




 Application No: P153632612310A2

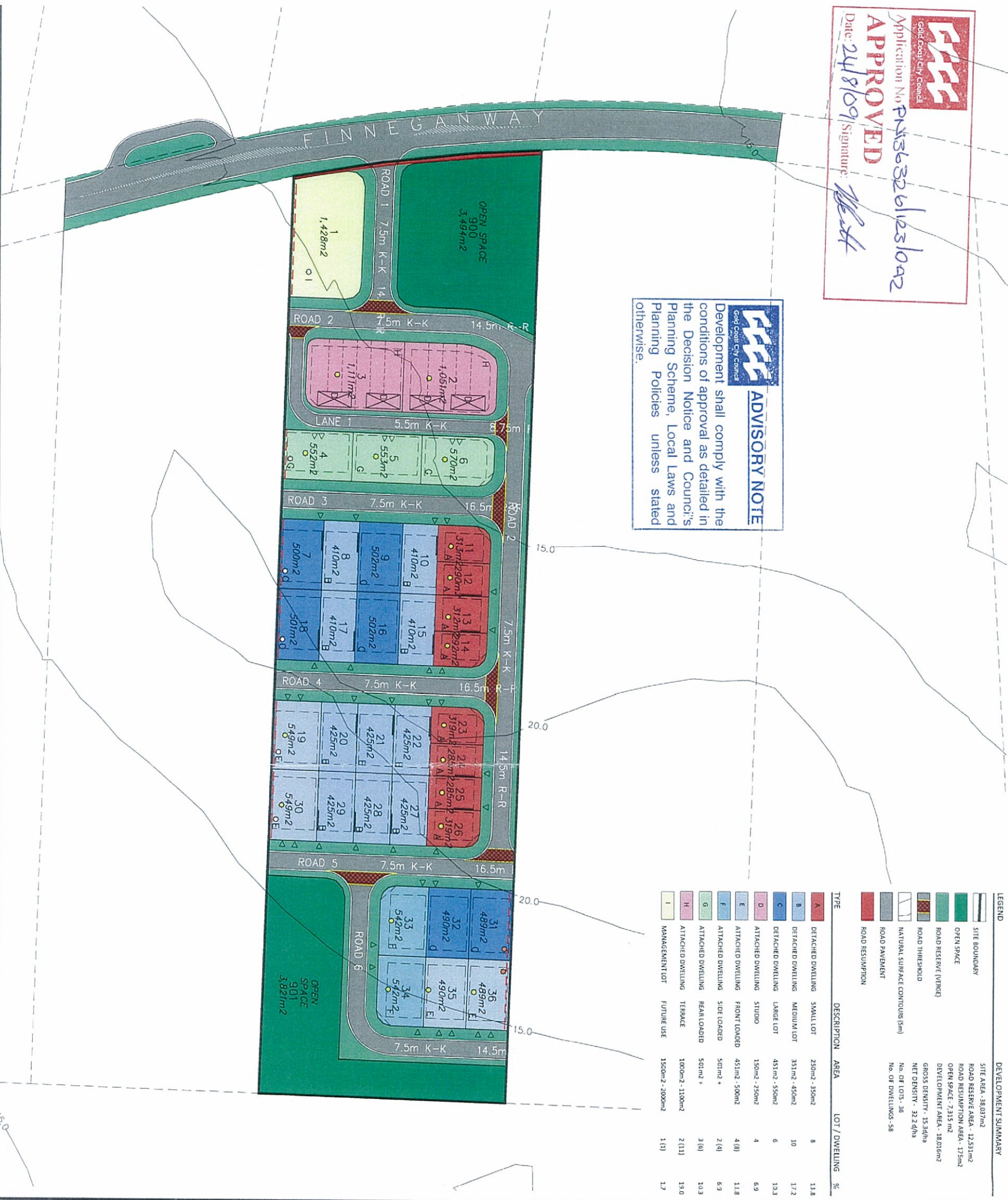
APPROVED

 Date: 24/8/09 / Signature: *[Signature]*



ADVISORY NOTE

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



LEGEND

TYPE	DESCRIPTION	AREA	LOT / DWELLING	%
A	DETACHED DWELLING	250m ² - 350m ²	8	11.8
B	DETACHED DWELLING	351m ² - 450m ²	10	17.2
C	DETACHED DWELLING	451m ² - 550m ²	6	10.3
D	ATTACHED DWELLING	150m ² - 250m ²	4	6.9
E	ATTACHED DWELLING	451m ² - 500m ²	4 (8)	11.8
F	ATTACHED DWELLING	501m ² +	2 (4)	6.9
G	ATTACHED DWELLING	501m ² +	3 (6)	10.3
H	ATTACHED DWELLING	1000m ² - 1100m ²	2 (11)	19.0
I	MANAGEMENT LOT	1500m ² - 2000m ²	1 (1)	1.7

