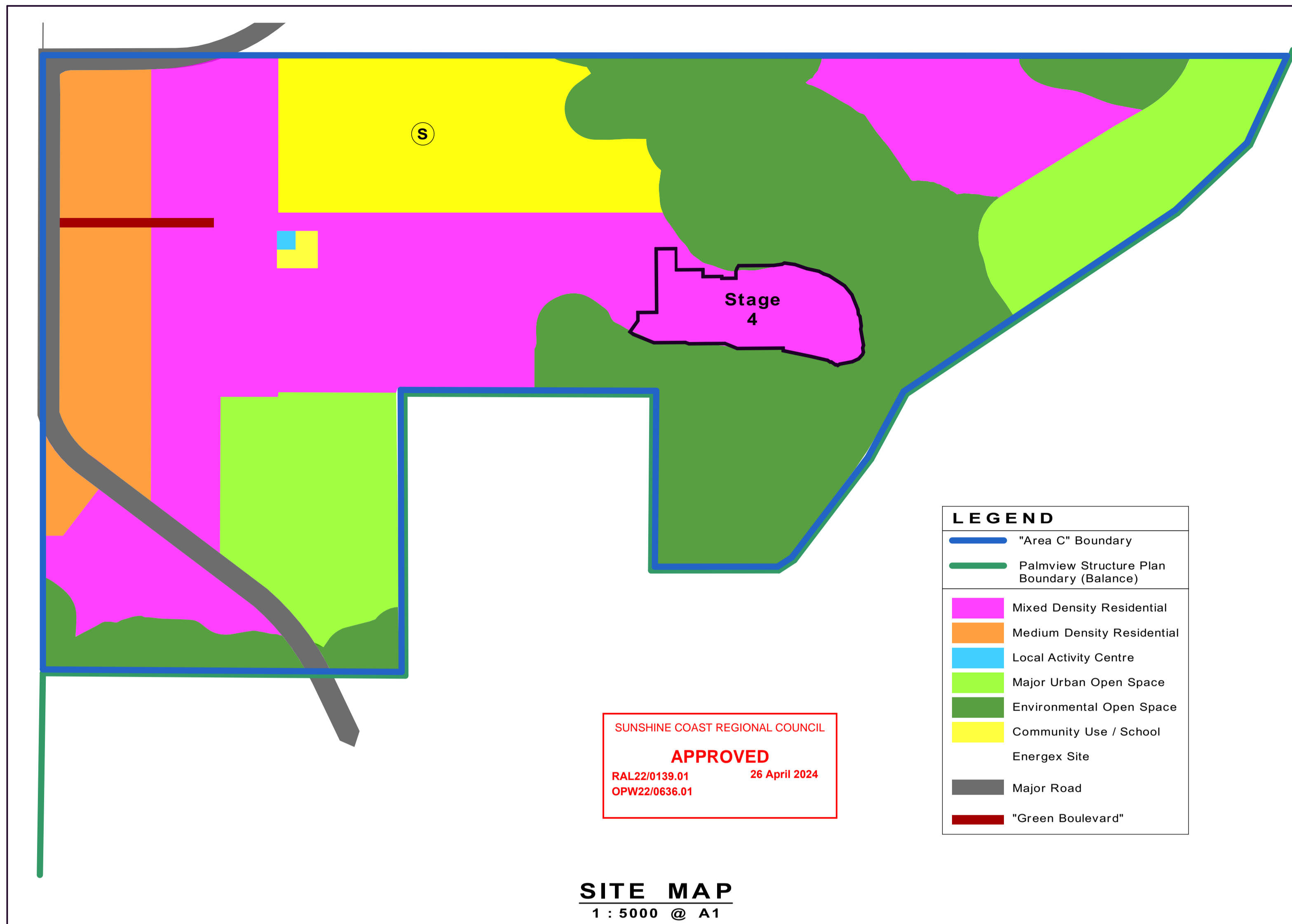
For the definition of the following:

1. Developable Lot
2. Prescribed Developable Lot
3. Developed Lot
4. Chargeable Lot
5. Development Lot
6. Proposed Infrastructure Contribution Lot

refer to the "Palmview Structure Plan Area Infrastructure Agreement 2010"

NOTE:
 All areas and easement extents shown on plan are approximate only and subject to final survey and detailed design.

Lot Type under the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation no 2) STAGE 3						
Lot Description	Developable Lot	Prescribed Developable Lot	Developed Lot	Chargeable Lot		Chargeable Area (ha)
				BFC Payable	Development Lot	
Existing Lots						
Lot 1 on SP288657, Lot 2 on SP288657, Lot 3 on SP288657 and Lot 348 on SP295699	✓	-	-	-	-	-
Proposed Infrastructure Contribution Lot						
Road other than Prescribed Road Infrastructure	-	-	✓	✓	✓	1.024 ha
Prescribed Road Infrastructure	-	-	-	-	-	-
Bicycle and pedestrian Infrastructure	-	-	-	-	-	-
Urban Open Space	-	-	-	-	-	-
Non-urban Open Space	-	-	-	-	-	-
Local Government Community Facilities	-	-	-	-	-	-
Electricity Infrastructure generally	-	-	-	-	-	-
Energex Sub-station	-	-	-	-	-	-
Water supply	-	-	-	✓	✓	-
Sewer	-	-	-	✓	✓	-
Other proposed Lots						
Proposed Lots 327 - 373	-	-	✓	✓	✓	1.577 ha
Balance Lot 2 on SP288657	-	-	-	-	-	-
Total Chargeable Area (ha)						2.601 ha



Proposed Development and Approved Development - Area C									
SP precincts / sub-precincts as varied by S242	Approved Development (ED's)								
	Educational Establishments	RAL20/0029 Stage 1	RAL20/0025 Stage 5	RAL20/0056 Stage 2	RAL20/0148 Stage 6	RAL21/0100 Stage 7	This DA Stage 3	This DA Stage 4	Total
Residential Precinct - Mixed Density and Medium Density									
Residential activities	-	71	49	65	101	40	47	51	424
Business activities	-	-	-	-	-	-	-	-	-
Community activities	-	-	-	-	-	-	-	-	-
Sub total	-	71	49	65	101	40	47	51	424
Retail and Commercial Precinct - Local Activity Centre Precinct									
Residential activities	-	-	-	-	-	-	-	-	-
Business activities	-	-	-	-	-	-	-	-	-
Industrial activities	-	-	-	-	-	-	-	-	-
Community activities	-	-	-	-	-	-	-	-	-
Sport & Recreation activities	-	-	-	-	-	-	-	-	-
Sub total	-	-	-	-	-	-	-	-	-
Community Use Precinct									
Community Use - other than Educational Establishment	-	-	-	-	-	-	-	-	-
Community purpose for Educational Establishment	304	-	-	-	-	-	-	-	304
Residential activities	-	-	-	-	-	-	-	-	-
Community activities	-	-	-	-	-	-	-	-	-
Sport & Recreation activities	-	-	-	-	-	-	-	-	-
Sub total	304	71	49	65	101	40	47	51	728
Total	304	375	424	489	590	630	677	728	728

Area C - Road infrastructure demand limits and water infrastructure demand limits			
Prescribed Road Infrastructure Link	Cumulative Demand limit for infrastructure	Accumulative to Current Development	Remaining development to demand limits
Road infrastructure demand limit (ED's)			
Claymore Road Link	752	728	(24)
Southern Road Link	940	728	212
Springhill Drive/University Way Link	1222	728	494
Southern Road Link upgrade	1809	728	1081
TOTAL	1809	728	1081
Water infrastructure demand limit (EP's)			
TOTAL	3044	1334.8*	1709.2

* includes demand of 190 equivalent persons assumed for school.

