

ORMEAU RIDGE ROAD



Statistics	
Stage 1	
Total Area of Stage	3.384 Ha
Number of Residential Lots	54
Number of Other Lots	2
Stage 2	
Total Area of Stage	2.324 Ha
Number of Residential Lots	46
Number of Other Lots	0
Overall Statistics	
Total Area of Subdivision	5.708 Ha
Total Number of Residential Lots	100
Total Number of Other Lots	2
Length of New Road	976 m
Contour Interval	1.0 m
Average Lot Size	376.2m²
Net Density (dw/nha)	26.6
Gross Density (dw/ha)	17.5

- LEGEND
- Stage Boundary
 - Optional Built to Boundary Wall
 - Lots > or = 450m²
 - Lots < 450m²
 - Drainage Lot
 - Indicative Driveway Location

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: MIN/2018/1649

Dated: 5 April 2019

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

Issue	Revision	Int	Date
M2	Alternate turnaround Lot 86	AV	24/01/19
N	M2, northern lots and basins	AV	5/02/19
O	Northern lots, Lots 34-53	AV	6/02/19
P	Lots 1-19, 21-26, 34-53, 89-99	AV	8/02/19
Q	Lots 2, 3, 8, 9, 34, 36, 43, 44 & 53	AA	12/02/19
R	Adjust Lots 21-33, 901 & 900 Frontage	AA	20/02/19

Proposed Subdivision of Lots 1-99 & 900-902

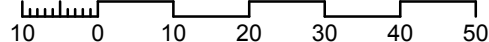
Lot 4 Dalma Street, Ormeau Hills

Description
Local Authority
Client

Lot 4 on RP883725
Gold Coast City Council
Goodrock Property Pty Ltd



SCALE 1:1000



This plan has been prepared by DTS as a proposal plan and should not be used for any other purpose. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of DTS. The contours shown on this plan have been derived from detail survey by others.

Project
File
Date

BNE180307
B180307P1.dwg
20/02/2019

Drawing
Revision
Sheet

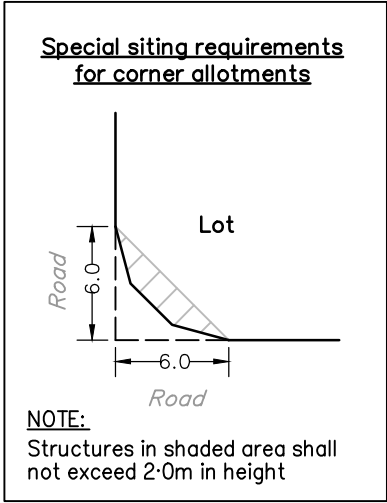
A2 1051
R
1 of 1

Plan of Development Table						
	20m (or less) Depth		27m+ Depth		30m+ Depth	
	Ground	First	Ground	First	Ground	First
Dwelling Setbacks						
Front (Living)	3.0m		3.0m		3.0m	
Front (Portico)	3.0m	N/A	3.0m	N/A	3.0m	N/A
Front (Garage)	5.5m	N/A	5.5m	N/A	5.5m	N/A
Rear	1.5m		1.5m		3.0m	
Side (Built to Boundary)	Optional wall up to 9m long					
Side (Non Built to Boundary)	As per Side Setbacks Table					
Corner Allotment Setbacks						
Secondary Frontage	2.0m		2.0m		2.0m	
Rear	1.5m		1.5m		3.0m	
Minimum Private Open Space	16m ² (no dimension <4m)					
Minimum Vehicle Accommodation	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)	50% where Lots ≥450m ² OR 60% where Lots <450m ²					
Building Height	Maximum of two (2) storeys (or 9m)					

