

LEGEND

- DETACHED DWELLING LOT (MAXIMUM 1 DWELLING)
- S

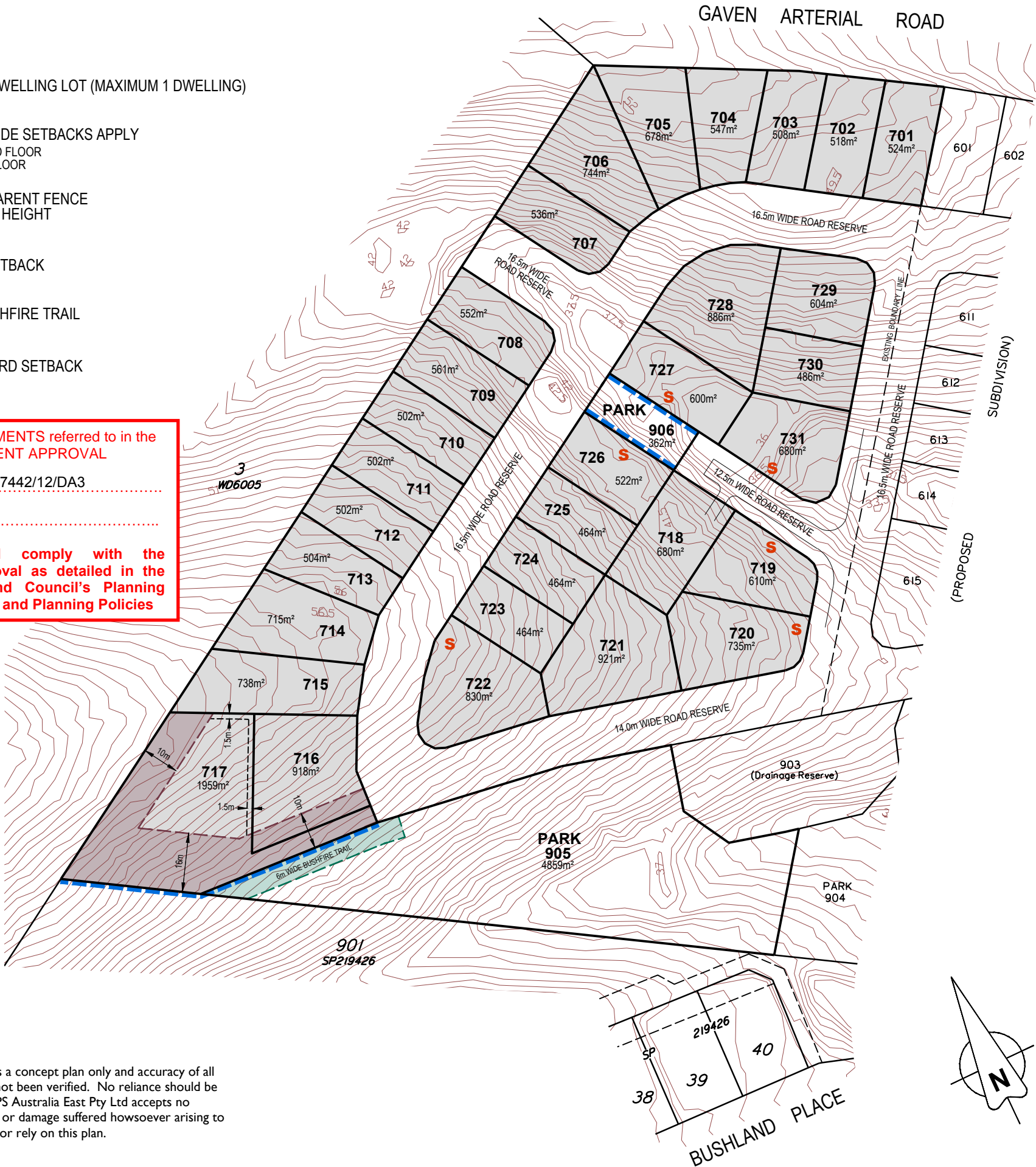
STANDARD SIDE SETBACKS APPLY  
i.e. 1.5m GROUND FLOOR  
2.0m FIRST FLOOR
- 50% TRANSPARENT FENCE  
1.2m - 1.8m IN HEIGHT
- BUSHFIRE SETBACK
- 6m WIDE BUSHFIRE TRAIL
- NON-STANDARD SETBACK