Development Type	Projected Demand (ED's)	Consumed ED's by Development Type	Proposed ED's by Development Type (This application)	Remaining ED's by Development Type
Community Purposes for Educational Establishment	304	304	-	0
Community Purposes (other than Educational Establishment)	11.1	0	-	11.1
Retail and Entertainment	336	0	-	336
Residential	1157.9	373	51	733.9
Total	1809	677	51	1082

Development Category	Allocated Demand				Previous Releases (Stage 1-3 & 5-7)			PEET Release 7 (Stage 4)			Accumulative Totals		
	Development Type	Unit Demand	Equivalent Dwelling (ED)	Equivalent Persons Per Unit Demand (EP)	Dwellings / GFA	Equivalent Dwelling (ED)	Equivalent Persons Per Unit Demand (EP)	Dwellings / GFA	Equivalent Dwelling (ED)	Equivalent Persons Per Unit Demand (EP)	Dwellings / GFA	Equivalent Dwelling (ED)	Equivalent Persons Per Unit Demand (EP)
Residential Development	Attached Dwelling	Per Dwelling	0.67	1.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Detached Dwelling	Per Dwelling	1	2.7	373 dw	373	1007.1	51 dw	51	137.7	424 dw	424	1144.8
					373 dw	373	1007.1	51 dw	51	137.7	424 dw	424	1144.8

Note: The accumulated totals on this plan assume that the Equivalent Dwellings proposed under current applications will be approved. These are identified in the figures under the "Previous Release(s)" section.








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Stage 4 (A&B)

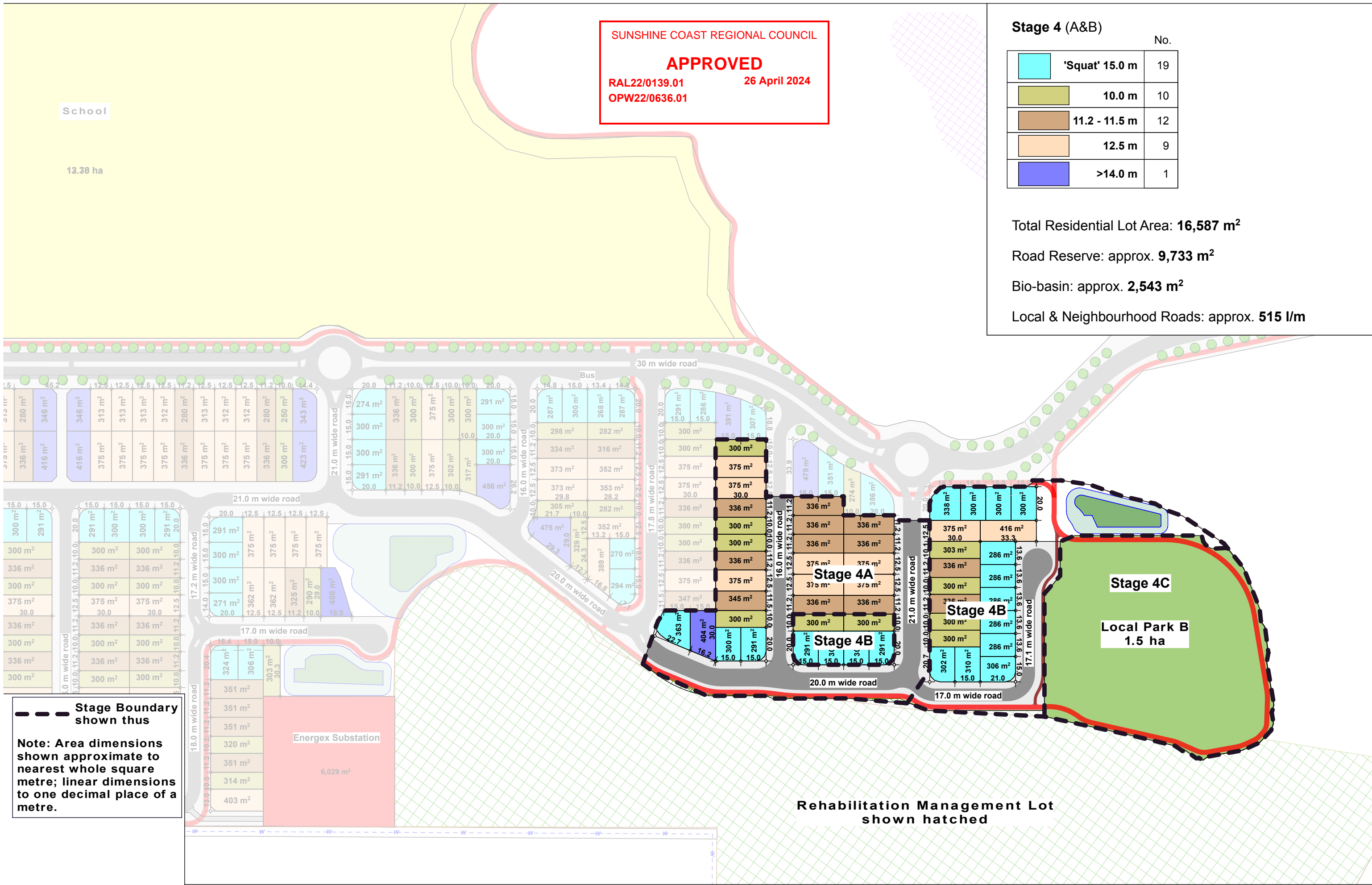
	No.
 'Squat' 15.0 m	19
 10.0 m	10
 11.2 - 11.5 m	12
 12.5 m	9
 >14.0 m	1

Total Residential Lot Area: **16,587 m²**

Road Reserve: approx. **9,733 m²**

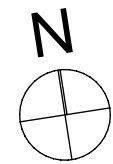
Bio-basin: approx. **2,543 m²**

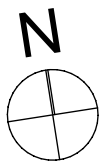
Local & Neighbourhood Roads: approx. **515 l/m**



Stage Boundary shown thus

Note: Area dimensions shown approximate to nearest whole square metre; linear dimensions to one decimal place of a metre.