Development Control Notes

- Building setbacks are to be measured from the outermost projection.
- Site cover shall not exceed 60% for lots less than 450m² or 50% for lots equal to or greater than 450m².
- Site cover does not include eaves, verandahs, or overhangs.
- Eaves shall be a minimum of 450mm wide over all habitable rooms.
- All dwellings are to front the street and display visible pedestrian entrance viewed from the street.
- Private open space has a maximum gradient not exceeding one (1) in ten (10). Access to private open space must be provided off internal living areas for all dwellings.
- Only one driveway per dwelling, to comply with GCCC guidelines at the time of construction. Driveway locations shown are indicative only and are subject to OPW approval.
- All garages are to be setback a minimum of 0.5m behind the main building line.
- Garages in alignment with the main building line may be approved if the dwelling incorporates a verandah or portico which projects forward from the main face of the dwelling.
- Any built to boundary wall shall be for non-habitable rooms (i.e. garage, storage) only.
- Walls built to boundary shall have an average height of 3.0m, with a maximum of 3.5m at any one point.
- For corner allotments the secondary frontage of the site is deemed to be the frontage which fronts the lower order road or, if both roads are of the same order, the second frontage is the frontage of greater dimension.
- Dwellings on corner allotments are to address both street frontages.
- Porches and verandahs that are less than 3.6m high may encroach no more than 2m into the front setback.
- Privacy considerations:
 - Habitable room windows do not directly face:
 - A habitable room window of another building within 10m; or
 - an access way, footpath, or communal open space area within 3m.
 - OR
 - Habitable room windows:
 - Have a fixed obscure glazing in any part of the window below 1.5m above floor level; or
 - Have privacy screens that cover a minimum of 50% window view.Note: 'directly face' means an angle within 45° either horizontally or vertically.
- Landscaping for Small Lots
 - For all dwellings on lots sized less than 400m², the frontage setback area must include a garden area of minimum 10m² which contains a minimum 1 tree in 45 litre bag size and shrub and groundcover planting. Garden preparation, edging, staking, mulching and installation methods must be as per Council's City Plan Policy – Landscape Work. Where a 3 metre separation between the tree and building foundations is not possible, root barrier must be installed to manufacturer's specifications.

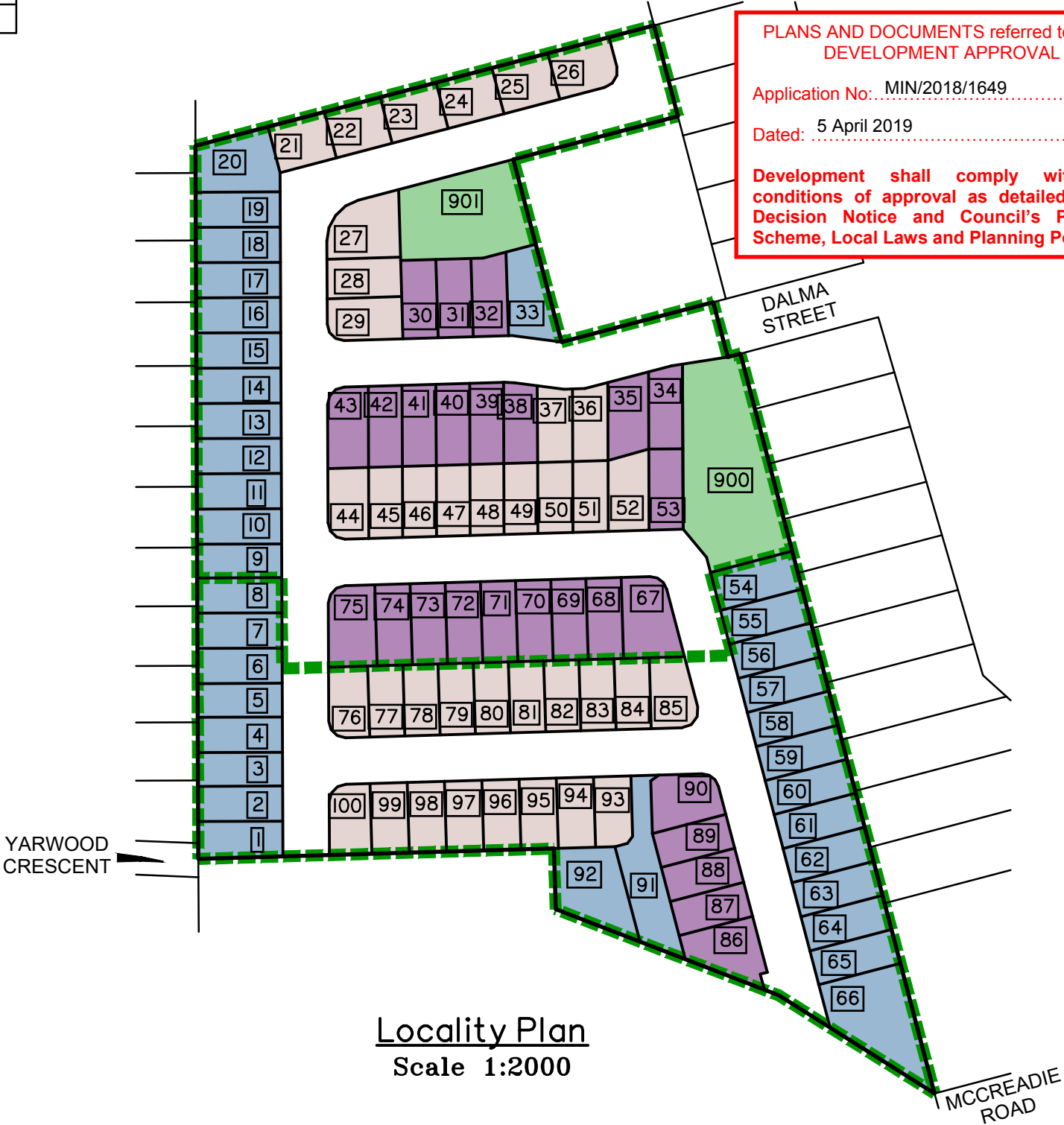
Side Setbacks Table		
Road Frontage (in metres)	Side Boundary Clearances (in metres)	
	4.5 or less	4.5 to 7.5
14.501-15.0	1.425	1.9
14.001-14.5	1.0	1.8
13.501-14.0	1.0	1.7
13.001-13.5	1.0	1.6
13.0 or less	1.0	1.5