PLANS AND DOCUMENTS referred to in the  
DEVELOPMENT APPROVAL

Application No: PN247442/12/DA3

Dated: 25 May 2018

Development shall comply with the  
conditions of approval as detailed in the  
Decision Notice and Council's Planning  
Scheme, Local Laws and Planning Policies



**IMPORTANT NOTE**  
This plan was prepared as a concept plan only and accuracy of all aspects of the plan have not been verified. No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person who may use or rely on this plan.

SETBACKS (These setbacks are to the wall face. Eaves, screens and shading devices up to 600mm wide are excluded from the tabled dimensions below)				
Front <ul style="list-style-type: none"><li>5m to main building line;</li><li>4m to architectural extension;</li></ul>	Side <ul style="list-style-type: none"><li>1.5m ground floor;</li><li>2m first floor;</li></ul>	Rear <ul style="list-style-type: none"><li>3m to ground floor;</li><li>3m to first floor;</li></ul>	Secondary <ul style="list-style-type: none"><li>3m to main building line;</li><li>2m to architectural extension;</li></ul>	Garages <ul style="list-style-type: none"><li>5.5m to double garage;</li><li>5.5m to single garage;</li></ul>
BUILDING HEIGHTS <ul style="list-style-type: none"><li>Two (2) storeys and maximum of 9 metres.</li></ul>		SITE COVER <ul style="list-style-type: none"><li>Max 50%;</li><li>Except where covered private open space is proposed the maximum site cover does not exceed 60%;</li></ul>		ACCOMMODATION DENSITY <ul style="list-style-type: none"><li>Maximum one (1) dwelling per lot;</li></ul>
PRIVATE OPEN SPACE <ul style="list-style-type: none"><li>Minimum area of 25m<sup>2</sup>;</li><li>Minimum dimension of 5m (excluding driveways, service areas and the like);</li><li>May include ‘under roof’ alfresco areas;</li><li>Is located adjacent to each dwelling unit;</li><li>Has a maximum gradient not exceeding one in ten;</li><li>Is sufficiently screened for privacy;</li></ul>		FENCING <div><u>FRONTAGE FENCING</u> Lots 701-705 secondary frontage fencing<ul style="list-style-type: none"><li>Fencing and landscaping to Gaven Arterial Road is to be retained and maintained to a uniform standard by individual lot owners.</li><li>Gaven Arterial Road fencing will be setback 1.0m within boundary of lots.</li></ul></div> <div><u>FENCING TO OPEN SPACE</u><ul style="list-style-type: none"><li>Side boundary fencing to open space on Lots 717, 726 &amp; 727 shall be 50% transparent and range in height from 1.2m to 1.8m.</li></ul></div>		
DESIGN REQUIREMENTS <ul style="list-style-type: none"><li>Dwellings are to be designed and oriented to facilitate casual surveillance by addressing the street. At least one habitable room is to overlook the street.</li></ul>				

CLIENT

ORCHARD DEVELOPMENT P/L

Level Datum

AHD

Date

17 MAY 2018

Level Origin

LIDAR

Surveyed

RPS GC

Drafted

BJB

Local Authority

GOLD COAST CITY

Data Origin

134207-Bdy-2018-05-17

CS

PLAN

PLAN OF DEVELOPMENT

Lots 701-731 and Park Lots 905 & 906  
cancelling Lot 4 on SP146972

Felling Drive, MAUDSLAND

SCALE:  
1:1250 (A3)

10

0

10

20

30

40

50

RPS

©COPYRIGHT PROTECTS THIS PLAN  
Unauthorised reproduction or amendment  
not permitted. Please contact the author.

RPS Australia East Pty Ltd  
ACN 140 292 762  
ABN 44 140 292 762

Lakeside Corporate Space, Suite 425, Level 2  
Building 4, 34-36 Glenferrie Drive,  
Robina PO Box 1048 Robina DC, Qld 4226

T +61 7 555 36900  
F +61 7 555 36999  
W rpsgroup.com.au

Plan Ref: 134207-POD-7h

Sheet  
1 of 1