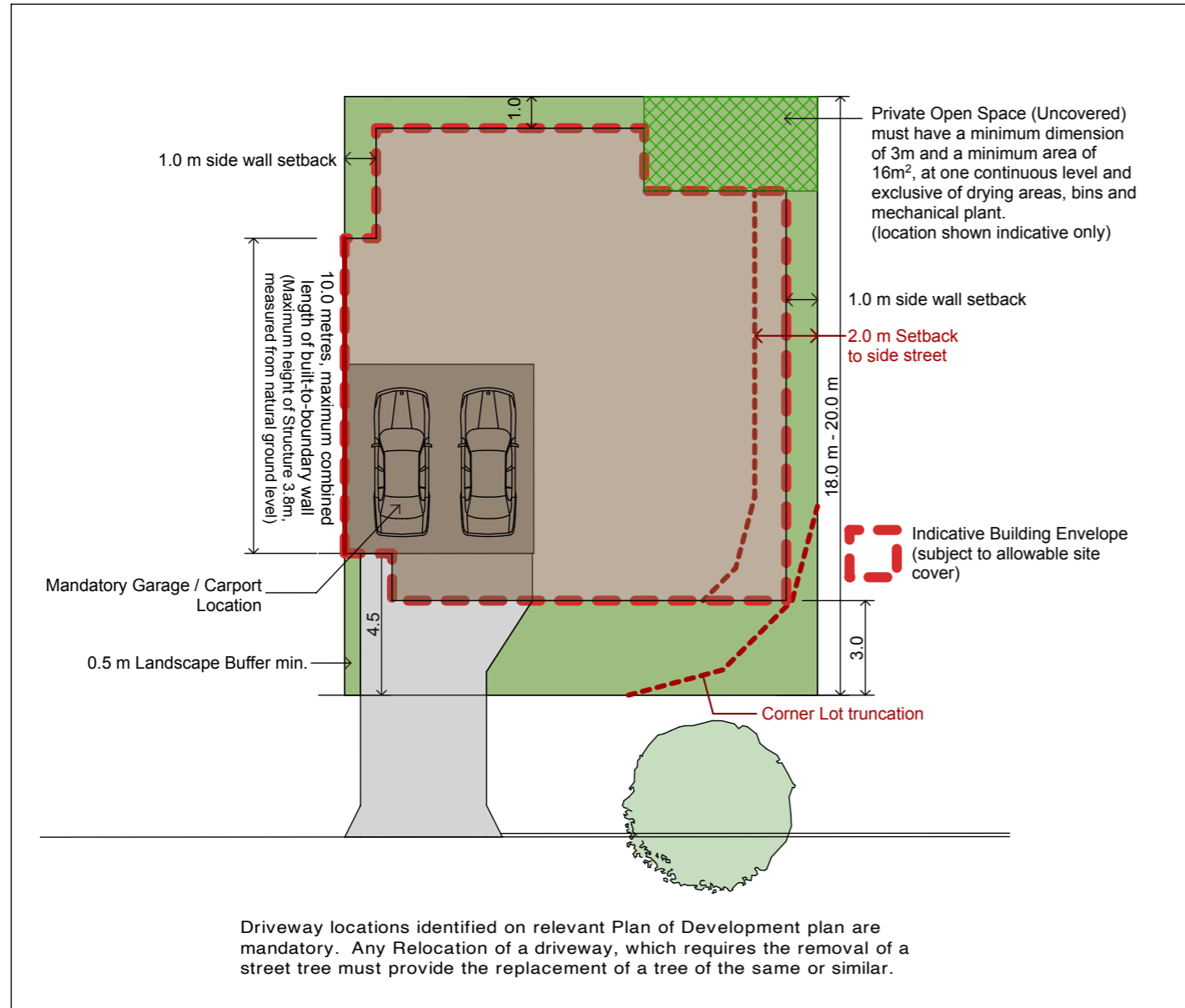




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RAL22/0139.01
OPW22/0636.01

26 April 2024



Stage 4 - Development Control Notes

15.0 metre wide "Squat" Allotment

Front Setback - Main Face of Building	3.0 m (main street) 2.0 m (secondary street)
Rear Setback - Main Face of Building	1.0 m (ground floor) 1.5 m (first floor)
Garage / Carport Setback	4.5 m (double) 5.5 m (single)
Garages must not project forward of primary frontage of the building	
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 2 metres from the front property boundary, the height of the portico does not exceed 4.5 metres, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Deleted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

*Definitions:

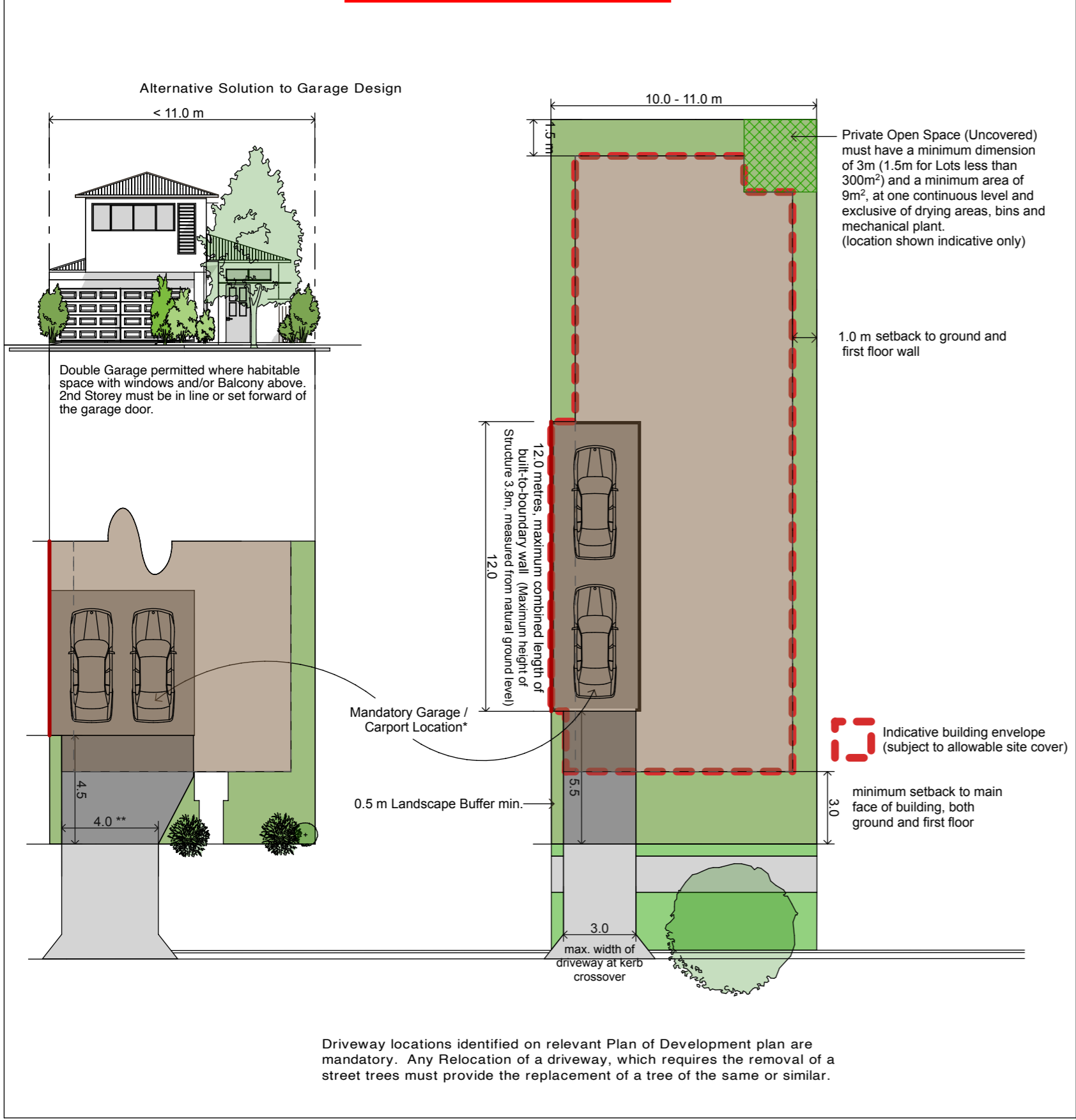
Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is calculated to the outer most projections of the building(s) and is expressed as a percentage.

