

Issue	Revision	Int	Date
K	Added aux dwellings	AV	24/10/19
L	Substaging	AV	25/11/19
M	Cul-de-sacs, roads 2 & 3 width, lot widths	AV	5/03/19
N	Alternate cul-de-sac layout	AV	10/03/19
O	Rev M, added Lot 806	AV	17/03/19
P	Driveway locations 641, 638, 620	AV	24/03/19

### Subdivision Proposal Plan - Stage 5

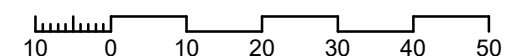
#### Six Mile Creek Estate, Collingwood Park

Description  
Local Authority  
Client

Part of Lot 1002 on SP287293  
Ipswich City Council  
Sunnygold International Pty Ltd



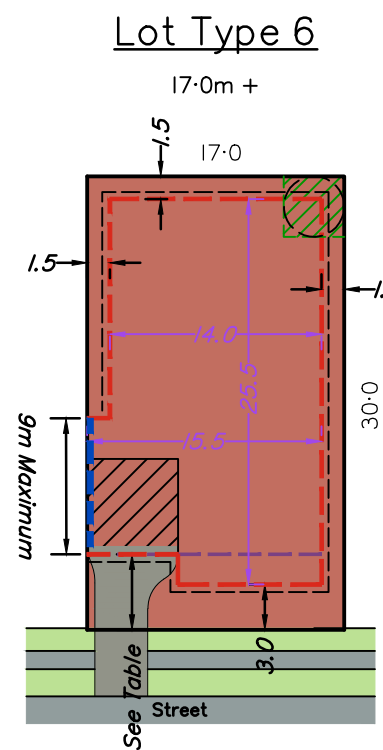
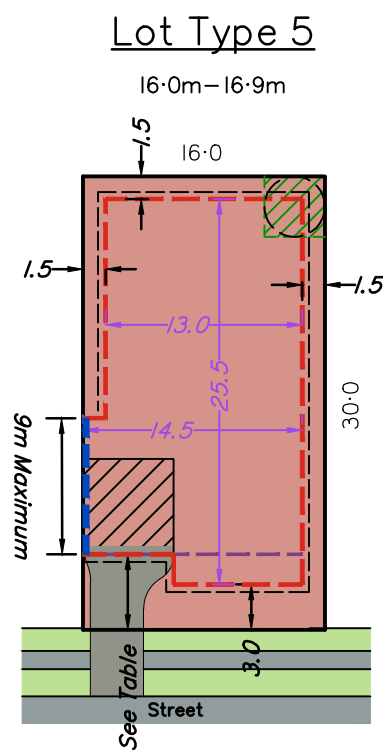
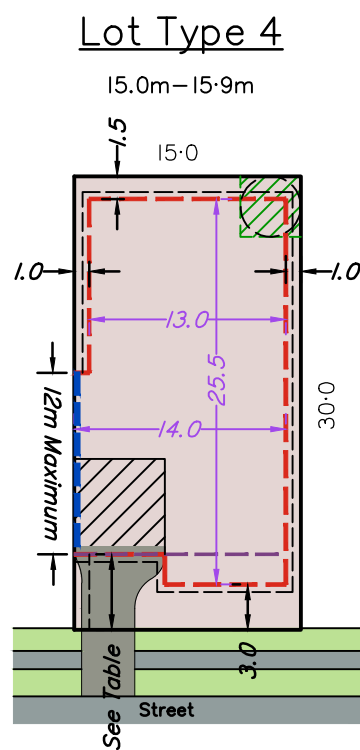
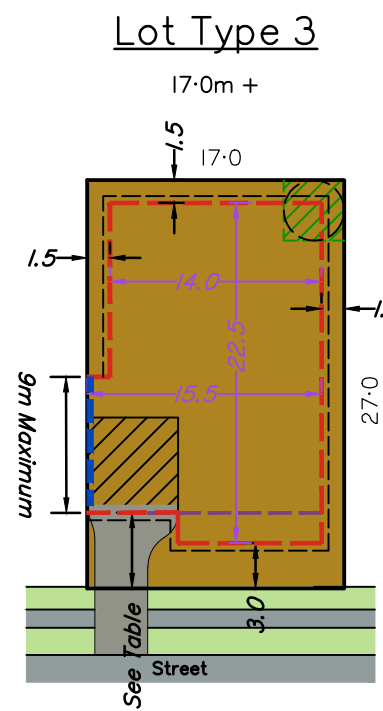
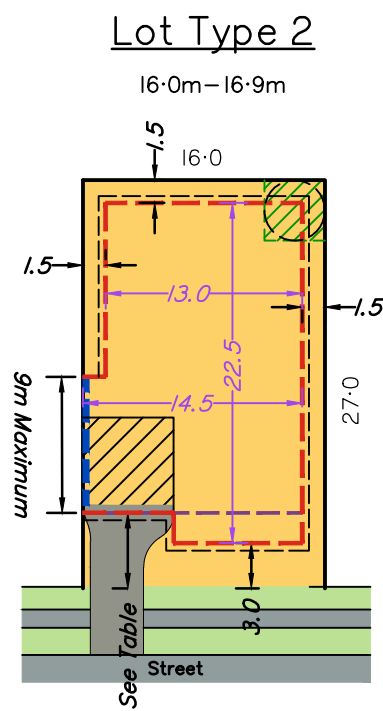
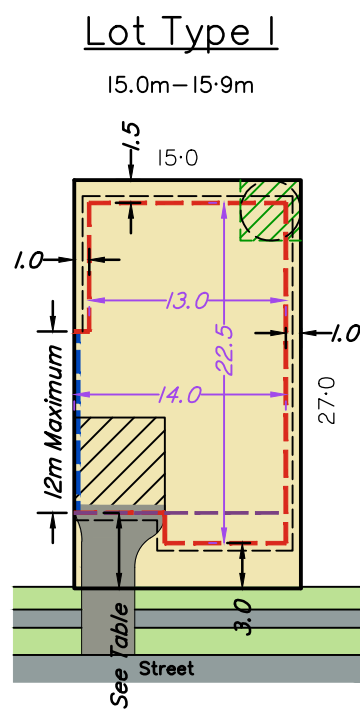
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Project BNE130181  
File A06350Sk25.dwg  
Date 24/03/2020

