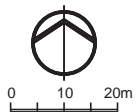


## STAGE 12A



**AMENDED IN RED**

By: Jennifer Davison  
Date: 4 AUG 2016



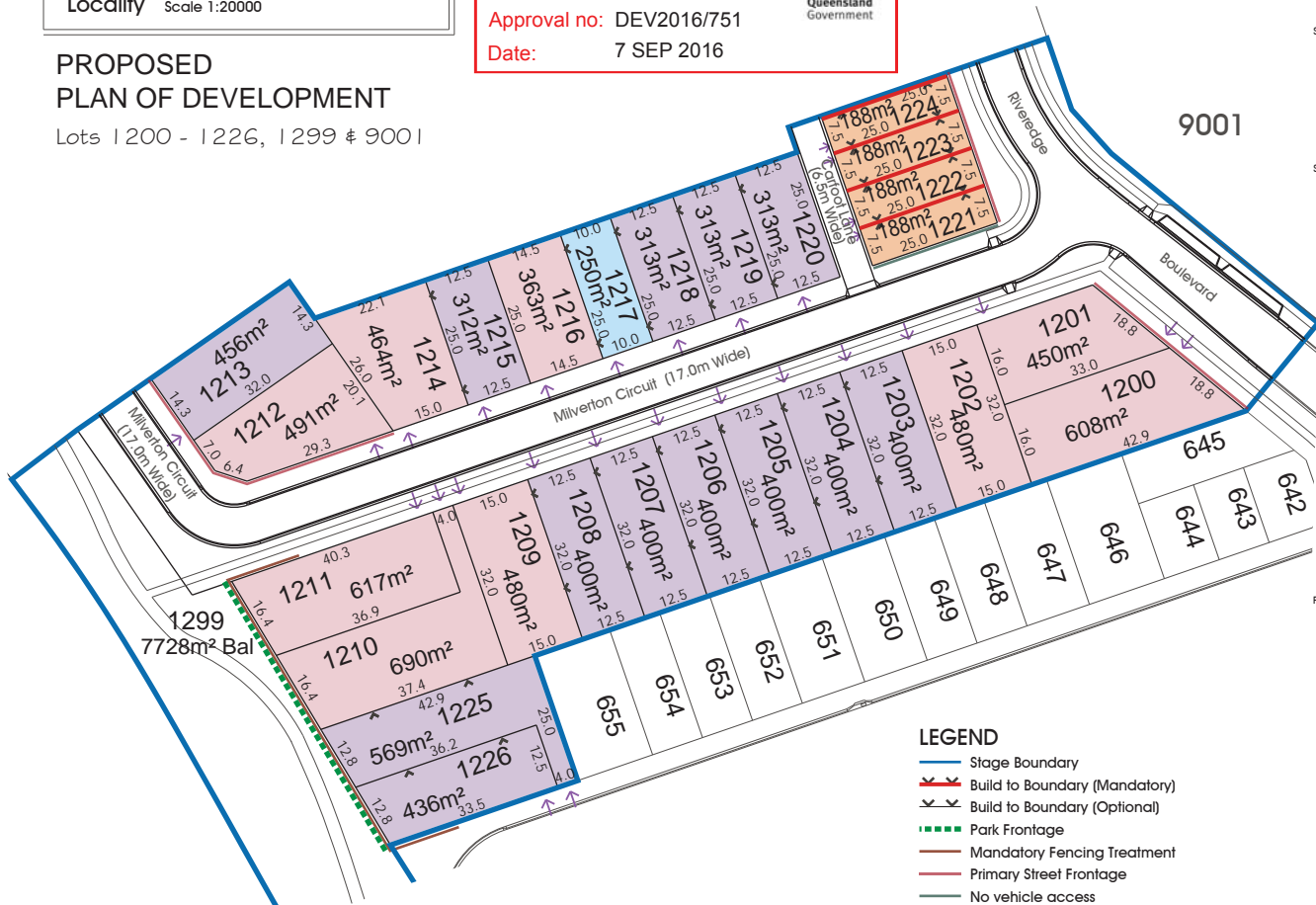
**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DEV2016/751  
Date: 7 SEP 2016



## PROPOSED PLAN OF DEVELOPMENT

Lots 1200 - 1226, 1299 & 9001



### LEGEND

- Stage Boundary
  - Build to Boundary (Mandatory)
  - Build to Boundary (Optional)
  - Park Frontage
  - Mandatory Fencing Treatment
  - Primary Street Frontage
  - No vehicle access
  - Preferred Driveway location
- Lot Type**
- Urban Allotment ( ≤ 7.5m-11.0m Frontage)
  - Terrace Allotment (5m - 10m Frontage)
  - Villa Allotment Type 1 (10m frontage)
  - Villa Allotment Type 2 (11.5 & 13.5m frontage)
  - Courtyard Allotment Type 1 ( ≥ 15m frontage)