The term does not include:

- any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- basement car parking areas located wholly below ground level;
- eaves and sun shading devices.



Stage 4 - Development Control Notes 10.0 metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback	4.5 m (double) 5.5 m (single)
Garages must be set back a minimum 450mm of primary frontage of the building	
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

- NOTES:**
- All development is to be undertaken in accordance with the Development Approval*.
 - Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
 - Setbacks and site cover are to be in accordance with the table above.
 - Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 2 metres from the front property boundary, the height of the portico does not exceed 4.5 metres, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.
 - Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
 - Maximum building envelopes are subject to current and future proposed easements and/or underground services.
 - Private covered outdoor space is provided with direct access from a living area of the house.
 - Buildings and structures are not higher than 8.5m above natural ground level.
 - Deleted.
 - All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
 - Garages are to be located according to the Detailed Plan of Development for the relevant stage.
 - Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
 - Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
 - Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

***Definitions:**

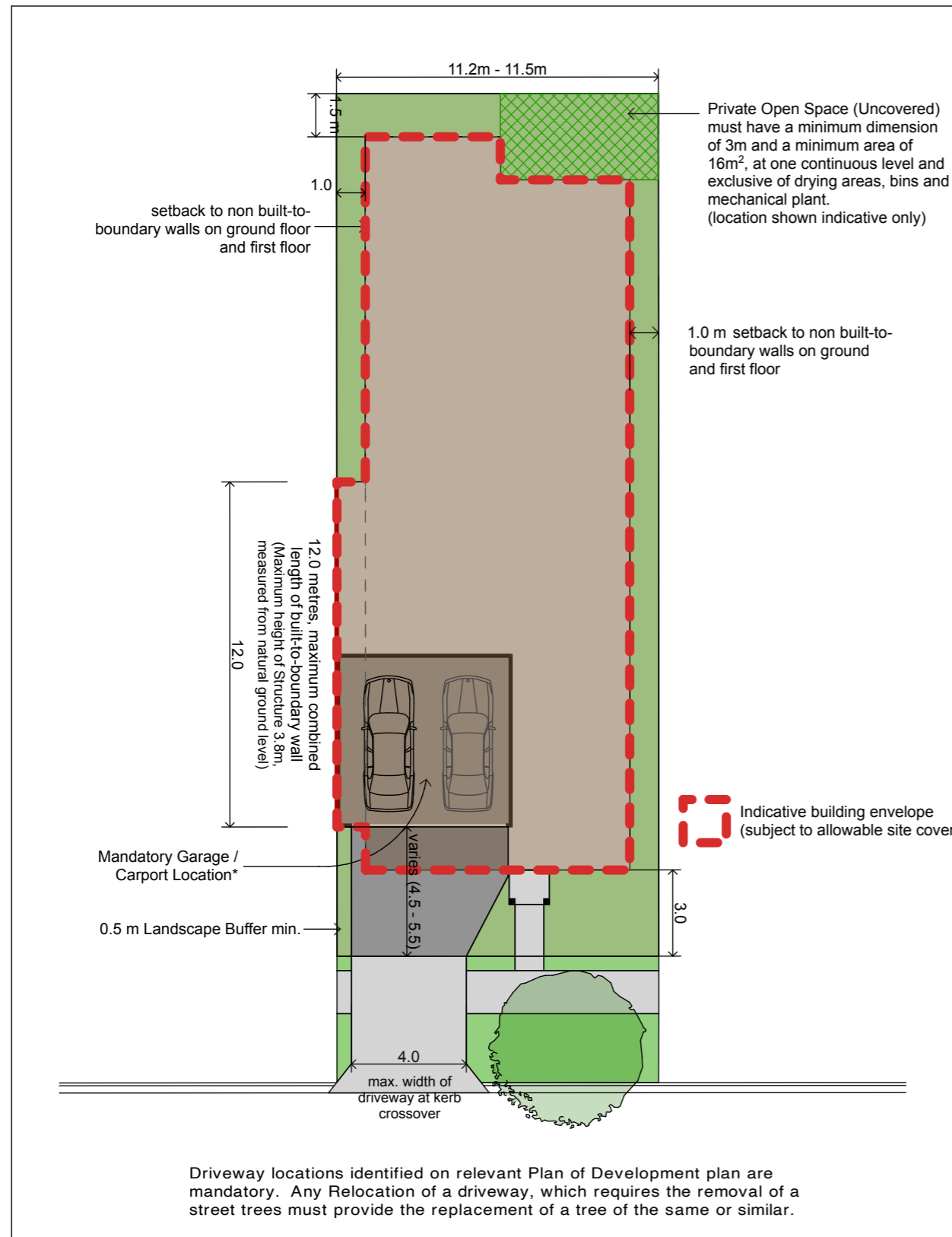
Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to mature.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is calculated to the outer most projections of the building(s) and is expressed as a percentage.

The term does not include:

- any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- basement car parking areas located wholly below ground level;
- eaves and sun shading devices.



Stage 4 - Development Control Notes

11.2 - 11.5 metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback	4.5 m (double) 5.5 m (single)
Garages must not project forward of primary frontage of the building	
Side Wall Setback - Ground Floor (Eave)	1.0 m 0.6 m
Side Wall Setback - First Floor (Eave)	1.0 m 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	70%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
- Setbacks are measured to the wall of the building/ structure. Eaves, Awnings, Verandahs, Balconies and the like are permitted to extend up to 900mm within the front and rear setback area and the side street setback area for corner lots provided they remain open and not enclosed. Entrance porticos may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than 2 metres from the front property boundary, the height of the portico does not exceed 4.5 metres, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.
- Solid screen fencing 1.8m high is provided to side and rear boundaries to maintain privacy where no Developer-provided fencing or built-to boundary wall is provided. Where there is no adjoining lot to the rear, fencing may be "pool-type" fencing.
- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Single Tandem or Double Garages permitted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee*.

*Definitions:

Deep Soil Zone – minimum 1.5m x 1.5m area with access to unencumbered soil and sky, sited where medium to large canopy trees will be able to grow to maturity.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this stage.

Site Cover – the proportion of the site covered by building(s), structure(s) attached to the building(s) and carport(s), the term includes covered Patio areas, is calculated to the outer most projections of the building(s) and is expressed as a percentage.

The term does not include:

- any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- basement car parking areas located wholly below ground level;
- eaves and sun shading devices.