Drawing A3 5553  
Revision P  
Sheet 1 of 1



Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 8000/2019

Date: 31 March 2020

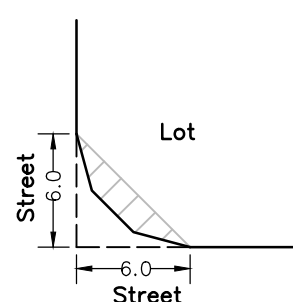
Signed:

**Plan of Development Table**

Plan of Development Table				
	Lot Types 1 & 4		Lot Types 2, 3, 5 & 6	
	Ground	First	Ground	First
Front Setback				
Living	3.0m			
Garage (Lots ≤450m²)	5.0m	N/A	5.0m	N/A
Garage (Lots >450m²)	5.5m	N/A	5.5m	N/A
Corner Allotments				
Secondary Frontage	2.5m			
Rear Setback				
Rear	1.5m	2.0m	1.5m	2.0m
Side Setbacks				
Built to Boundary	Optional wall up to 12m long		Optional wall up to 9m long	
Non Built to Boundary	1.0m	1.0m	1.5m	2.0m
Garage Location	Garages are to be located along the built to boundary wall			
On Site Parking Requirements (Minimum)	Minimum of 2 car parking spaces provided on-site of which 1 space is to be covered and enclosed. Single, tandem or double garage acceptable.			
Site Coverage (Maximum)	60% (Lots ≤600m²) & 50% (Lots >600m²)			

- \* Rear setbacks are measured to nominated setback line as shown on the proposal plan or to the rear property boundary where no nominated setback line is shown.
- \* Building Envelope diagrams represent single storey dwellings.
- \* Building setback dimensions are measured to wall
- \* Eaves can protrude up to 450mm
- \* Where not altered by this Plan of Development, refer to Table 12.6.1 and 12.6.2 of the Residential Code
- \* Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- \* Where a maximum built-to-boundary wall length is not proposed, side setbacks apply as per Plan of Development Table
- \* A maximum of one driveway per dwelling is permitted.
- \* The maximum width of a driveway where crossing the verge:
  - shall be 3.5m for single garages; and
  - 4.8m for double garages
- \* Site Cover – the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes overhangs.

