

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for Approval No. 4280/2015/MAAM/CE Date: 23 March 2022

Development Control Notes

- General**
- All development is to be undertaken in accordance with the Development Approval.
 - 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.
 - 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.
 - Setback provisions which vary from these provisions will require separate Council approval in accordance with applicable requirements.
 - For Auxiliary Unit requirements refer to Table 12.6.1 (Lots 450m² or more) & Table 12.6.2 (Lots under 450m²) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP1.2 of Qld Development Code (QDC).
 - For any details not listed in the table or corresponding notes refer to either Table 12.6.1 (Lots 450m² or more) or Table 12.6.2 (Lots under 450m²) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP1.2 of Qld Development Code (QDC).
- Setbacks**
- Setbacks are as per the Plan of Development Table unless otherwise specified on plan.
 - Boundary setbacks must be 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 exceed minimum 450mm depth to side boundaries.
 - Upper floor setbacks must not have the minimum ground floor setbacks.
 - 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/connection/throughway, landscape buffer or open space and therefore in these cases, a secondary street setback does not apply.
 - Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining built-to-boundary setbacks.
 - 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 6m 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 9m back from the point of intersection of these two boundaries.
 - 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.
 - Built to Boundary walls are to have a maximum height not more than 4.5m and a mean height of 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.
 - Where lots contain significant side and/or rear earthworks batters, setback 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).

- Outdoor Living Space**
- Private outdoor living space must be provided for each dwelling, not less than 10m² in area with a minimum dimension of 4.0m.
- Fencing**
- Fences, screens, retaining walls and other structures are not more than 1m high with a truncation made by 3 equal chords of a 6m radius curve at the corner of the two (2) road frontages - Refer to MP1.1 & MP1.2 of Qld Development Code (QDC).
- Parking and Driveways**
- Garages:**
- Car parking spaces may be in tandem provided one space is behind the required road setback.
 - On-street parking provisions pursuant to Table 12.6.1 (Lots 450m² or more) & Table 12.6.2 (Lots under 450m²) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP1.2 of Qld Development Code (QDC).
- Driveways:**
- 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.
 - Driveways should avoid on-street works such as intersected on-street parking bays, drainage pits and service pillars.
 - The minimum distance of a driveway from an intersection of two streets shall be 6.0 metres.

- Service areas and Bin Storage**
- 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 Assets**
- Offset from all SEQ Service Provider's Assets (e) 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	Laneway Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard, Traditional & Premium Traditional Allotments	
	Ground Floor	First Floor								
Front Setback										
Living	4.0m	4.0m								
To Articulation Elements*	3.0m	3.0m								
Garage	n/a	n/a	5.5m	n/a	5.5m	n/a	5.5m	n/a	5.5m	n/a
Corner Allotments										
Secondary Frontage	1.5m	1.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
Side - General Lots										
Built to Boundary side	Mandatory	1.0m	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	1.0m	1.0m	1.5m	2.0m
Rear Setback										
Rear	n/a	n/a	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Laneway Setback										
Rear - (Laneway)	0.5m	0.5m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Garage	0.5m	0.5m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Site Coverage (maximum)	80%		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.		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.		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.		Minimum of two car parking spaces provided on-site of which 1 space is to be covered and enclosed.	
	Single, tandem or double garage acceptable		Single, tandem or double garage acceptable		Double garages are only permitted on two storey dwellings		Single, tandem or double garage acceptable		Single, tandem or double garage acceptable	

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

PLAN REF: 113258 - 70
 Rev No: T
 DATE: 12 January 2022
 CLIENT: Village Building Co.
 DRAWN BY: HW
 CHECKED BY: DG

WOODLINKS VILLAGE
 Plan Of Development
 Control Plan - Sheet 1 of 2

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- Indicative Detention Basin
- Design 1m Contours HDR
- Electrical Easement
- Indented On Street Parking Bay
- Line Marked On Street Parking Bay
- Existing Open Space (Previous Approved Application)
- Existing Open Space (Adjoining site)
- Local Park
- Drainage / Linear open Space
- Pedestrian Linkage / Landscape Buffer
- City Wide Linear Park
- Proposed Drainage Easement
- Bin Pad
- Possible Dual Occupancy (Dual occupancy is subject to a further MCU Approval)
- Primary Private Open Space Location
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- Preferred Garage Location
- Alternative Garage Location
- Any future dwellings on proposed Lots 713-728 are limited to single storey dwellings only and acoustic coverments are to be imposed to this effect.