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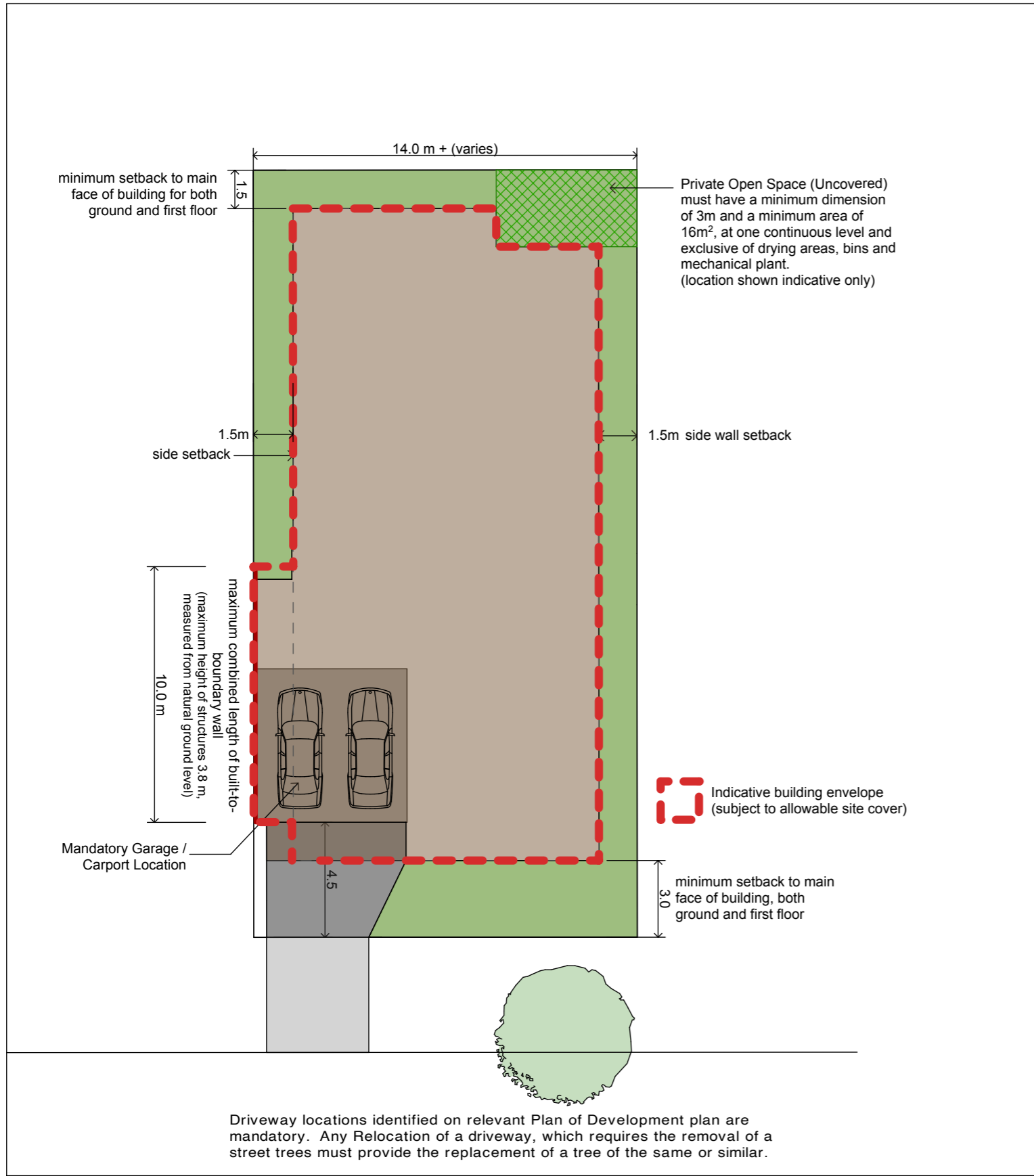
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RAL22/0139.01
OPW22/0636.01

26 April 2024

Village Green, Palmview, QLD - RESIDENTIAL DEVELOPMENT
Development Control Plan - 11.2 - 11.5 metre wide Lots

1:200 @ A3 / 03 . 03 . 2023 / 353 - DA - 40.5 - C



Stage 4 - Development Control Notes 14.0+ metre wide Allotment

Front Setback - Main Face of Building	3.0 m
Rear Setback - Main Face of Building	1.5 m (ground floor) 2.0 m (first floor)
Garage / Carport Setback	4.5 m (double) 5.5 m (single)
Garages must not project forward of primary frontage of the building	
Side Wall Setback - Ground Floor (Eave)	1.5 m (2.0 m to secondary st) 0.6 m
Side Wall Setback - First Floor (Eave)	1.5 m (2.0 m to secondary st) 0.6 m
Side Setback (Ground Floor) Built to Boundary	0.0 - 0.25 m
Garage Location -	Mandatory built to side boundary location as indicated on Plan of Development
max. Site Cover (# defined below)	60%

NOTES:

- All development is to be undertaken in accordance with the Development Approval*.
- Only one dwelling is permitted per allotment. Secondary Dwellings/ Annexed Units and Duplex Dwellings/Dual Occupancies will not be permitted on any allotment.
- Setbacks and site cover are to be in accordance with the table above.
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- Maximum building envelopes are subject to current and future proposed easements and/or underground services.
- Private covered outdoor space is provided with direct access from a living area of the house.
- Buildings and structures are not higher than 8.5m above natural ground level.
- Deleted.
- All clothes drying, rubbish storage areas, water tanks, air conditioning units are to be screened from street view or other open space.
- Garages are to be located according to the Detailed Plan of Development for the relevant stage.
- Deep Soil Zones* must be provided in the front and rear setbacks to support canopy trees in accordance with sub-tropical design principles and to help mitigate Urban Heat Island effect.
- Driveways are limited to a maximum width of 3m for single garages, 4m for double garages and a maximum of 1 per dwelling.
- Minor variations to the approved Detailed Plan of Development or Development Control Notes to suit site specific conditions are to be assessed by Council as a request for consideration as a 'generally in accordance' and accompanied by the relevant Council application fee'.