**Special siting requirements for corner allotments**



**NOTE:**  
Structures in shaded area shall not exceed 2.0m in height

**Legend**

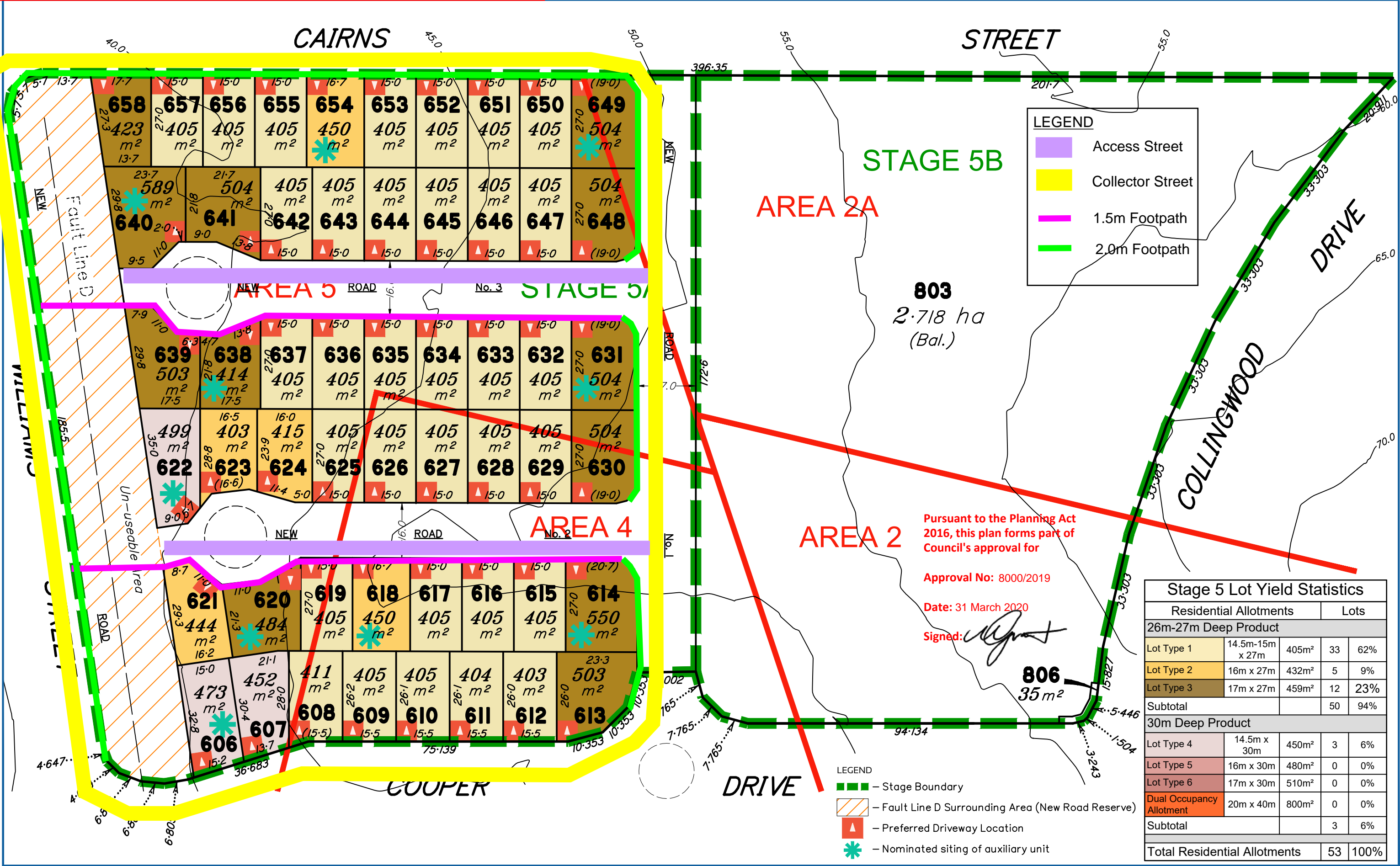
- Maximum Building Envelope
- Garage setback to front boundary
- Optional built to boundary wall
- Setback to outer most projection
- 4.4 Building setback dimensions
- Garage Location
- Preferred Private Open Space (16m² Min) with min dimension of 4m
- Nominated 30m Setback line
- 5.5 Building envelope dimensions

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A	Original issue	AV	10/09/19

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FOOTPATH AND ROAD HIERARCHY PLAN



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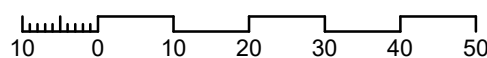
Subdivision Proposal Plan - Stage 5  
Six Mile Creek Estate, Collingwood Park

Description  
Local Authority  
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1 of 1