

NOTE
URBAN DESIGN INTENT

THE PLACE CODE APPLICABLE FOR GREEN VALLEY IS THE EMERGING COMMUNITIES DOMAIN, HOWEVER A NEW DEVELOPMENT CODE HAS BEEN PROPOSED AS PART OF THIS APPLICATION, AGAINST WHICH ALL FUTURE DEVELOPMENT ON THE SITE WILL BE ASSESSED. THE EMERGING COMMUNITIES DOMAIN CODE IS PROPOSED TO BE REPLACED WITH THE GREEN VALLEY RESIDENTIAL DEVELOPMENT CODE.

THE MASTER PLAN PROPOSED FOR THE SITE AND SURROUNDING AREA PROVIDES FOR A WIDE RANGE OF HOUSING OPTIONS TO CATER FOR A DIVERSE RESIDENT POPULATION AND THROUGH DIVERSITY COMMUNITY CHARACTER IS ABLE TO BE ESTABLISHED.

THE BEENLEIGH DISTRICT STRUCTURE PLAN AND THE PROPOSED GREEN VALLEY RESIDENTIAL DEVELOPMENT CODE ARE SIMILAR FOR WHICH ALL FUTURE DEVELOPMENT WILL BE ASSESSED AGAINST.

AN APPROVAL IS SOUGHT FOR THE GREEN VALLEY RESIDENTIAL DEVELOPMENT CODE FOR THE SITE WHICH ALLOWS RESIDENTIAL DWELLINGS AND LOW IMPACT INDUSTRIAL BUILDINGS TO BE DEVELOPED ON THE SITE PURSUANT TO THE PROVISIONS OF THIS CODE, BOTH ATTACHED AND DETACHED DWELLINGS WHERE COMPLIANT WITH THE ACCEPTABLE SOLUTIONS IN THE DEVELOPMENT CODE/S, WILL BE EITHER SELF ASSESSABLE OR CODE ASSESSABLE.

THE GREEN VALLEY RESIDENTIAL DEVELOPMENT CODE, RELEVANT TO THE FORM OF DEVELOPMENT PROPOSED HAS ALSO BEEN TAILORED TO SUIT THE OVERALL INTENDED DEVELOPMENT OF THE SITE. THIS CODE SEEKS TO PROVIDE A COHESIVE PROCESS BY WHICH THE DEVELOPMENT OF THE SITE CAN OCCUR IN STAGES, TO ENSURE THAT GOOD URBAN DESIGN PRINCIPLES UNDERPIN ALL DEVELOPMENT ON THE SITE.

IN ADDITION TO THE GREEN VALLEY RESIDENTIAL DEVELOPMENT CODE A SERIES OF DRAWINGS ARE PROVIDED TO DEMONSTRATE THE FINISHED PRODUCT OF THE DEVELOPMENT.

THE DWELLINGS PROPOSED FOR GREEN VALLEY HAVE BEEN DESIGNED IN RESPONSE TO THE QUEENSLAND CLIMATE IN TERMS OF ORIENTATION, VENTILATION AND SUN SHADING.

IN ORDER TO PREVENT REPETITIVE BUILDING DESIGN AND DWELLING TYPES WITHIN GREEN VALLEY, SPECIFIC HOUSING OPTIONS HAVE BEEN PREPARED IN ACCORDANCE WITH THE DESIGN PRINCIPLES FOR QUEENSLAND URBAN RESIDENTIAL DESIGN.

THE PROPOSAL CATEGORISES THE VARIOUS ALLOTMENTS INTO GROUPS DEPENDING ON THE LOT FRONTAGE AND THE DWELLING TYPE TO BE BUILT UPON THE SITE. THE THREE GROUPS ARE:

- DETACHED DWELLINGS;
- ATTACHED DWELLINGS (DUPLEX); AND
- ATTACHED DWELLINGS (TERRACE).

WITHIN THE DETACHED DWELLING GROUP, SEPARATE DWELLING TYPES ARE PROPOSED AND VARIOUS DWELLING TYPE OPTIONS ARE AVAILABLE FOR THE ATTACHED DWELLING (DUPLEX) ALLOTMENTS WHILE THE ATTACHED DWELLING (TERRACE) ALLOTMENTS HAVE ONE DWELLING TYPE DESIGN.

AS A CONSEQUENCE, THE FLEXIBILITY OF POTENTIAL HOME BUYERS TO CHOOSE A PARTICULAR DESIGN WILL REDUCE AS THE NUMBER OF AVAILABLE ALLOTMENTS REDUCES AND MORE IMPORTANTLY EACH HOUSING OPTION IS DESIGNED TO COMPLEMENT THE LOT CREATED.

**APPROVED
PLAN OF DEVELOPMENT**
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DEVELOPMENT:



SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971

114 VARSITY PARADE, VARSITY LAKES
07 55 622 844

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TEYS ROAD HOLMVIEW

DATE
10/08/08

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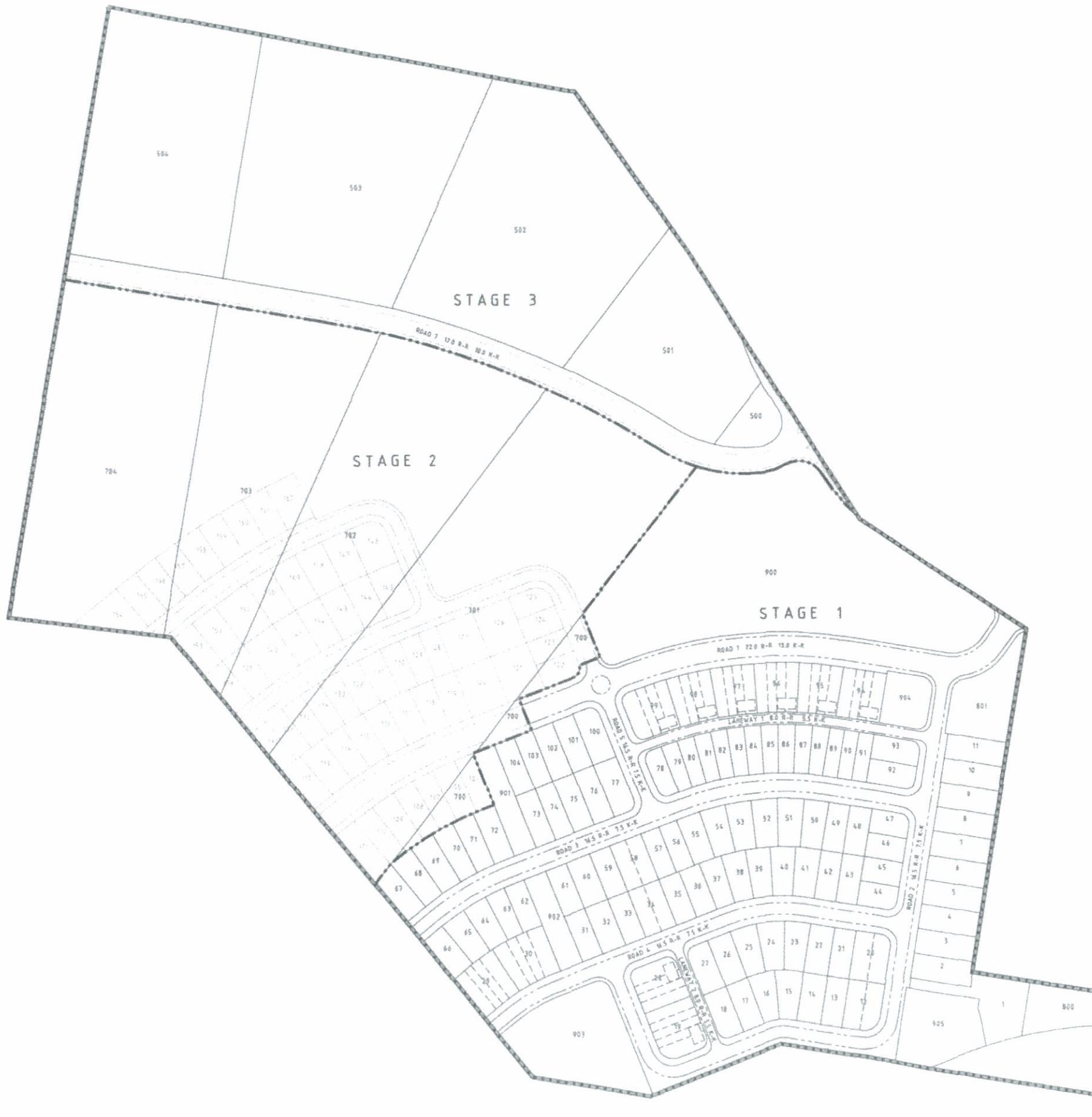
STAGE
DEVELOPMENT APPLICATION
LOCAL AUTHORITY
LOGAN CITY COUNCIL