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Pursuant to the Planning Act 2016, this plan forms part of Council's approval for
 Approval No: 4280/2015/MAMC/E
 Date: 23 March 2022

Legend

- Site Boundary
- Precinct Boundary
- - - Stage Boundary
- Indicative Detention Basin
- Design 1m Contours HDR
- Electrical Easement
- Indented On Street Parking Bay
- Line Marked On Street Parking Bay
- Bin Pad
- Possible Dual Occupancy (Dual occupancy is subject to a further MCU Approval)
- Existing Open Space (Adjoining site)
- Existing Creek (Adjoining site)
- Local Park
- Drainage / Linear open Space
- Pedestrian Linkage / Landscape Buffer
- City Wide Linear Park
- Primary Private Open Space Location
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- Preferred Garage Location
- Alternative Garage Location
- No Vehicle Access
- Primary Frontage
- Letterbox Location
- Bin Collection Location
- Any future dwellings on proposed Lots 578 and 596 are limited to single storey dwelling only and are to have acoustic coverings imposed requiring dwellings to incorporate various provisions as per recommendations listed in approved Acoustic Report - refer to Part 3 - Approved Plans, Specifications and Supporting Material of ICC Decision notice

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 assessments and/or underground services and subject to compliance with relevant Australian Standard(s).
3. The maximum height of buildings shall not exceed 5.5m 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 450m² or more) & or Table 12.6.2 (Lots under 450m² of the Residential Code (Part 12, division 6) as well as MP1.1 & MP1.2 of Old Development Code (ODC).
6. For any details not listed in the table or corresponding notes refer to Table 12.6.1 (Lots 450m² or more) or Table 12.6.2 (Lots under 450m² of the Residential Code (Part 12, division 6) as well as MP1.1 & MP1.2 of Old Development Code (ODC).

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.
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 abut a shared access driveway, pedestrian link/connection/threshold, landscape buffer &/or 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 setback 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 of not more than 3.5m and the total length of all buildings or parts of buildings built to boundary is not more than:
 - 5m 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 batters, setback 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)

Outdoor Living Space

16. Private outdoor living space must be provided for each dwelling, not less than 16m² in area with a minimum dimension of 4.0m;

Fencing

17. Fences, screens, retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the two (2) road frontages - Refer to MP1.1 & MP1.2 of Old Development Code (ODC).

Parking and Driveways

18. Car Parking spaces may be in tandem provided one space is behind the required road setback.
19. Onsite parking provisions pursuant to Table 12.6.1 (Lots 450m² or more) & or Table 12.6.2 (Lots under 450m² of the Residential Code (Part 12, division 6) as well as MP1.1 & MP1.2 of Old Development Code (ODC).
20. A maximum of one driveway per dwelling is permitted.
21. The maximum width of a driveway where crossing the verge:
 - shall be 3.5m for single garages; and
 - 4.5m for double garages
22. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pits.
23. The minimum distance of a driveway from an intersection of two streets shall be 6.0 metres.
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.

SEO Service Provider's Asset(s)

25. Offset from all SEO 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 save overhangs.

Plan of Development Table	Laneway Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard, Traditional & Premium Traditional Allotments	
	Ground Floor	First Floor								
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Garage Allotments										
Secondary Frontage	1.5m	1.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
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Built to Boundary side	Mandatory	1.0m	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	1.0m	1.0m	1.5m	2.0m
Rear Setback										
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Garage	0.5m	0.5m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Site Coverage (maximum)	80%		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.		No Garages are to be located along the built to boundary wall.		No Garages are to be located along the built to boundary wall.		No 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 3 space is to be covered and enclosed.		Minimum of two car parking spaces provided on-site of which 3 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.		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.	
	Single, tandem or double garage acceptable		Single, tandem or double garage acceptable		Double garages are only permitted on two storey dwellings		Single, tandem or double garage acceptable.		Single, tandem or double garage acceptable.	

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