

Development of all Attached Dwellings

A Preliminary Approval is in place for Attached Dwellings (duplexes) on Lot 9, 10, 15, 20 & 21; a further Development Application seeking Development Permit for Attached Dwellings is required to be lodged and approved before lawful development of Attached Dwellings. These further Development Applications, when lodged separately, will be subject of a Risksmart Assessment process (5 business day assessment period).

Development of all Detached Dwellings

All Lots other than Lot 9, 10, 15, 20 & 21 are designated for detached dwellings. Detached Dwellings are self assessable development under the Coomera Local Area Plan (LAP) Table of Development for Precinct 1 where the design of such accords with the relevant acceptable solutions from the applicable Planning Scheme Codes being:

- The Coomera LAP Place Code;
- The Detached Dwellings Specific Development Code;
- The Car Parking, Access and Transport Integration Constraint Code.

Maximum Building Height

Maximum building height shall not exceed 8.5 metres and a maximum of two (2) storeys with the exception of a partial third storey where the Gross Floor Area (GFA) does not exceed 50% of the GFA of the storey immediately below and the building height does not exceed 11.5 metres (partial third storey's are subject to further GCCC approval).

Site Coverage

The maximum site coverage is 50%.

Setbacks

The main building line for all dwellings (eaves can encroach within these setbacks) is to be setback no less than:

- 4.5 metres from the front boundary;
- 1.5 metres from the side boundaries; and
- 3 metres from the rear boundary.

However, all garages and car ports are to be setback a minimum of 5.5 metres from the front boundary.

Setbacks for a secondary frontage are to be minimum of 3 metres.

Private Open Space

Each dwelling must be provided private open space which is at least 25m2 with a minimum width of three metres and is accessible from the living room. The private open space area is to have a maximum gradient not exceeding exceeding one in ten and is to be free of clothes lines, rainwater tanks or similar structures.

Vehicle Crossovers & Driveways

- Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 - Land Development Guidelines;
- Driveways internal to a lot are not steeper than 25% (1V:4H) for a distance not greater than 50 metres;
- Vehicle crossovers are to be separated from those of adjoining lots by a minimum of three (3) metres;
- Each dwelling is to be provided two on-site car parks, of which at least one needs to be covered;
- No direct vehicular access permitted to Gawthorn Drive or Karingal Drive.
- Vehicular access to each attached dwelling on Lot 9 and Lot 21 is to be via alternate street frontages.
- Only one vehicle crossover (VXO) per allotment with the exception of Lots 9 and 21 which may have two.
- For corner allotments the VXO must be setback a minimum of 10 metres from the tangent point of the kerb.

Architectural Design

- Buildings and landscaping are designed to optimise solar penetration during winter and minimise solar penetration during summer;
- Roofs display a pitched form, with an overhang of a minimum of 600mm on all elevations, plus awnings or hoods on individual windows of the western elevations;
- Building materials, patterns, textures and colours are complementary to those of nearby dwellings but do not share the exact combinations as any dwelling immediately adjoining or immediately across the street;
- Building materials, patterns, textures and colours used in garage and carport structures are complementary to those of the principal building on the site;;
- Where a habitable room window faces and is within ten metres of a habitable room window of another dwelling, it is offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows;
- Where a direct view exists into the private open space of an adjoining dwelling, it is obscured or screened by privacy screens that have openings which make it not less than 50% transparent;

Lots With Double Road Frontage.

Dwellings on Lots 11 to 20 (inclusive) are to be designed so as to provide a presentation to Gawthorn and/or Karingal Drives that gives a reasonable impression of being the front facade of the dwelling (other than any presence of a VXO or carparking areas).

One of, or any combination of, the following architectural elements will be deemed to satisfy this objective:

- A prominent verandah, porch, entry portico or balcony is to be presented to the Gawthorn and/or Karingal Drives frontage which comprises at least 40% of the length of that elevation with the balance of that elevation to comprise of at least one large window or architectural treatment of interest;
- Feature windows, roofline and roof gables to match those on the elevation of the primary frontage.






Fencing

- Front fencing on Lots 1, 2, 21, 22 & 23 is to be either a maximum height of 1.2 metres or otherwise a maximum height of 1.5 metres and at least 50% transparent;
- All fencing is to accord with the approved Fencing Plan.

Rainwater Tanks

All detached dwellings are to have 5,000 litre rainwater tanks installed and all attached dwellings are to have 3,000 litre rainwater tanks installed.