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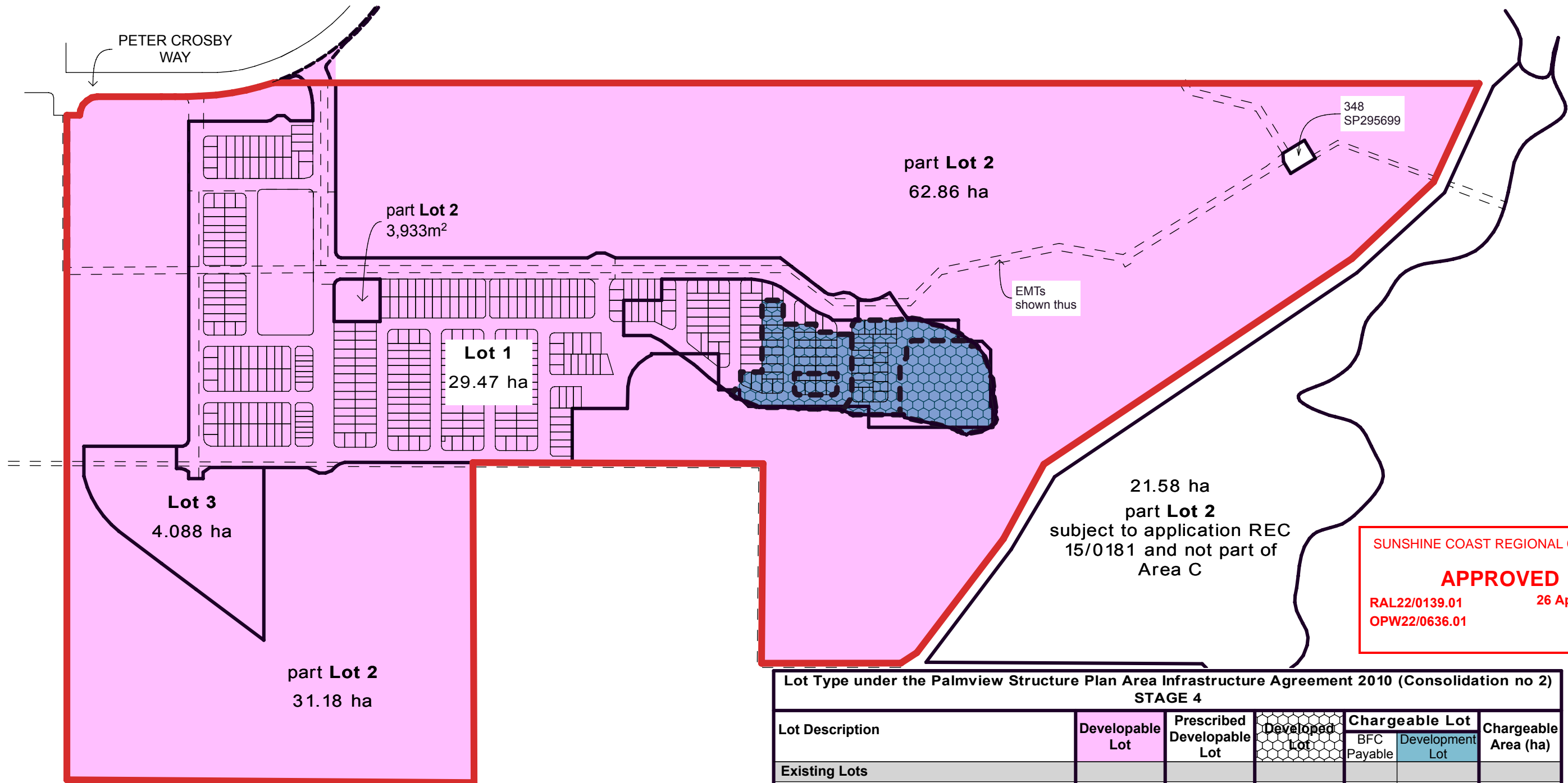
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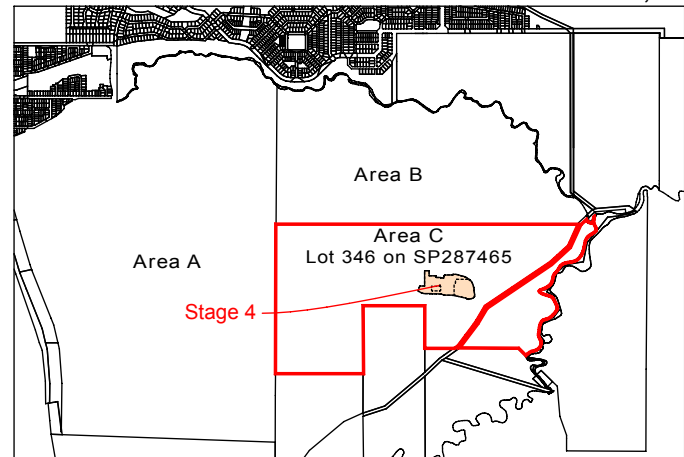
- any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- basement car parking areas located wholly below ground level;
- eaves and sun shading devices.



Lot Type under the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation no 2)
STAGE 4

Lot Description	Developable Lot	Prescribed Developable Lot	Developed Lot	Chargeable Lot		Chargeable Area (ha)
				BFC Payable	Development Lot	
Existing Lots						
Lot 1 on SP288657, Lot 2 on SP288657, Lot 3 on SP288657 and Lot 348 on SP295699	✓	-	-	-	-	-
Proposed Infrastructure Contribution Lot						
Road other than Prescribed Road Infrastructure	-	-	✓	✓	✓	1.209 ha
Prescribed Road Infrastructure	-	-	-	-	-	-
Bicycle and pedestrian Infrastructure	-	-	-	-	-	-
Urban Open Space	-	-	✓	✓	✓	1.501 ha
Non-urban Open Space	-	-	-	-	-	-
Local Government Community Facilities	-	-	-	-	-	-
Electricity Infrastructure generally	-	-	-	-	-	-
Energex Sub-station	-	-	-	-	-	-
Water supply	-	-	-	✓	✓	-
Sewer	-	-	-	✓	✓	-
Other proposed Lots						
Proposed Lots 374 - 424	-	-	✓	✓	✓	1.654 ha
Balance Lot 2 on SP288657	-	-	-	-	-	-
Total Chargeable Area (ha)						4.364 ha

KEY MAP



Legend

- Site Boundary
 - Release Boundary
- For the definition of the following:
1. Developable Lot
 2. Prescribed Developable Lot
 3. Developed Lot
 4. Chargeable Lot
 5. Development Lot
 6. Proposed Infrastructure Contribution Lot refer to the "Palmview Structure Plan Area Infrastructure Agreement 2010"

NOTE:
All areas and easement extents shown on plan are approximate only and subject to final survey and detailed design.