TITLE
7.1 MASTER PLAN
DRAWING NUMBER
0435 DA 7.1

REVISION
B 100809
REVISION
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SCALE
1:3000 @ A3
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LEGEND		
	STUDY AREA	
	STAGE BOUNDARY	
	FUTURE RESIDENTIAL DEVELOPMENT (STAGE 2)	

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 1)

SITE AREA - 128,451m ²	MANAGEMENT LOT - 3,495m ²
ROAD RESERVE AREA - 27,655m ²	GROSS DENSITY - 11.6 d/ha
OPEN SPACE - 39,790m ²	NET DENSITY - 24.4 d/ha
DEVELOPMENT AREA - 61,006m ²	No. OF LOTS - 106

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 2)

SITE AREA - 99,431m ²	MANAGEMENT LOT - 0.0m ²
ROAD RESERVE AREA - 9,232m ²	GROSS DENSITY - 0.0 d/ha
OPEN SPACE - 0m ²	NET DENSITY - 0.0 d/ha

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 3)

SITE AREA - 76,620m ²	MANAGEMENT LOT - 0.0m ²
ROAD RESERVE AREA - 9,232m ²	GROSS DENSITY - 0.0 d/ha
OPEN SPACE - 0m ²	NET DENSITY - 0.0 d/ha

DEVELOPMENT SUMMARY - TOTAL

SITE AREA - 304,502m ²	MANAGEMENT LOT - 3,495m ²
ROAD RESERVE AREA - 48,303m ²	GROSS DENSITY - 4.9 d/ha
OPEN SPACE - 96,623m ²	NET DENSITY - 9.3 d/ha

No. OF LOTS - 116
No. OF DWELLINGS - 149

APPROVED PLAN OF DEVELOPMENT

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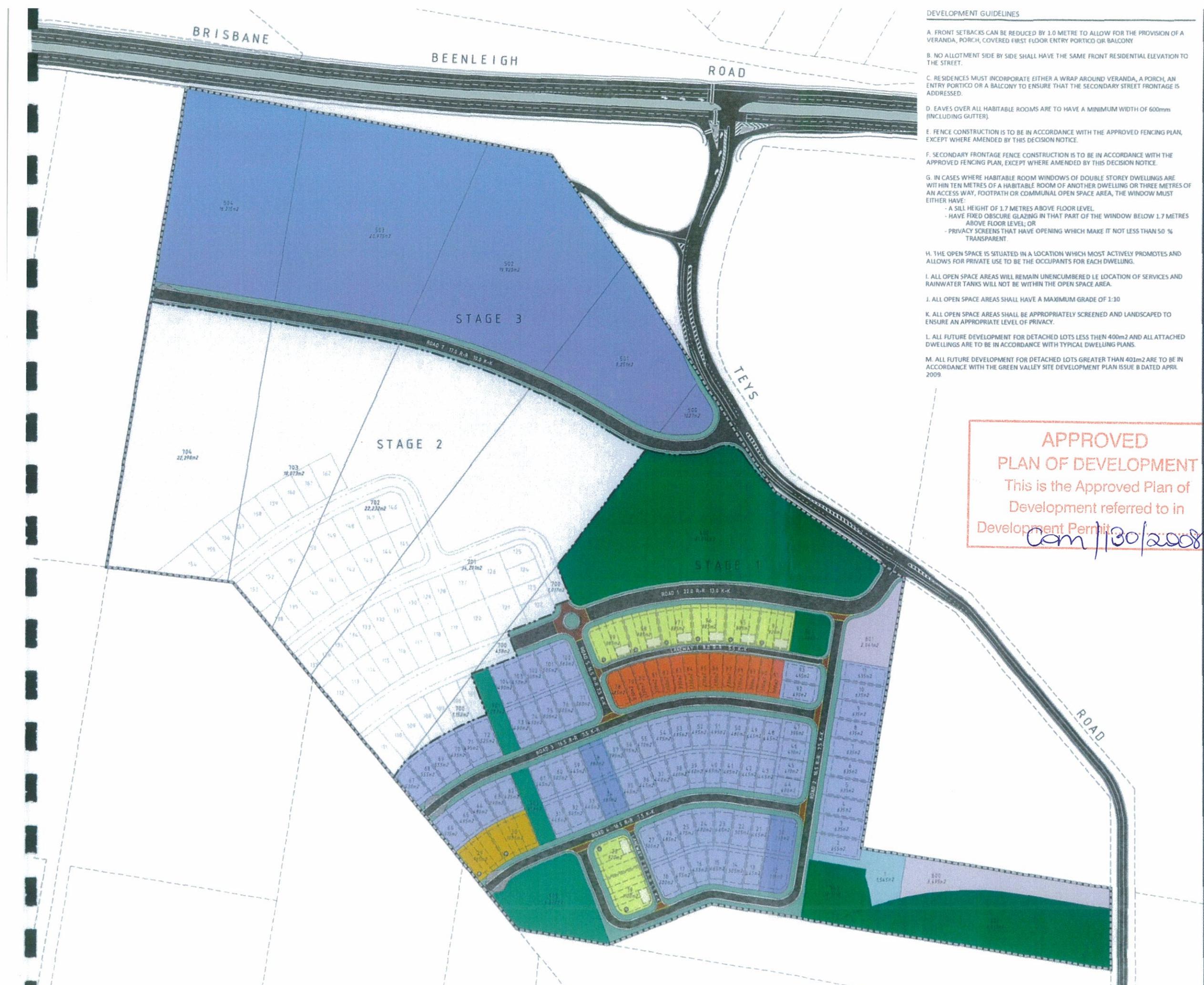
DEVELOPMENT:



SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971

134 VARSITY PARADE, VARSITY LAKES
07 55 622 844



DEVELOPMENT GUIDELINES

- A. FRONT SETBACKS CAN BE REDUCED BY 1.0 METRE TO ALLOW FOR THE PROVISION OF A VERANDA, PORCH, COVERED FIRST FLOOR ENTRY PORTICO OR BALCONY.
- B. NO ALLOTMENT SIDE BY SIDE SHALL HAVE THE SAME FRONT RESIDENTIAL ELEVATION TO THE STREET.
- C. RESIDENCES MUST INCORPORATE EITHER A WRAP AROUND VERANDA, A PORCH, AN ENTRY PORTICO OR A BALCONY TO ENSURE THAT THE SECONDARY STREET FRONTOGE IS ADDRESSED.
- D. EAVES OVER ALL HABITABLE ROOMS ARE TO HAVE A MINIMUM WIDTH OF 600mm (INCLUDING GLITTER).
- E. FENCE CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE APPROVED FENCING PLAN, EXCEPT WHERE AMENDED BY THIS DECISION NOTICE.
- F. SECONDARY FRONTOGE FENCE CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE APPROVED FENCING PLAN, EXCEPT WHERE AMENDED BY THIS DECISION NOTICE.
- G. IN CASES WHERE HABITABLE ROOM WINDOWS OF DOUBLE STOREY DWELLINGS ARE WITHIN TEN METRES OF A HABITABLE ROOM OF ANOTHER DWELLING OR THREE METRES OF AN ACCESS WAY, FOOTPATH OR COMMUNAL OPEN SPACE AREA, THE WINDOW MUST EITHER HAVE:
 - A SILL HEIGHT OF 1.7 METRES ABOVE FLOOR LEVEL.
 - HAVE FIXED OBSCURE GLAZING IN THAT PART OF THE WINDOW BELOW 1.7 METRES ABOVE FLOOR LEVEL; OR
 - PRIVACY SCREENS THAT HAVE OPENING WHICH MAKE IT NOT LESS THAN 50% TRANSPARENT.
- H. THE OPEN SPACE IS SITUATED IN A LOCATION WHICH MOST ACTIVELY PROMOTES AND ALLOWS FOR PRIVATE USE TO BE THE OCCUPANTS FOR EACH DWELLING.
- I. ALL OPEN SPACE AREAS WILL REMAIN UNENCUMBERED LE LOCATION OF SERVICES AND RAINWATER TANKS WILL NOT BE WITHIN THE OPEN SPACE AREA.
- J. ALL OPEN SPACE AREAS SHALL HAVE A MAXIMUM GRADE OF 1:10.
- K. ALL OPEN SPACE AREAS SHALL BE APPROPRIATELY SCREENED AND LANDSCAPED TO ENSURE AN APPROPRIATE LEVEL OF PRIVACY.
- L. ALL FUTURE DEVELOPMENT FOR DETACHED LOTS LESS THAN 400m² AND ALL ATTACHED DWELLINGS ARE TO BE IN ACCORDANCE WITH TYPICAL DWELLING PLANS.
- M. ALL FUTURE DEVELOPMENT FOR DETACHED LOTS GREATER THAN 401m² ARE TO BE IN ACCORDANCE WITH THE GREEN VALLEY SITE DEVELOPMENT PLAN ISSUE B DATED APRIL 2009.

LEGEND

	STUDY AREA
	SITE SETBACK
	TEMPORARY TURN AROUND

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 1)

SITE AREA - 128,451m ²	ROAD RESERVE AREA - 27,655m ²	MANAGEMENT LOT - 3,495m ²
OPEN SPACE - 39,790m ²		GROSS DENSITY - 11.6 d/ha
DEVELOPMENT AREA - 61,006m ²		NET DENSITY - 24.4 d/ha

No. OF LOTS - 106
No. OF DWELLINGS - 14

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 2)

SITE AREA - 99,431m ²	ROAD RESERVE AREA - 11,416m ²	GROSS DENSITY - 0.0 d/ha
OPEN SPACE - 56,833m ²		NET DENSITY - 0.0 d/ha

No. OF LOTS - 5
No. OF DWELLINGS - 0

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 3)

SITE AREA - 76,620m ²	ROAD RESERVE AREA - 9,232m ²	GROSS DENSITY - 0.0 d/ha
OPEN SPACE - 0m ²		NET DENSITY - 0.0 d/ha

No. OF LOTS - 5
No. OF DWELLINGS - 0

DEVELOPMENT SUMMARY - TOTAL

SITE AREA - 304,502m ²	ROAD RESERVE AREA - 48,030m ²	MANAGEMENT LOT - 3,495m ²
OPEN SPACE - 96,623m ²		GROSS DENSITY - 4.9 d/ha
DEVELOPMENT AREA - 159,576m ²		NET DENSITY - 9.3 d/ha

No. OF LOTS - 116
No. OF DWELLINGS - 149

TYPE

TYPE	LOTS / %	DWELLINGS / %
RESIDENTIAL PRECINCT - MANAGEMENT	2	1.7
RESIDENTIAL PRECINCT - EXISTING (DETACHED)	1	0.8
RESIDENTIAL PRECINCT - STANDARD (DETACHED)	75	64.7
RESIDENTIAL PRECINCT - COURTYARD (DETACHED)	14	12.1
RESIDENTIAL PRECINCT - TERRACE RL (ATTACHED)	8	6.9
RESIDENTIAL PRECINCT - TERRACE FL (ATTACHED)	2	1.7
RESIDENTIAL PRECINCT - DUPLEX (ATTACHED)	4	3.5
RESIDENTIAL PRECINCT - STUDIO (ATTACHED)	0	0.0
FUTURE RESIDENTIAL DEVELOPMENT (STAGE 2)	5	4.3
FUTURE RESIDENTIAL DEVELOPMENT (STAGE 3)	5	4.3
TOTAL	116	100.0
	149	100.0

NOTE

1. THE LOT NUMBERS SHOWN ON THIS PLAN ARE TO BE USED AS INDICATIVE STREET NUMBERS.
2. DEPENDING ON THE FINAL LAYOUT SOME LOTS & HOUSETYPES SHOWN IN THIS PLAN OF DEVELOPMENT WILL BE AFFECTED IN TERMS OF SIZE, EASEMENTS, SETBACKS & OTHER RESTRICTIONS ON THE FOLLOWING;

- a) FINISHED BULK EARTHWORKS LEVELS & CONTOURING OF THE SITE,
- b) RESTRICTIONS ON EACH LOT (SETBACKS & EASEMENTS),
- c) ENVIRONMENTAL FACTORS,
- d) COUNCIL, BCA & OTHER APPLICABLE REGULATIONS

3. LOTS MARKED WITH REQUIRE A 6m x 6m TRUNCATION ACROSS THE CORNER, AND NO BUILDING IS ALLOWED IN THIS ZONE.

4. LOTS MARKED WITH REPRESENT PROPOSED 2 STOREY LOTS.

5. LOTS MARKED WITH REPRESENTS BUILD TO BOUNDARY AND IS NOT MANDATORY FOR LOTS GREATER THAN 401m² IN AREA.

6. ALL FUTURE DEVELOPMENT IS TO BE IN ACCORDANCE WITH THE GREENVALLEY COLOUR PALETTE DATED APRIL 2009.

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DEVELOPMENT:



SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971

114 VARSITY PARADE, VARSITY LAKES
07 55 622 844

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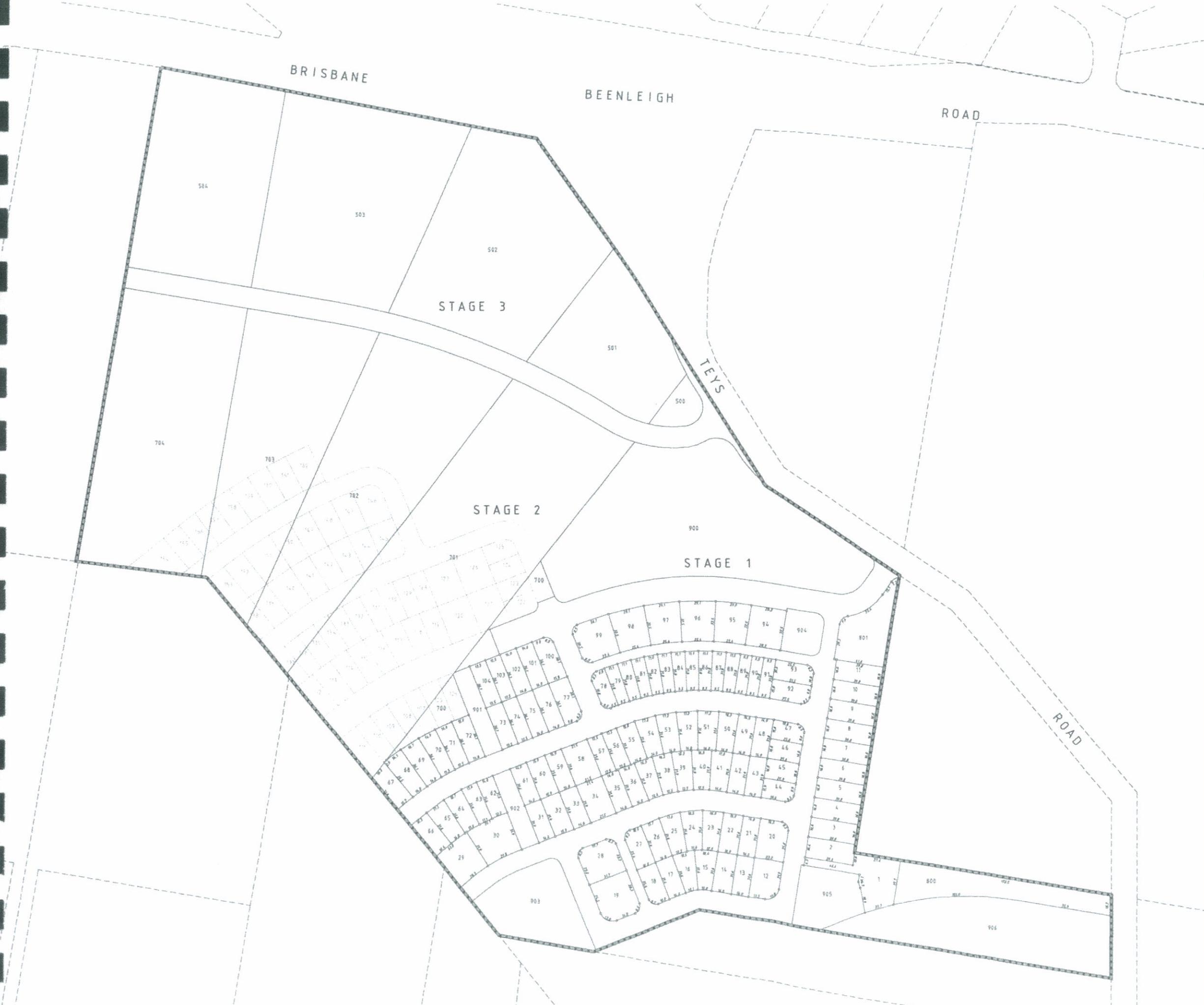
PROJECT
TEYS ROAD HOLMVIEW
PROJECT 0435 DATE 100809 ISSUE C
DRAWN J.W./IS

STAGE
DEVELOPMENT APPLICATION
LOCAL AUTHORITY
LOGAN CITY COUNCIL

TITLE
7.3 PLAN OF DEVELOPMENT
DRAWING NUMBER
0435 JR 7.3
REVISION C

REVISION C-100809
SCALE 1:3000 @ A3





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DEVELOPMENT:



SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971

114 VARSITY PARADE, VARSITY LAKES
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TEYS ROAD HOLMVIEW
DATE
ISSUE
DRAWN

STAGE
DEVELOPMENT APPLICATION
LOCAL AUTHORITY
LOGAN CITY COUNCIL

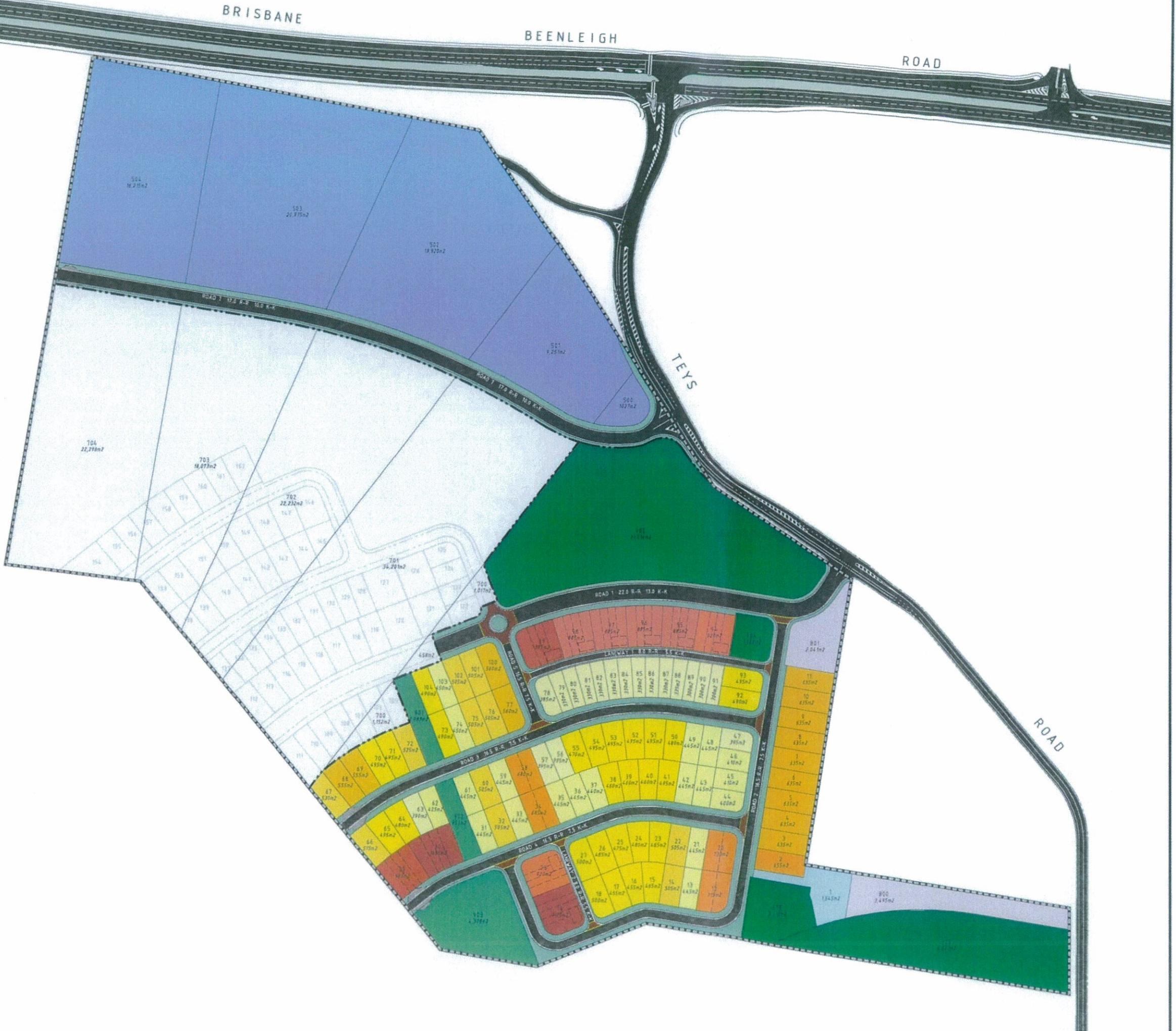
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7.4 RECONFIGURATION OF A LOT
DRAWING NUMBER
0435 DA 74

