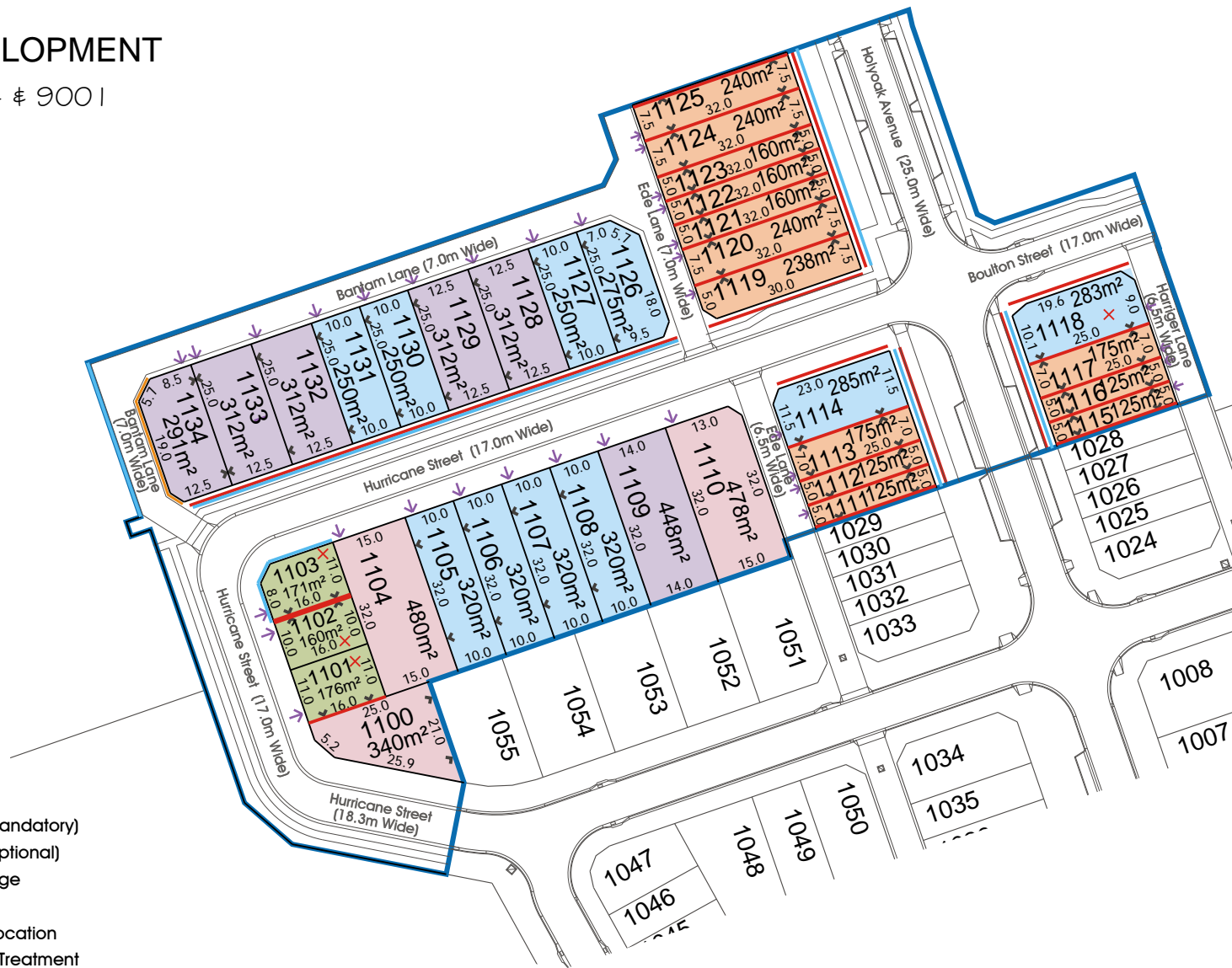


STAGE 11

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 (*Mandatory)	-	-	*0.0m	0.0m	*0.0m	0.0m	*0.0m	0.0m	-	-
Site Cover		85%		85%		60%		60%		60%

PROPOSED PLAN OF DEVELOPMENT

Lots 1100 - 1134 & 9001



LEGEND

- Stage Boundary
- Build to Boundary (Mandatory)
- Build to Boundary (Optional)
- Primary Street Frontage
- No vehicle access
- Preferred Driveway location
- Mandatory Fencing Treatment
- Park Frontage
- See Housing Product notes

Lot Type

- Urban Allotment (≤ 7.5m-11.0m Frontage)
- Terrace Allotment (5m - 10m Frontage)
- Villa Allotment Type 1 (10m frontage)
- Villa Allotment Type 2 (11.5m - 13.5m frontage)
- Courtyard Allotment Type 1 (≥ 15m frontage)

Housing Product on these lots must incorporate:

- Entry**
 - Access to the front entry of the dwelling is to be along an accessible path with a maximum gradient of one in eight over a distance of less than 1.5 metres.
 - Access to the driveway parking space to an entry into the dwelling is to be level (no more than 10mm change in the entry threshold).
 - Doorways are a minimum of 920mm wide and entry thresholds to all rooms in the dwelling should be level (no more than a 10mm change in entry threshold levels).
 - A passageway to an accessible bedroom or bathroom in the dwelling is to be at least 1200mm wide.
 - A parking space is to be provided for the dwelling with the minimum dimensions of 3800mm by 5500mm clear of walls or other obstructions such as posts.
- Kitchen**
 - The main kitchen in the dwelling should have a central area with a minimum horizontal dimension of 1550mm that is clear of benches, storage cabinets, fixed appliances and other furnishings. The main kitchen should ideally be designed as a passageway or provide access to other rooms in the dwelling.
- Bathroom**
 - One bathroom is to have minimum internal dimensions of 2250mm by 2300mm to accommodate a basin/cabinet, toilet and shower. This bathroom should also have a central area with a minimum horizontal dimension of 1550mm that is clear of basins, toilet, cabinets and cupboards.
 - The same bathroom is to include a hobless shower with a screen or curtain that prevents overspray from the shower enclosure, and structural plywood or similar on all walls to enable the flexible location and easy retrofitting of mobility aids such as grab rails.
 - Where a separate toilet is provided, the toilet should have minimum internal dimensions of 1800mm by 1550mm.
- Bedroom**
 - One bedroom is to have minimum internal horizontal dimensions of 3700mm by 3550mm.
 - The bedroom should desirably be designed to provide space for a double bed (1500mm wide by 2000mm long) and to have space on each side of the bed (at least 1200mm wide on one side and 1000mm wide on the other) that is clear of furnishings except bedside tables or cabinets at the head of the bed.

Plan of Development Design Requirements

General:

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

Orientation:

2. Entries - Front doors and letterboxes of dwellings are to address the primary street frontage and be visible from the street.
3. Where dwellings address more than one frontage, each façade is to include 4 or more of the following elements:
 - Verandah or balcony.
 - Porches.
 - Awning and shade structures.
 - Variation to roof and building lines.
 - Inclusion of window openings.
 - Variations to building materials.

Site Cover and Amenity:

4. Site cover as per Plan of Development Table.
5. Minimum private open space requirements:
 - For a one bedroom or studio dwelling, 5m² with a minimum dimension of 2.4m; or
 - For a two bedroom dwelling, 9m² with a minimum dimension of 2.4m; or
 - For a three or more bedroom dwelling, 12m² 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:

6. Setbacks are as per the Plan of Development Table unless otherwise specified.
7. Boundary setbacks are measured to the wall.
8. Eaves should not encroach (other than where the building is built to the boundary) closer than 300mm to the lot boundary.
9. 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.
10. 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.
11. 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.
12. 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 16.
13. 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, provided off-street parking requirements are satisfied in accordance with Note 15.
14. In sections where original built to boundary walls are not adopted, side setbacks are to comply with those noted in the Plan of Development Table for the specific lot type.

Parking:

15. 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.
16. Double garages will not be permitted on any lots (not on a laneway) less than 10m wide.
17. A double garage on lots equal to or greater than 10.0m wide but less than 12.5m wide 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, tilt or roller door; and
 - (e) The front façade of the dwelling must include the following:
 - a front entrance with a sidelight, and windows.
 - a front verandah, portico or porch located over the front entrance, which extends a minimum of 1400mm 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.
18. 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.
19. Garages/enclosed carports serviced off a laneway are to comply with EDQ Practice Note 12 issued March 2014.
 - garage doors on laneways are to be 3m wide opening for single garage doors and 4.8m wide opening for double garage doors.

Driveways:

20. For allotments the maximum width of a driveway:
 - Serving a double garage must be 4.8m of the lot boundary
 - Serving a single garage must be 3.0m of the lot boundary
21. Driveways should avoid on street works such as dedicated on-street parking bays, drainage pits and service pillars.
22. 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.
23. A maximum of one driveway per lot is permitted, unless otherwise specified in this POD.

Urban and Terrace Allotments:

24. Entries - Front doors of dwellings are to address the primary street frontage and have a clearly identifiable front door and a portico or undercover point of entry.
25. Where Urban and Terrace dwellings encompass more than one street frontage they are to be designed to address each street frontage.
26. Dwellings should have outdoor lighting to the doorway entrance and a clearly identifiable letterbox and clear house number.
27. All second storey windows addressing an adjoining lot's private open space are to have fixed, external privacy screens or opaque glass (where sill heights are less than 1.7m).
28. External drainage pipes are integrated with the building design.
29. Clotheslines, condenser units, hot water systems and service items must be screened from public view.
30. Each dwelling must include a hard surface bin enclosure screened from public view.
31. All habitable rooms must incorporate at least two openings to facilitate cross ventilation and access to natural light. 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.

Fencing:

32. Front fencing (where permitted) must not exceed **1.2m in height**.
33. Fencing on a secondary frontage must be of a decorative nature, no more than 25% transparent and must not exceed 1.8m in height.
34. Mandatory fencing treatment required on lot 1134.
 - Horizontal timber palings (treated and stained or painted) with expressed timber feature posts.
 - 25% transparent.
35. Mandatory fencing treatments required on lots 1111 to 1125.
 - height 1.5m
 - 25% transparent.
 - treated timber vertical slats
 - painted white
 - expressed posts
 - capped.

Additional criteria for Secondary Dwellings:

36. Secondary dwellings are to be subordinate to the primary dwelling and have a gross floor area of 30m² - 60m².
37. Secondary dwellings are not permitted on lots:
 - (a) on a laneway
 - (b) with a frontage of less than 12.5m
38. Secondary dwellings are not permitted on Courtyard Allotments.
39. Secondary dwellings are not to have more than 2 bedrooms.
40. Adequate light and ventilation is to be provided for each dwelling as per Note 32.
41. All dwellings must have a clearly identifiable entry, letterbox and clear house numbering which addresses the primary frontage and is covered.
42. Off street parking requirements must be met for both dwellings as per Note 16.
43. Private open space must be met for both dwellings as per Note 5.
44. Site cover of the primary and secondary dwelling combined is not to exceed 60%.
45. 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.
46. Each dwelling must include a hard surface bin enclosure screened from public view.
47. Only one driveway may be permitted per lot.

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.



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