LEGEND

-  Detached Dwelling
-  Attached Dwellings
-  Built to Boundary Line (max length of 15m except for Lot 12 which is to be 12m max.)
-  Road Widening (refer to approved civil engineering plans)
-  Required siting for Vehicle Crossover (vxo)

DEVELOPMENT SUMMARY

Site Area - 34,659m2 (3.47ha)
Road Reserve - 5,924m2 (0.59ha)
Open Space - 17,648m2 (1.76ha)
Net Developable Area - 11,118m2 (1.11ha)
No. of Lots - 23
No. of Dwellings - 27
Gross Density - 8.08 dw/ha
Net Density - 25.2 dw/ha (exc. future Management Lot density)



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TITLE

PLAN OF DEVELOPMENT

PROJECT

21 Karingal Drive, Pimpama
Lot 36 on RP 835834

CLIENT

INGLES PTY LTD

PLANNER:

ABM

DRAWN BY:

Bea

LOCAL AUTHORITY:

City of Gold Coast

PARISH:

Pimpama

COUNTY:

Ward

MERIDIAN

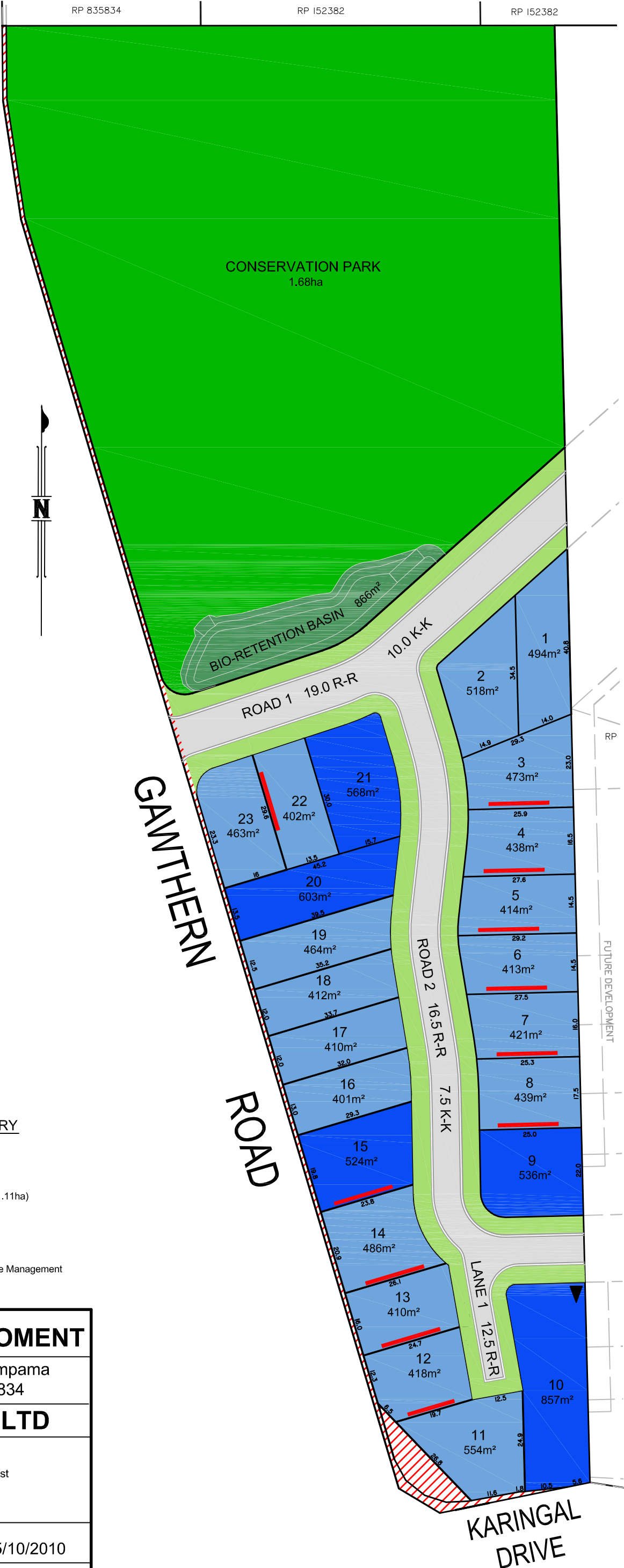
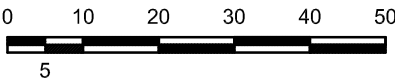
RP 835834

SHEET 1 OF 1

DATE

25/10/2010

Scale: 1:1000 @ A3



PROJECT No.

702813_PROP_G