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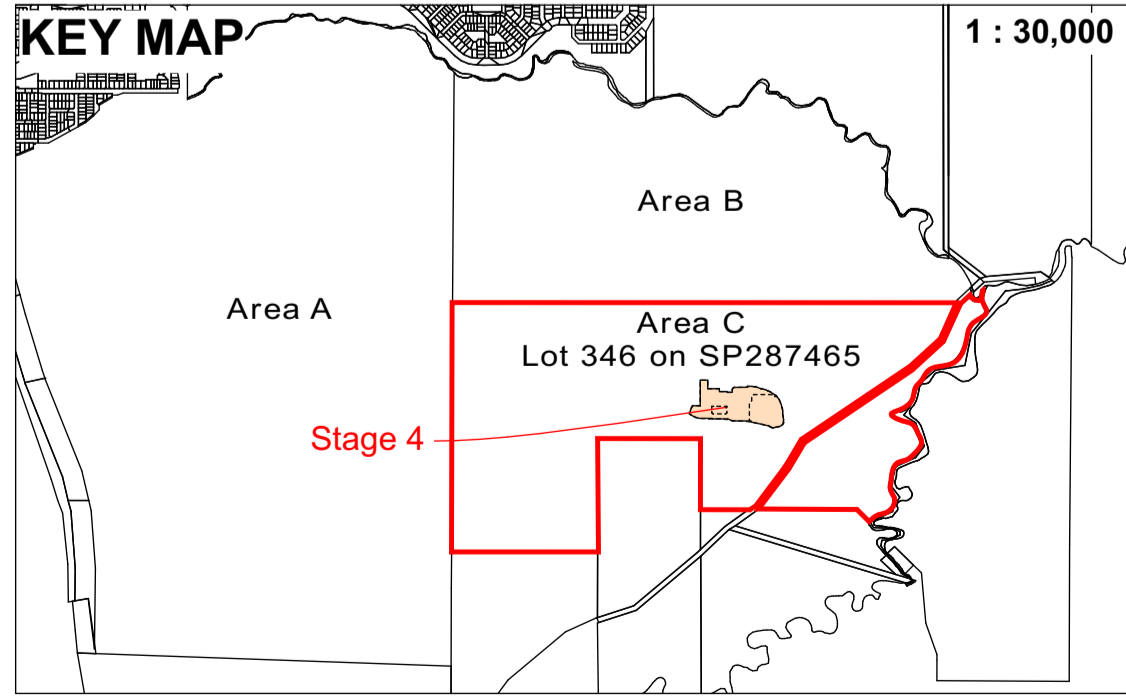
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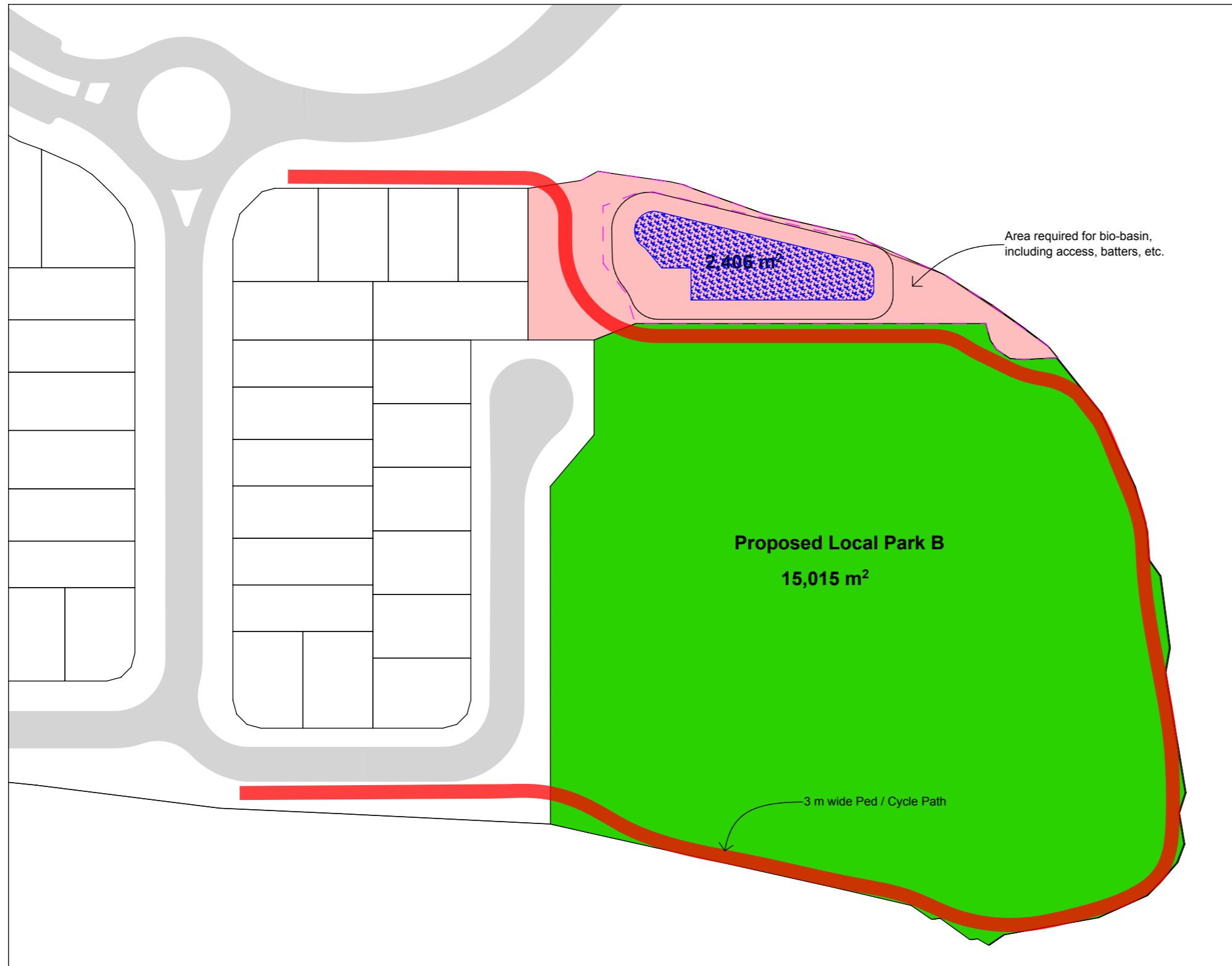
LEGEND

- "Area C" Boundary
- Palmview Structure Plan Boundary (Balance)
- 1 Road Transport Infrastructure
- 2 Green Boulevard
- ✱ 3 Local Park #1 (1.5 ha)
- ✱ 6 Local Park #2 (1.5 ha)
- 4 Sewer Pump Station
- 5 Energex Substation

	Dwellings	ED	EP	Stage Area	Overall Chargeable Area (ha)	Local Park (ha)	Infrastructure provided at Current Stage
Stage 4A	25	25	67.5	1.542 ha	1.542 ha	-	-
Stage 4B & 4C	26	26	70.2	2.822 ha	2.822 ha	1.5 ha	Local Park #2 (1.5 ha)

Release (Stage)	Dwelling		Equivalent Dwelling		Infrastructure Contribution Schedule Item Number	Infrastructure Contribution	Timing of the Infrastructure Contribution
	Subject Release	Accumulative Total	Subject Release	Accumulative Total			
1 (1)	71	71	71	71	4.1.1	Local Recreation Park No.1 (150%)	Local Recreation Park, before the earlier of the Approval of a Plan of Subdivision or the Start of a Use, for the Development of a Development Lot in Area C.
2 (5)	49	120	49	120	5.1.3	Provision of Non Urban Open Space	13.7 hectares of non -urban open space infrastructure is to be provided before the earlier of the Approval of a Plan of Subdivision or the Start of Use, for development of a Development Lot for land in excess of 10.3 hectares of Chargeable Area.
3 (2)	65	185	65	185	4.1.1	District Sports Park DS2	District Sports Park DS2, before the earlier of the Approval of a Plan of Subdivision or the Start of a Use for the Development of the 2,000th dwelling in the Structure Plan Area; or the earlier of the Approval of a Plan of Subdivision or the start of a Use, for Development of a Development Lot in Area C.
4 (6)	101	286	101	286	5.1.3	Provision of Non Urban Open Space	Non-urban open space infrastructure (at the rate of 1.33ha of non urban open space per 1 hectare of Chargeable area) is to be provided before the earlier of the Approval of a Plan of Subdivision or the start of Use.
5 (7)	40	326	40	326	5.1.3		
6 (3)	47	373	47	373	5.1.3		
7 (4)	51	424	51	424	4.1.1	Local Recreation Park No. 2 (150%) Provision of Non Urban Open Space	Local Recreation Park, before the earlier of the Approval of a Plan of Subdivision or the Start of a Use, for the Development of every multiple of 400 Dwellings in Area C. Non-urban open space infrastructure (at the rate of 1.33ha of non urban open space per 1 hectare of Chargeable area) is to be provided before the earlier of the Approval of a Plan of Subdivision or the start of Use.