REVISION
C 100809
REVISION
C

SCALE
1: 3000 @ A3
1: 3000 @ A3



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LEGEND		
	STUDY AREA	
	ACTIVE OPEN SPACE	
	PASSIVE OPEN SPACE	
A	0m2 - 400m2	18 15.5
B	401m2 - 450m2	19 16.4
C	451m2 - 500m2	27 23.3
D	501m2 - 550m2	11 9.5
E	551m2 - 600m2	4 3.5
F	601m2 - 650m2	9 7.8
G	651m2 - 700m2	3 2.6
H	701m2 - 750m2	2 1.7
I	751m2 - 800m2	0 0.0
J	801m2 - 850m2	0 0.0
K	851m2 - 900m2	4 3.5
L	901m2 - 950m2	2 1.7
M	951m2 - 1000m2	2 1.7
N	1001m2 +	2 1.7
O	EXISTING HOUSE TO BE RETAINED 1200m2+	1 0.8
P	MANAGEMENT LOT	2 1.7
Q	STAGE 2	5 4.3
R	STAGE 3	5 4.3
	TOTAL	116 100.0

114 VARSITY PARADE, VARSITY LAKES
07 55 622 844

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BRISBANE

BEENLEIGH

ROAD

STAGE 3

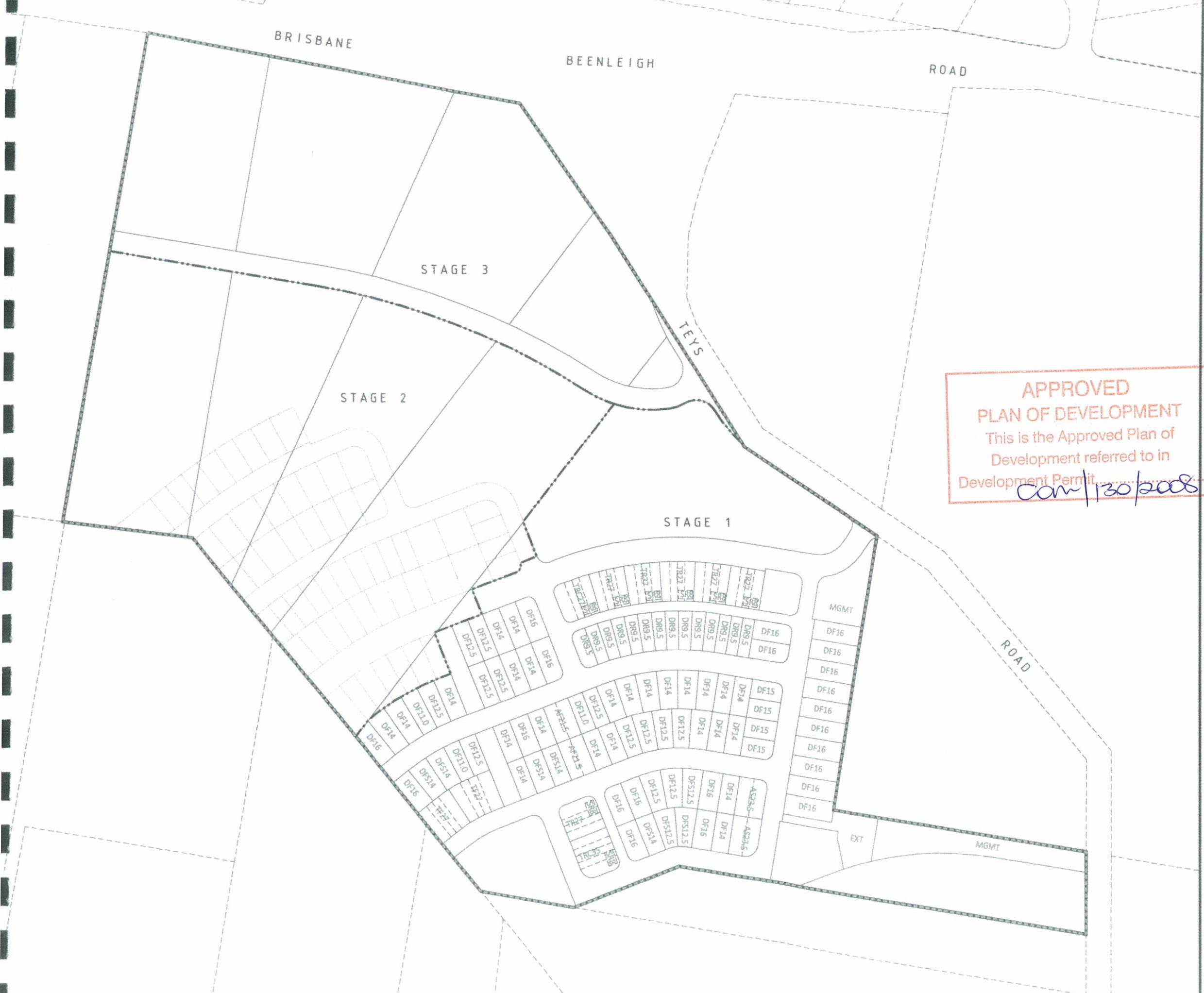
STAGE 2

STAGE 1

TEYS

APPROVED
PLAN OF DEVELOPMENT

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LEGEND

STUDY AREA

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 1)

SITE AREA - 128,451m ²	ROAD RESERVE AREA - 27,655m ²	MANAGEMENT LOT - 3,495m ²
OPEN SPACE - 39,790m ²		GROSS DENSITY - 11.6 d/ha
DEVELOPMENT AREA - 61,006m ²		NET DENSITY - 24.4 d/ha

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 2)

SITE AREA - 99,431m ²	ROAD RESERVE AREA - 11,416m ²	GROSS DENSITY - 0.0 d/ha
OPEN SPACE - 56,833m ²		NET DENSITY - 0.0 d/ha

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 3)

SITE AREA - 76,620m ²	ROAD RESERVE AREA - 9,232m ²	GROSS DENSITY - 0.0 d/ha
OPEN SPACE - 0m ²		NET DENSITY - 0.0 d/ha

DEVELOPMENT SUMMARY - TOTAL

SITE AREA - 304,502m ²	ROAD RESERVE AREA - 48,303m ²	MANAGEMENT LOT - 3,495m ²
OPEN SPACE - 96,623m ²		GROSS DENSITY - 4.9 d/ha
DEVELOPMENT AREA - 159,576m ²		NET DENSITY - 9.3 d/ha