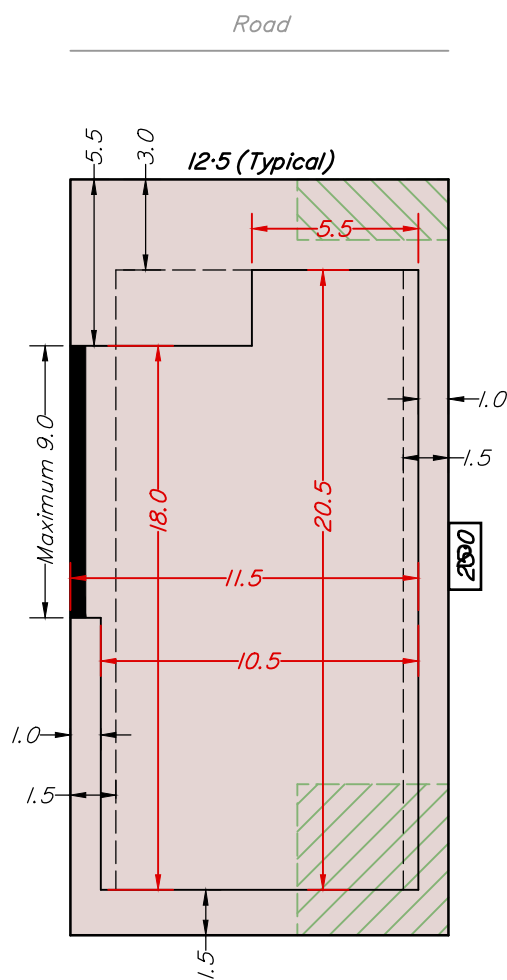
- LEGEND
- Site Boundary
 - Lots <20m–25m+ depth
 - Lots 27m+ depth
 - Lots 30m+ depth
 - Drainage Lot

Issue	Revision	Int	Date
A	Original issue	AV	24/05/18
B	To match proposal plan Rev G	AV	5/07/18
C	To match proposal plan Rev L	AV	6/12/18
D	To match proposal plan Rev P	AV	8/02/19
E	To match proposal plan Rev S	AV	29/03/19

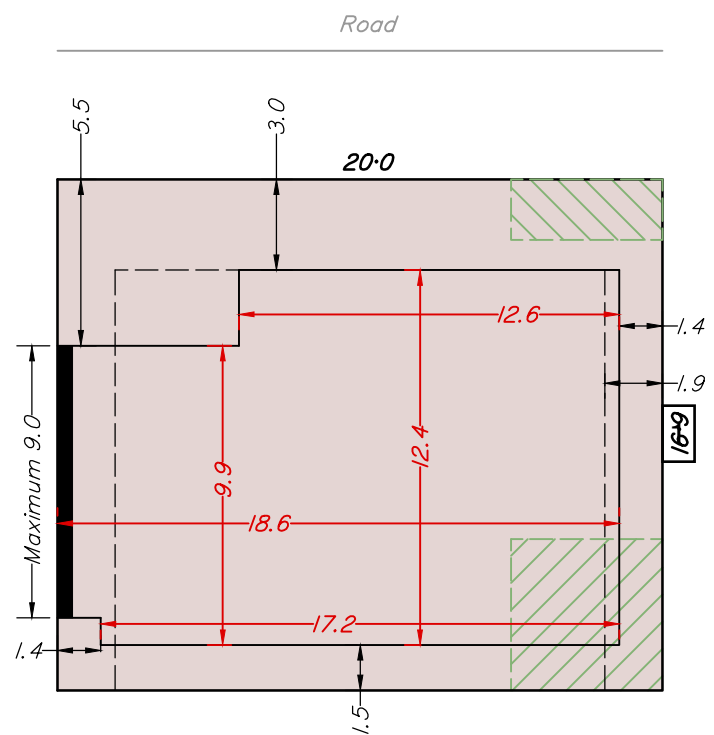
This plan has been prepared by DTS as a proposal plan and should not be used for any other purpose. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of DTS.