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APPROVED

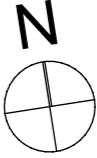
RAL22/0139.01 26 April 2024

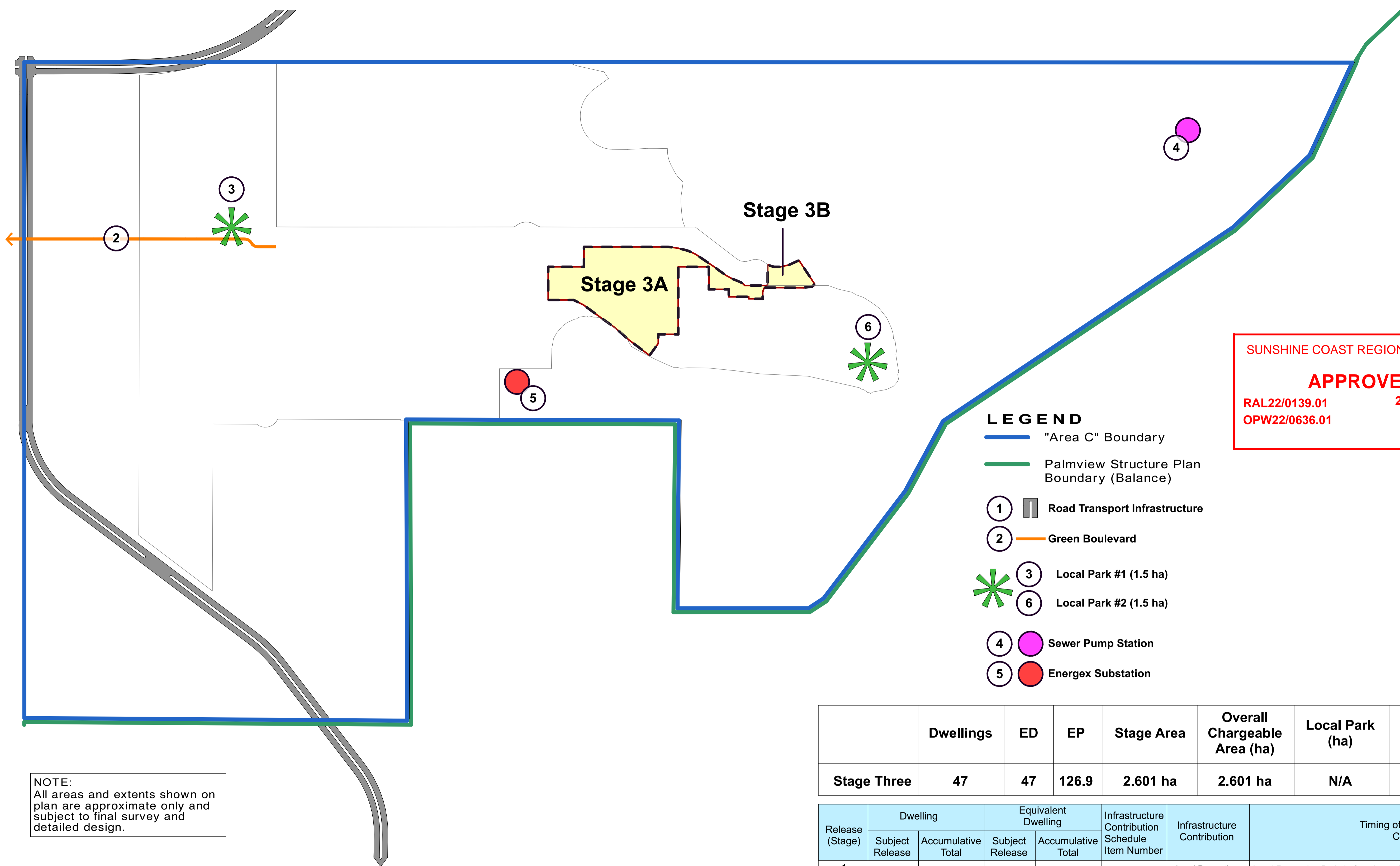
OPW22/0636.01

LEGEND

	Constrained Area	(2,406 m²)
	Unconstrained Area	(15,015 m²)

N





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 OPW22/0636.01

- LEGEND**
- "Area C" Boundary
 - Palmview Structure Plan Boundary (Balance)
 - ① Road Transport Infrastructure
 - ② — Green Boulevard
 - ③ Local Park #1 (1.5 ha)
 - ⑥ Local Park #2 (1.5 ha)
 - ④ Sewer Pump Station
 - ⑤ Energex Substation

	Dwellings	ED	EP	Stage Area	Overall Chargeable Area (ha)	Local Park (ha)	Infrastructure provided at Current Stage
Stage Three	47	47	126.9	2.601 ha	2.601 ha	N/A	Nil

Release (Stage)	Dwelling		Equivalent Dwelling		Infrastructure Contribution Schedule Item Number	Infrastructure Contribution	Timing of the Infrastructure Contribution
	Subject Release	Accumulative Total	Subject Release	Accumulative Total			
1 (1)	71	71	71	71	4.1.1	Local Recreation Park No.1 (150%)	Local Recreation Park, before the earlier of the Approval of a Plan of Subdivision or the Start of a Use, for the Development of a Development Lot in Area C.
2 (5)	49	120	49	120	5.1.3	Provision of Non Urban Open Space	13.7 hectares of non -urban open space infrastructure is to be provided before the earlier of the Approval of a Plan of Subdivision or the Start of Use, for development of a Development Lot for land in excess of 10.3 hectares of Chargeable Area.
3 (2)	65	185	65	185	4.1.1	District Sports Park DS2	District Sports Park DS2, before the earlier of the Approval of a Plan of Subdivision or the Start of a Use for the Development of the 2,000th dwelling in the Structure Plan Area; or the earlier of the Approval of a Plan of Subdivision or the start of a Use, for Development of a Development Lot in Area C.
4 (6)	101	286	101	286	5.1.3	Provision of Non Urban Open Space	Non-urban open space infrastructure (at the rate of 1.33ha of non urban open space per 1 hectare of Chargeable area) is to be provided before the earlier of the Approval of a Plan of Subdivision or the start of Use.
5 (7)	40	326	40	326	5.1.3		
6 (3)	47	373	47	373	5.1.3		
7 (4)							

NOTE:
 All areas and extents shown on plan are approximate only and subject to final survey and detailed design.