DETACHED DWELLINGS

PRODUCT	CONSTRUCTION	STOREY	LOADED	FRONTAGE	NO.	%
MGMT	-	-	FRONT	-	2	1.3
EXT	-	-	FRONT	-	1	0.7
DR9.5	-	-	REAR	9.5m	14	9.4
DF11.0	-	-	FRONT	11.0m	3	2.0
DF12.5	-	-	FRONT	12.5m	13	8.7
DF12.5	-	-	FRONT	12.5m	3	2.0
DF14	-	-	FRONT	14.0m	25	16.8
DF14	-	-	FRONT	15.0m	5	3.4
DF15	-	-	FRONT	15.0m	4	2.7
DF16	-	-	FRONT	16.0m	22	14.8

ATTACHED DWELLINGS (DUPLEX)

PRODUCT	CONSTRUCTION	STOREY	LOADED	FRONTAGE	NO.	%
AF21.5	-	-	FRONT	21.5m	2 (4)	2.7
AS23.5	-	-	FRONT	23.5m	2 (4)	2.7

ATTACHED DWELLINGS (STUDIO)

PRODUCT	CONSTRUCTION	STOREY	LOADED	FRONTAGE	NO.	%
SR8	-	-	REAR	8.0m	0 (8)	5.4

ATTACHED DWELLINGS (TERRACE)

PRODUCT	CONSTRUCTION	STOREY	LOADED	FRONTAGE	NO.	%
TF27	-	-	REAR	25.0m	2 (8)	5.4
TR27	-	-	REAR	27.0m	6 (24)	16.1
TRC27	-	-	REAR	27.0m	1 (4)	2.7
TRC35	-	-	REAR	35.0m	1 (5)	3.4

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DEVELOPMENT:



SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971

114 VARSITY PARADE, VARSITY LAKES
07 55 622 844



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PROJECT
TEYS ROAD HOLMVIEW
PROJECT
0445

DATE
10/08/09
ISSUE
1

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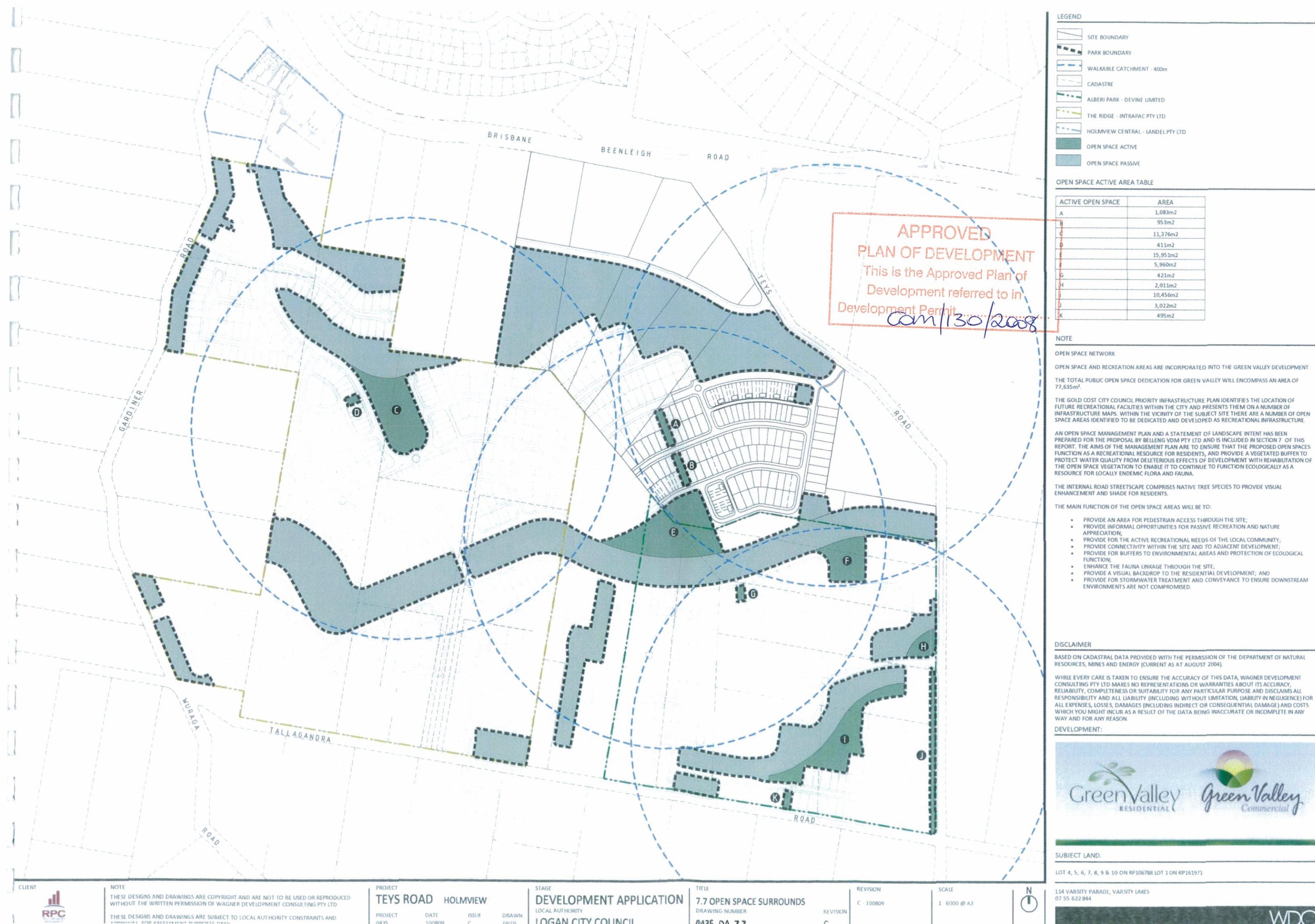
LOCAL AUTHORITY
LOGAN CITY COUNCIL