Plan of Development Table	Urban Allotments ≤ 7.5-11.0m Frontage		Terrace Allotments 5m - 10m Frontage		Villa Allotments (1) 10m Frontage		Villa Allotments (2) 11.5-13.5m Frontage		Courtyard Allotments ≥ 15.0m Frontage	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage (+Mandatory)	+1.5m	+1.5m	+1.5m	+1.5m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Side - General lots										
Build to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Non Build to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m
Laneway Lots										
Laneway Setback	0.5m	0.5m	0.5m	0.5m	-	-	-	-	-	-
Site Cover	85%		85%		60%		60%		60%	

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

General:  
1. The maximum height of buildings shall not exceed 2 storeys.  
1a. Unless otherwise specified, all lots are to contain a house.

#### Orientation:

1. Entries - Front doors and letterboxes of dwellings are to address the street frontage and be visible from the street.
3. Buildings are to address each street frontage through the inclusion of 4 or more of the following design elements:
  - Front entrance door
  - Verandah or balcony
  - Porches
  - Awning and shade structures
  - Variation to roof and building lines
  - Inclusion of window openings
  - Variations to building materials
4. Nonwithstanding Item 3, Lots 1210, 1211, 1225 and 1226 are to address the western end of the lot adjoining park through the following design elements:
  - Main private outdoor open space areas to be located at the western end of the lot
  - Buildings are to include window openings for each storey
  - One storey buildings to include an alfresco area or usable verandah/deck
  - Two storey buildings are to include an alfresco area at ground level and a balcony on the upper floor.

#### Site Cover and Amenity:

5. Site cover as per Plan of Development Table.
6. Minimum private open space requirements:
  - For a one bedroom or studio dwelling, 5m<sup>2</sup> with a minimum dimension of 2.4m; or
  - For a two bedroom dwelling, 9m<sup>2</sup> with a minimum dimension of 2.4m; or
  - For a three or more bedroom dwelling, 12m<sup>2</sup> with a minimum dimension of 2.4m; and
  - The area must be covered and accessed from the main internal living area of the dwelling.

#### Setbacks:

7. Setbacks are as per the Plan of Development Table unless otherwise specified.
8. Boundary setbacks are measured to the wall of the structure.
9. Eaves should not encroach (other than where the building is built to the boundary) closer than 300mm to the lot boundary.
10. Optional built to boundary walls are to have a maximum length of 15m, a maximum average height of 4m and are not to exceed 4.5m in height.
11. Mandatory built to boundary walls on Urban Allotments are to extend a minimum of 30% of the boundary length, not exceed 80% of the boundary length and be no more than 7.5m in height. Built to boundary walls must not encroach on the prescribed setbacks.
12. Mandatory built to boundary walls on Terrace Allotments are to extend a minimum 7m or 30% of the boundary length (whichever is less), have a maximum continuous length of 20m, not exceed 80% of the boundary length and be no more than 7.5m in height. Built to boundary walls must not encroach on the prescribed setbacks.
13. Allotments (not on a laneway) with a frontage of 12.5m or more are to have a minimum 4.5m setback to the garage door, with the exception of designs that require a greater setback in order to comply with off-street parking provisions in accordance with Note 18.
14. A setback of 1.0m is required to the laneway boundary for a garage/enclosed carport accessed from a laneway.
15. Allotments (not on a laneway) with a frontage of less than 12.5m and more than 20m in length are to have a minimum of 5.5m setback to the garage door.
16. Allotments (not on a laneway) with a frontage of less than 12.5m and less than 20m in length are to have a minimum of 4.5m setback to the garage door.
17. In sections where built to boundary walls are not adopted, side setbacks should comply with those noted in the Plan of Development Table for each specific lot type.