DEVELOPMENT SUMMARY

SITE AREA	36,037m ²
ROAD RESERVE AREA	12,531m ²
ROAD RESERVATION AREA	17,5m ²
OPEN SPACE	7,315 m ²
DEVELOPMENT AREA	18,016m ²
GROSS DENSITY	15.34/dha
NET DENSITY	32.2/dha
NO. OF LOTS	36
NO. OF DWELLINGS	58

DEVELOPER: FELIX FINNEGAN PTY LTD
 PROJECT: FINNEGAN WAY, COOMERA
 STAGE: DECISION STAGE
 TITLE: PLAN OF DEVELOPMENT
 REVISION: G

NOTE

1. THE LOT NUMBERS SHOWN ON THE PLAN ARE TO BE USED AS INACTIVE STREET NUMBERS.
2. DEVELOPING ON SHORE: THE FINAL LAYOUT AND HOUSE TYPES SHOWN IN THIS PLAN OF DEVELOPMENT VARY. COUNCIL APPROVAL IS REQUIRED.
3. LOTS MARKED WITH * REQUIRE A 6M X 6M TRUNCATION ACROSS THE CORNER AND NO BUILDINGS ALLOWED IN THIS ZONE.
4. BUILT TO THE BOUNDARY LINE: THE LAYOUT OR WALL BUILT TO BOUNDARY SHOULD NOT EXCEED 3 METRES.
5. SETBACKS TO ALL FRONTAGES ARE REDUCED BY 1.0M FOR A MAXIMUM FENCE-SCREEN OR ENTRY PORCHES.
6. LOTS MARKED WITH REPRESENT BUILD TO BOUNDARY.
7. LOTS MARKED WITH REFERRED DRIVEWAY LOCATION.
8. LOTS MARKED WITH REFERRED PROPOSED 2 STOREY LOTS.
9. 1.5M HIGH COLOUR BOND FENCE
10. CONSTRUCTION LEVEL (BUSHWALL BARRIERS)
11. CONSTRUCTION LEVEL (BUSHWALL BARRIERS)
12. CONSTRUCTION / ACCURATE FENCING TO BE IN ACCORDANCE WITH NOISE PROVISIONS OF BUILDING DEPARTMENT REQUIREMENTS.
13. FOR AN INVENTION OF THE REFERRED CONSTRUCTION BUILT WORK WITHIN THE ESTATE HERE TO THE APPROX COLOUR PALETTE.
14. LOTS MARKED WITH DWELLING TYPE A, B, E, F, G & H ARE TO BE IN ACCORDANCE WITH THE APPROVED ARCHITECTURAL PLAN.
15. LOTS MARKED WITH DWELLING TYPE B, C & E ARE TO BE IN ACCORDANCE WITH THE NOTES BELOW & OCCUPANCY SCHEDULE BUILDING CONSTRUCTION.
16. REFERRED DESIGN MUST INCLUDE DATE OVER ALL INTERNAL ROOMS WITH A MINIMUM WIDTH OF 600mm (EXCLUDING BATH ROOMS) AND BE STRUCTURED TO THE SPECIFICATION, SIZE AND TECH SPECIFICATIONS.
17. EACH RESIDENCE MUST PROVIDE SUITABLE OUTDOOR LIVING AREAS THAT TAKE INTO ACCOUNT THE SUN AND WIND EXPOSURE AND SHADINGS. PRIVATE OPEN SPACE MUST BE PROVIDED TO EACH DWELLING AND SHALL BE PROVIDED TO THE CHIEF EXECUTIVE OFFICER. THE PRIVATE OPEN SPACE PROVIDED SHALL COMPLY WITH AT LEAST ONE OF THE FOLLOWING REQUIREMENTS:
 - A. UNENCLOSED GRASSED/PAVED AREA, A MINIMUM AREA OF 25m² IN SIZE, WITH A MINIMUM DIMENSION OF 4 METRES.
 - B. ROCKET, GROUND LEVEL AREA ENCLOSED ON A MINIMUM OF THREE SIDES, WITH A MINIMUM AREA OF 25m² AND A MINIMUM DIMENSION OF 4 METRES.
 - C. UNENCLOSED GRASSED/PAVED AREA, A MINIMUM OF 25m² IN SIZE, WITH A MINIMUM DIMENSION OF 3 METRES, COVERED WITH AN ANTI-SLIP OPEN GRADE (EXCLUDING POOL DECKING AND DECKING) WITH A MINIMUM DIMENSION OF 2 METRES.
18. ALL OPEN SPACE AREAS WILL REMAIN UNENCUMBERED I.E. LOCATION OF SERVICES AND RAINWATER TANKS WILL NOT BE WITHIN THE OPEN SPACE AREAS.
19. ALL OPEN SPACE AREAS SHALL BE APPROPRIATELY SCREENED AND OR LANDSCAPED TO ENSURE AN APPROPRIATE LEVEL OF PRIVACY.
20. EACH RESIDENCE MUST INCORPORATE A VERANDAH, PORCH, ENTRY PORTICO OR BALCONY TO THE FRONT OF THE BUILDING.