TITLE
7.6 DWELLING ANALYSIS
DRAWING NUMBER
0435 DA 7.6

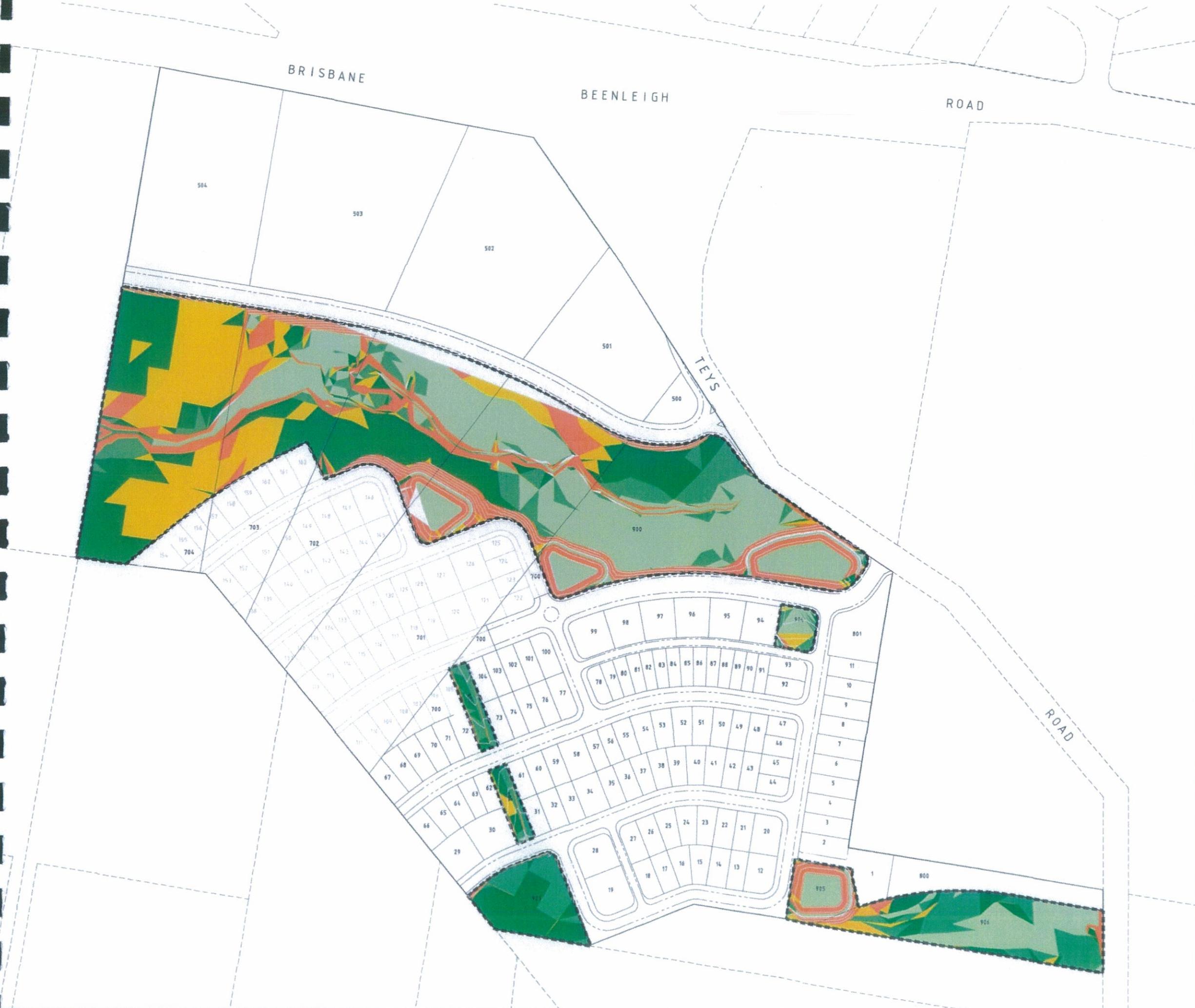
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PROJECT
TEYS ROAD HOLMVIEW
PROJECT
0435

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10/08/09ISSUE
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STAGE
DEVELOPMENT APPLICATION
LOCAL AUTHORITY
LOGAN CITY COUNCIL

TITLE
7.9 OPEN SPACE FINISHED SLOPE
DRAWING NUMBER
0435 DA 79

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PROJECT
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BY

STAGE
DEVELOPMENT APPLICATION
LOCAL AUTHORITY
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TITLE
7.10 OPEN SPACE EARTHWORKS
DRAWING NUMBER
0435 DA 7.10

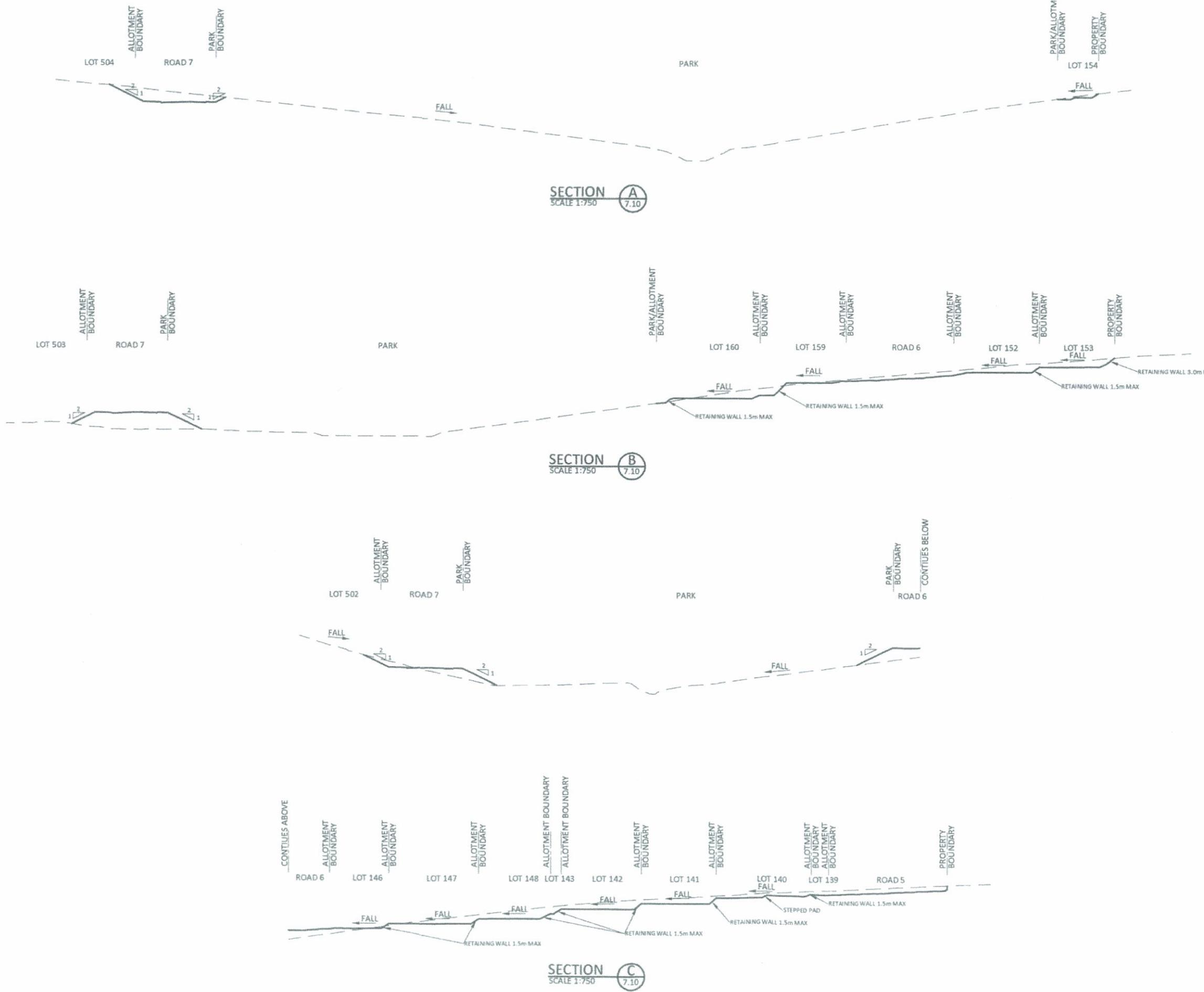
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114 VARSITY PARADE, VARSITY LAKES
07 55 622 844