#### Parking:

18. Minimum off-street parking requirement:
  - Studio, one and two bedroom dwellings, 1 space per dwelling
  - Three plus bedroom dwellings, 2 spaces per dwelling, which may be in tandem configuration
  - At least one space per dwelling must be covered.
19. Double garages will not be permitted on any lots (not on a laneway) less than 10m wide.
20. A garage on Lots less than 12.5m wide but greater than 10.0m must adhere to the following design criteria:
  - (a) The front facing building wall, which comprises the garage door/s, may not exceed an external width of 5.7m; and
  - (b) The garage door width must not exceed 4.8m; and
  - (c) The garage door must have a minimum 450mm eave above it and be setback a minimum of 240mm behind the pillar of the garage door; and
  - (d) Must have a sectional, fill or roller door; and
  - (e) The front facade of the dwelling must include the following:
    - a front entrance door and windows with a side-sight
    - a front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door.
    - the verandah, portico or porch is to include front piers with distinct materials and/or colours.
  - (f) The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot; and
  - (g) The driveway of the garage is to taper down from the central edge to 3m at the lot boundary, equal to what would have been required if the garage were only a single garage.
21. Any combination of a 'garage', 'carport' or 'open carport' as defined in the Queensland Development Code (QDC) are taken to be a 'garage' under this POD.
22. Garages/enclosed carports serviced off a laneway are to comply with EQD Practice Note 12 issued March 2014.

#### Driveways:

23. For conventional allotments (not on a laneway) the maximum width of a driveway:
  - Serving a double garage shall be 4.8m of the lot boundary
  - Serving a single garage shall be 3.0m of the lot boundary
24. Driveways should avoid on street works such as dedicated on-street parking bays, drainage pits and service pillars.
25. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0m, except where the driveway is from a laneway.
26. A Maximum of one driveway per dwelling is permitted, unless it is a corner lot.

#### Urban and Terrace Allotments:

27. Entries - Front doors of dwellings are to address the primary street frontage and have a clearly identifiable front door and a portico or undercover part of entry.
28. Where Urban and Terrace dwellings encompass more than one street frontage they are to be designed to address each street frontage.
29. Dwellings should have outdoor lighting to the doorway entrance and a clearly identifiable letterbox and clear house number.
30. All second storey windows addressing an adjoining lots private open space are to have fixed, external privacy screens or opaque glass where sight heights are less than 1.7m.
31. External drainage pipes are integrated with the building design.
32. Clotheslines, condenser units, hot water systems and other items must be screened behind the main face of the dwelling.
33. Each dwelling must include a hard surface bin enclosure screened from public view.
34. All habitable rooms must incorporate at least two openings to facilitate cross ventilation. The openings shall have a minimum area of no less than 5% of the total floor area of the room. Openings can include a combination of:
  - External opening windows
  - Internal opening windows
  - Louvered windows
  - Ceiling and/or roof ventilation shafts / skylights; and
  - Mechanical ventilation.

- For clarity, the two openings cannot be located on the same wall and must be at least 2m apart.
35. All habitable rooms must incorporate at least one opening to facilitate access to natural light. Openings can include a combination of:
    - External opening windows;
    - Louvered windows; and
    - Ceiling and/or roof ventilation skylights.

#### Fencing:

36. The solid portion of front fences of walls are not to exceed 1.2m in length.
37. If containing openings that make the fence it more than 50 percent transparent, the maximum fence height can be 1.8 metres.
38. Mandatory Fencing Treatment on lots 1210,1211,1225,1226 adjoining the park are to be:
  - 1200mm high black tubular aluminium pool fence w/ 100 x 100 dressed and stained hardwood posts

#### Additional criteria for Secondary Dwellings:

39. Secondary dwellings are to be subordinate to the primary dwelling and have a gross floor area of 30m<sup>2</sup> - 60m<sup>2</sup>.
40. Secondary dwellings are not permitted on Allotments (not on a laneway with a frontage of less than 12.5m).
41. Secondary dwellings are not permitted on Courtyard Allotments.
42. Secondary dwellings are not to have more than 2 bedrooms.
43. Adequate light and ventilation is to be provided for each dwelling as per Note 34.
44. All dwellings must have a clearly identifiable entry, letterbox and clear house numbering which addresses the primary frontage and is covered.
45. Off street parking requirements must be met for both dwellings as per Note 18.
46. Private open space must be met for both dwellings as per Note 6.
47. Site cover of the primary and secondary dwelling combined is not to exceed 60%.
48. Clotheslines, condenser units, hot water systems and other items must be screened behind the main face of the dwelling and not located in the path between the street and the front door of the secondary dwelling.
49. Each dwelling must include a hard surface bin enclosure screened from public view.
50. Only one driveway may be permitted per lot, except on corner lots where annotated on the Plan of Development and in accordance with Note 25. The second driveway may be no wider than 3m.



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Date: 29th July, 2016  
Scale: 1:1000 @ A3  
Drawn: AJL  
Job No: 29060/252-1  
Plan No: 29060/367 E