21. WINDS AND OUTBLASTING EFFECTS 1.5M HIGH WIND TO BE OF A STUCCO AND CONCRETE THAT COMPLEMENT THE APPEARANCE OF THE MAIN BUILDING.
22. REFERRED CONSTRUCTION ON CORNER ALTERNATIVES MUST BE DESIGNED TO EQUALLY ACCESS BOTH STREET FRONTAGES A WIND AROUND VERANDAH, PORCH, ENTRY PORTICO OR BALCONY.
23. IN ADDITION YOUR REFERRED MUST INCORPORATE AT LEAST ONE OF THE FOLLOWING FEATURES ON THE SECONDARY STREET FRONTAGE: ELEVATION FEATURE, FEATURE WITH OPENING TO THE FRONT OF THE BUILDING, ROOF GABLES, OTHER FEATURES TO ENHANCE THE SECONDARY STREET FRONTAGE OF THE BUILDING.
24. THE ARCHITECTURAL COLOURS, FINISHES AND ROOF FINISH OF THE DWELLING SHALL DIFFER FROM THOSE IN THE IMMEDIATE VICINITY.
25. THE MAIN WALL MATERIALS MUST INCLUDE A COMBINATION OF AT LEAST TWO OF THE FOLLOWING:
 - RENDERED OR BAGGED AND PAINTED MASONRY;
 - OTHER APPROVED TEXTURE-COATED MATERIALS;
 - PAINTED OR STAINED WOODWORKING;
 - CLADDING;
 - OTHER MATERIALS TO BE APPROVED BY THE COUNCIL.
26. ACCEPTABLE ROOF MATERIALS ARE LIMITED TO THE FOLLOWING: CONCRETE, METAL SHEETS AND COLOURED METAL SHEETS (SEE COLOURS) OR TERRAZZO, CONCRETE OR SLATE TILES.
27. A VARIETY OF ROOF SHAPES ARE ENCOURAGED INCLUDING HIPS, GABLES, SHEDDING OR OTHER FORMS, AND ELEMENTS TO ENHANCE THE USE OF CORNICES, VERANDAHS, BALCONIES AND OTHER DECORATIVE ARCHITECTURAL FEATURES.
28. MAIN ROOF ARE TO HAVE A MINIMUM PITCH OF 1:3 DECREE. HIGHER ROOF FINISHES ARE ENCOURAGED 1:4M, 1:5M OR 1:6M.
29. BUILDING ROOFS SHOULD INCLUDE THE ROOF FORM OF THE MAIN DWELLING MUST BE MADE UP OF A NUMBER OF ROOF PLANES. THE ROOF FORM OF THE MAIN DWELLING MUST BE MADE UP OF A NUMBER OF ROOF PLANES AND THE STYLE OF THE GARAGE IS TO COMPLEMENT THAT OF THE MAIN DWELLING.
30. FENCES ARE NOT PERMITTED BETWEEN THE MAIN BUILDING AND A ROAD FRONTAGE UNLESS THEY ARE LESS THAN 1.5M IN HEIGHT AND AT LEAST 500mm TRANSPARENT. SECONDARY FRONTAGE FENCING IS PERMITTED BETWEEN THE BUILDING AND THE MAIN BUILDING LINE WHERE THE FENCING IS A MINIMUM HEIGHT OF 1.5 METRES AND AT LEAST 500mm TRANSPARENT.
31. A SINGLE DRIVEWAY CROSSOVER FOR ALTERNATIVE IS PERMITTED.
32. DWELLINGS ARE TO BE IN ACCORDANCE WITH APPROVED ROAD TRAMP NETWORKS.
33. ALL DWELLINGS ARE TO INCORPORATE INSULATION, SHADING, GLAZING AND VENTILATION MEASURES, WHERE APPROPRIATE TO ENSURE THE ENERGY EFFICIENCY OF THE DWELLING AND TO MINIMIZE THE POTENTIAL RELIANCE ON AIR CONDITIONING UNITS.
34. PROVISIONS RELATING TO THE MANAGEMENT LOT SHALL INCLUDE:
 - I. ALL DEVELOPMENT WITHIN THE MANAGEMENT LOT SHALL ACCESS EITHER ROAD 1, ROAD 2 OR FINNEGAN WAY.
 - II. FENCING BETWEEN THE MAIN BUILDING AND THE ROAD FRONTAGE SHALL NOT EXCEED 1.2 METRES IN HEIGHT AND REMAIN AT LEAST 500mm TRANSPARENT.
 - III. ANY ACCURATE ATTENTION REQUIRED NECESSARY BY AN ACCURATE CONSULTANT SHALL BE ACCOMMODATED WITHIN THE BUILD FORM, MAKING THAT THE FENCING ON ACCURATE FENCING MANAGEMENT WAY.
 - IV. SITE COVER SHALL BE LIMITED TO A MAXIMUM OF 50%.