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LEGEND

FINISHED SURFACE
EXISTING SURFACE

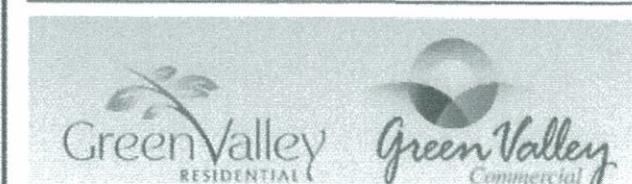
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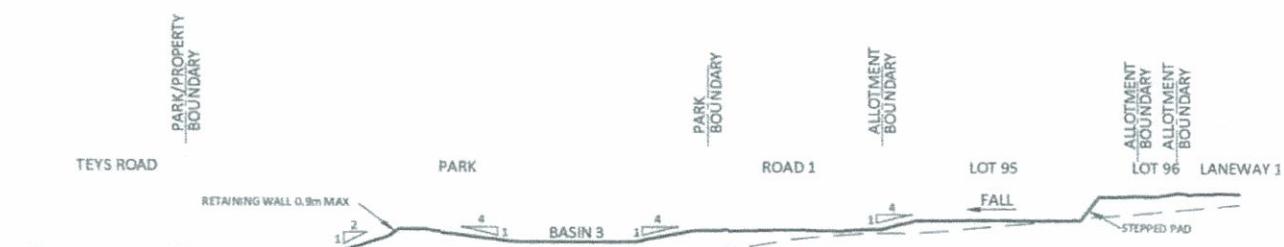
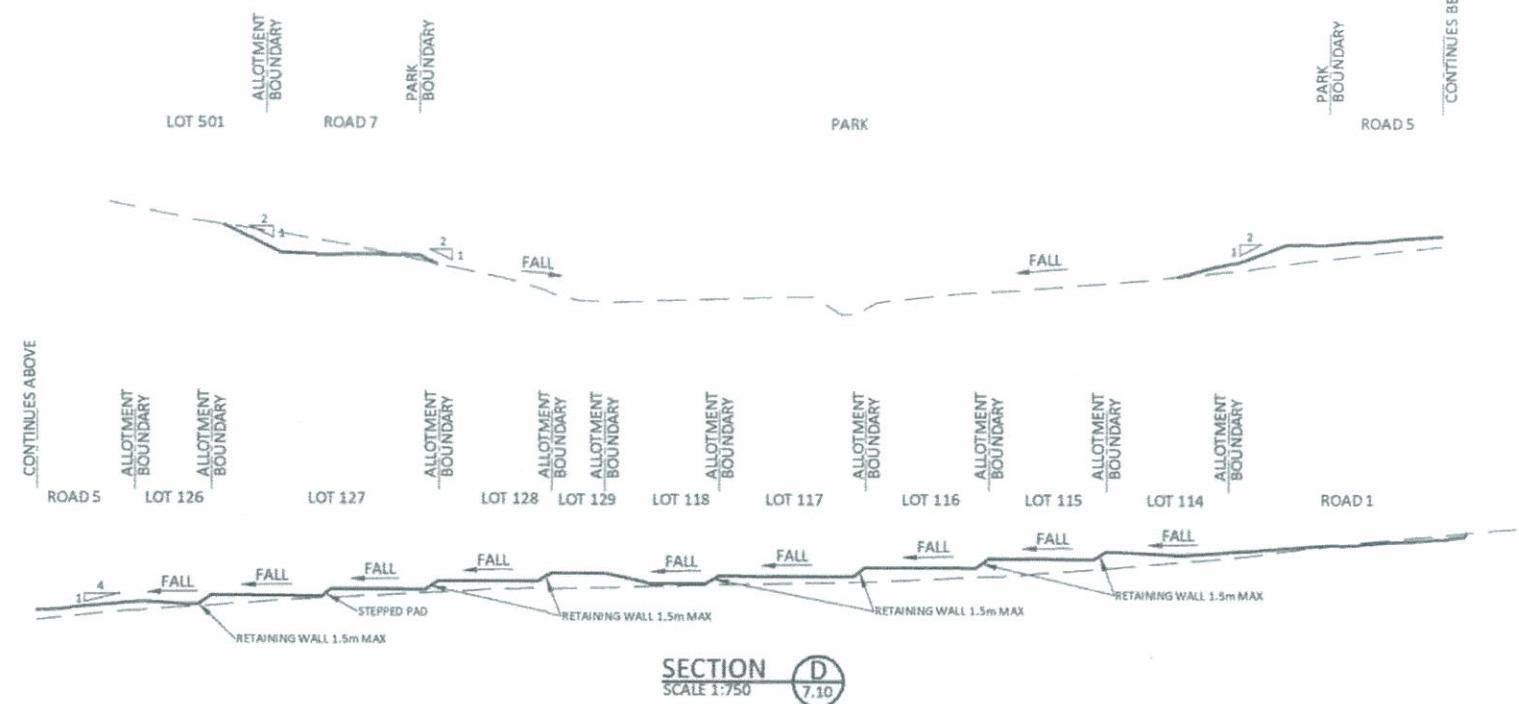


SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971

114 VARSITY PARADE, VARSITY LAKES
07 55 622 844

LEGEND

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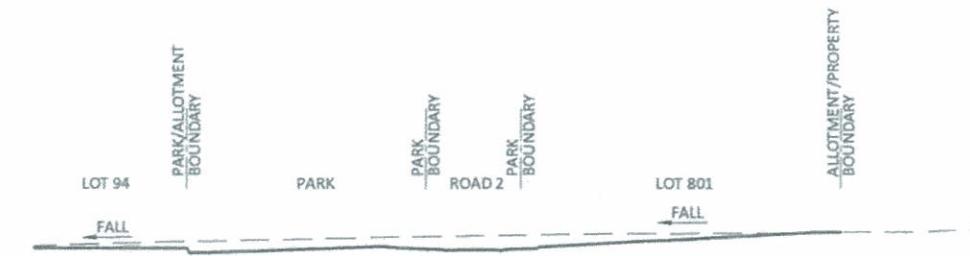
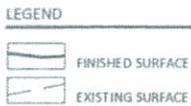
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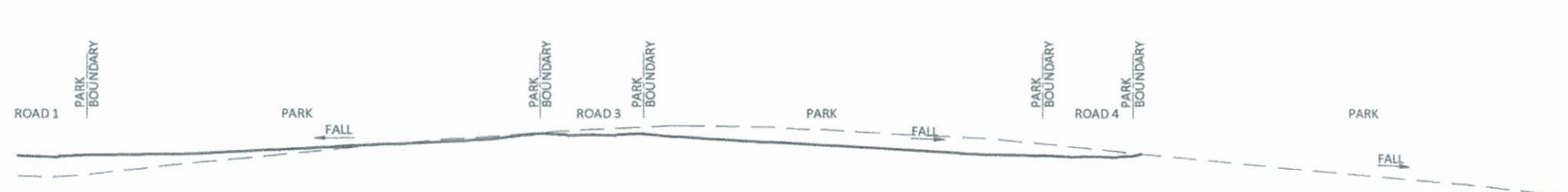
SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971

114 VARSITY PARADE, VARSITY LAZES
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SECTION
SCALE 1:750



SECTION
SCALE 1:750



SECTION
SCALE 1:750



SECTION
SCALE 1:750

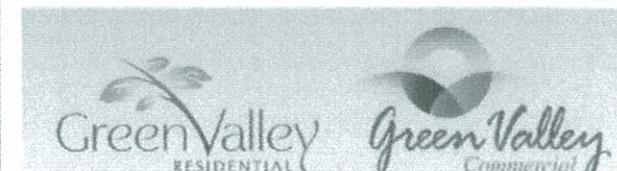
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SUBJECT LAND:

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TITLE
7.11 OPEN SPACE CROSS SECTIONS
DRAWING NUMBER
0435 DA 7.11C

REVISION
B - 100809

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1:750 @ A3

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