



- ### Legend
- Site Boundary
  - Precinct Boundary
  - Stage Boundary
  - Indicative Detention Basin
  - Design 1m Contours HDR
  - Electrical Easement
  - Active Open Space
  - Drainage / Stormwater Conveyance
  - Pedestrian Linkage / Landscaping
  - Existing Open Space (surrounding site)
  - Primary Private Open Space Location
  - Maximum Building Location Envelope
  - Optional Built to Boundary Wall
  - Mandatory Built to Boundary Wall
  - Preferred Garage Location

**Note:**  
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
 Dimensions have been rounded to the nearest 0.1 metres.  
 Areas have been rounded down to the nearest 5m<sup>2</sup>.  
 The boundaries shown on this plan should not be used for final detailed engineers design.  
**Source Information:**  
 Site boundaries: Saunders Havi Group.  
 Adjoining information: DCDC.  
 Contours: Saunders Havi Group.  
 Vegetation constraints: Saunders Havi Group.  
 Flood: HRDRICKS

9. Upper floor setbacks must not exceed the minimum ground floor setbacks.
10. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place) or a street and a lane. This excludes those lots that adjoin a shared access driveway, pedestrian link/corridor/threshold, landscape buffer & open space and therefore in these cases, a secondary street setback does not apply.
11. Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (ie no rear boundary setbacks applies).
12. For corner allotment, setbacks apply to any building or structure greater than 2m high as follows:
  - In the case of Terrace, Villa and Premium Villa Corner Lots the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 5m back from the point of intersection of these two boundaries.
  - In the case of Courtyard, Premium Courtyard and Traditional Corner Lots the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 5m back from the point of intersection of these two boundaries.
13. Built to Boundary Walls are mandatory where road frontage widths are less than 12.4m. Built to Boundary walls are optional for lots with road frontage widths equal to or in excess of 12.5m as per the alignments nominated by this Plan of Development. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
14. Built to Boundary walls are to have a maximum height not more than 4.5m and a mean height not more than 3.5m and the total length of all buildings or parts of buildings built to boundary is not more than:
  - 9m for Premium Courtyard, Traditional and Premium Traditional allotments.
  - 12 meters for Villa, Premium Villa and Courtyard allotments.
15. Where lots contain significant side and/or rear earthworks batter, setbacks provisions to be mindful of associated earthworks and/or retaining wall requirements to ensure compliance with relevant building standards.
  - For lots with side batters up to 2m wide, setbacks should start from toe of batter (i.e. 2m from side boundary).
  - For lots with rear batters, up to 3m side, setbacks should start from toe of batter (i.e. 3m from rear boundary).

### Development Control Notes

- General**
1. All development is to be undertaken in accordance with the Development Approval.
  2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services and subject to compliance with relevant Australian Standards.
  3. The maximum height of buildings shall not exceed 8.5m and two (2) storeys, except when existing grades exceed 15% where the building may be up to 10m and 2 storeys in height.
  4. Setback provisions which vary from these provisions will require separate Council approval in accordance with applicable requirements.
  5. For Auxiliary Unit requirements refer to Table 12.6.1 (Lots 450m<sup>2</sup> or more) or Table 12.6.2 (Lots under 450m<sup>2</sup>) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP1.2 of Qld Development Code (QDC).
  6. For any details not listed in the table or corresponding notes refer to either Table 12.6.1 (Lots 450m<sup>2</sup> or more) or Table 12.6.2 (Lots under 450m<sup>2</sup>) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP1.2 of Qld Development Code (QDC).
- Setbacks**
7. Setbacks are as per the Plan of Development Table unless otherwise specified on plan.
  8. Boundary setbacks are measured to the wall of the structure and eaves / gutters may encroach into boundary setbacks as follows:
    - primary street frontage: up to 3.0m from the boundary;
    - secondary street frontage: up to 1.5m from the boundary;
    - rear setback: up to 600mm into the rear setback;
    - side setbacks: up to 450mm from eave to boundary;
    - All dwellings must provide an eave of minimum 450mm depth to side boundaries.
- Parking and Driveways**
- Garages:**
16. Car Parking spaces may be in tandem provided one space is behind the required road setback.
  17. On-street parking provisions pursuant with Table 12.6.1 (Lots 450m<sup>2</sup> or more) or Table 12.6.2 (Lots under 450m<sup>2</sup>) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP1.2 of Qld Development Code (QDC).
- Driveways:**
20. 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.
  22. Driveways shall avoid on-street works such as dedicated on-street parking bays, drainage pipes and service pillars.
  23. The minimum distance of a driveway from an intersection of two streets shall be 6.0 metres.
- Service Areas and Bin Storage**
24. All clothes drying, bin storage and service areas (air conditioning, hot water, etc.) must be screened from view from the street or adjoining open space.
- SEQ Service Provider's Asset(s)**
25. Offsets from all SEQ Service Provider's Asset(s) to be in accordance with applicable Service Provider requirements and/or easement provisions as nominated.
- Definitions**
- Site Cover:** the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard, Traditional & Premium Traditional Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m
To Articulation Elements*	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Corner Allotments	5.5m	n/a	5.5m	n/a	5.5m	n/a	5.5m	n/a
Secondary Frontage	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
Side - General Lots	Mandatory	1.0m	Optional	1.0m	Optional	1.0m	Optional	2.0m
Built to Boundary side	Mandatory	1.0m	Optional	1.0m	Optional	1.0m	Optional	2.0m
Non Built to Boundary side	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	2.0m
Rear Setback	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Rear - (Laneway)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Garage	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Site Coverage (maximum)	60%		60%		60%		60%	
Garage Location	Garages are to be located along the built to boundary wall.				Garages are to be located along the built to boundary wall.			
On site parking requirements (minimum)	Minimum of two car parking spaces provided on-site of which 1 space is to be covered and enclosed.				Minimum of two car parking spaces provided on-site of which 1 space is to be covered and enclosed.			
Garage	Single, tandem or double garage acceptable.				Single, tandem or double garage acceptable.			
Double garages are only permitted on two storey dwellings								

\*Note: Articulation elements permitted within the front setback only include: front porches and associated features, verandahs, first floor balconies and bay windows.

**Revision:**  
 I. 30/05/15 Amend Lot 202  
 J. 10/06/15 Amend Application Boundary  
 K. 31/08/15 Amend Controls & Table  
 L. 06/09/16 Built to Boundary Walls  
 M. 15/08/17 Renumbering Lots  
 N. 23/08/17 Amend Lot coding  
 O. 08/12/17 Amend Stage 8  
 P. 22/02/19 Amend Stage 9 - 13  
 Q. 05/04/19 Amend Stage 9 - 13  
 R. 29/04/19 Amend Stage 9 - 13  
 S. 01/04/20 Amend POD Notes  
 T. 17/05/20 Amend Lot & Type  
 U. 09/07/20 Amend Stage 9A & B  
 V. 23/07/20 Stage 9A & 9B, Second Access for Phase 1  
 W. 08/12/21 Amend POD  
 X. 17/01/22 Update Stage 10 - 12