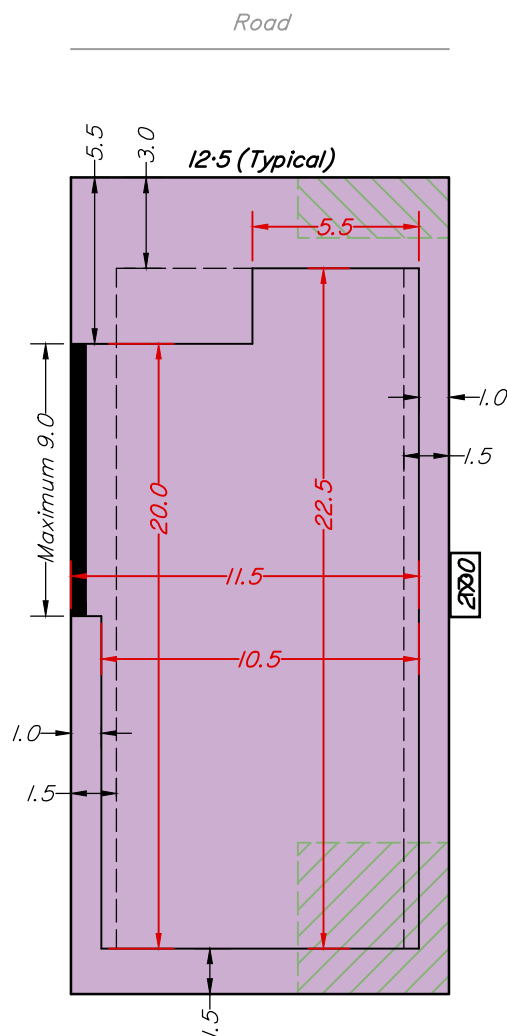
Typical Lot Typologies



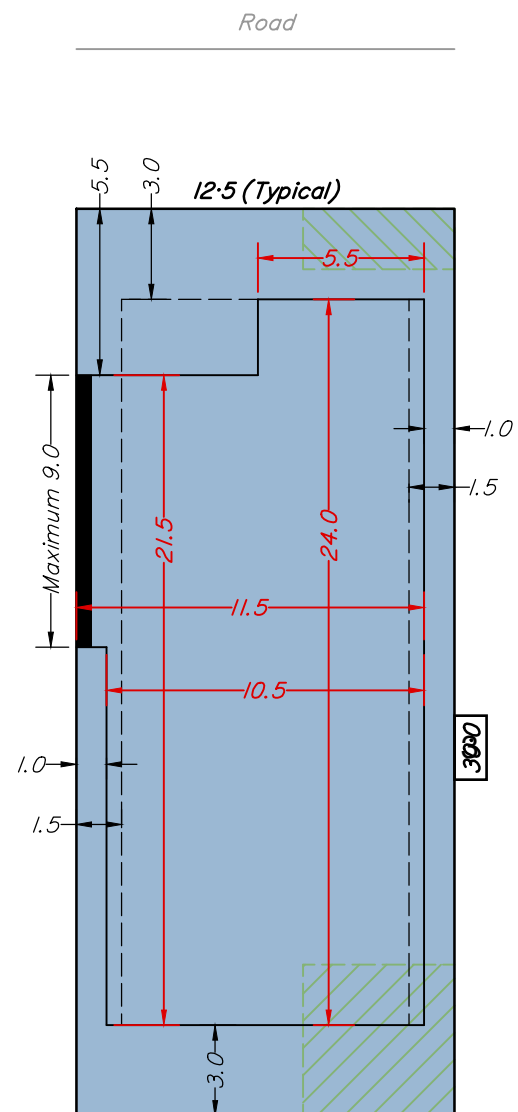
Type A
12.0m+ Frontage
25m Depth



Type B
20m+ Frontage
<20m Depth



Type C
12.0m+ Frontage
27m Depth



Type D
12.0m+ Frontage
30m Depth

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2018/1649

Dated: 5 April 2019

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

LEGEND

- Built to Boundary Wall
- Ground Floor
- First Floor
- 4.5 BLE Dimension (Ground Level)
- Preferred Private Open Space Location
- Indicative landscaping location for small lots

Issue	Revision	Int	Date
A	Original issue	AV	24/05/18
B	To match proposal plan Rev G	AV	5/07/18
C	To match proposal plan Rev L	AV	6/12/18
D	To match proposal plan Rev P	AV	8/02/19
E	To match proposal plan Rev S	AV	29/03/19

This plan has been prepared by DTS as a proposal plan and should not be used for any other purpose. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of DTS.



SCALE 1:250

