

AREA 1: PLAN OF DEVELOPMENT - DESIGN CRITERIA

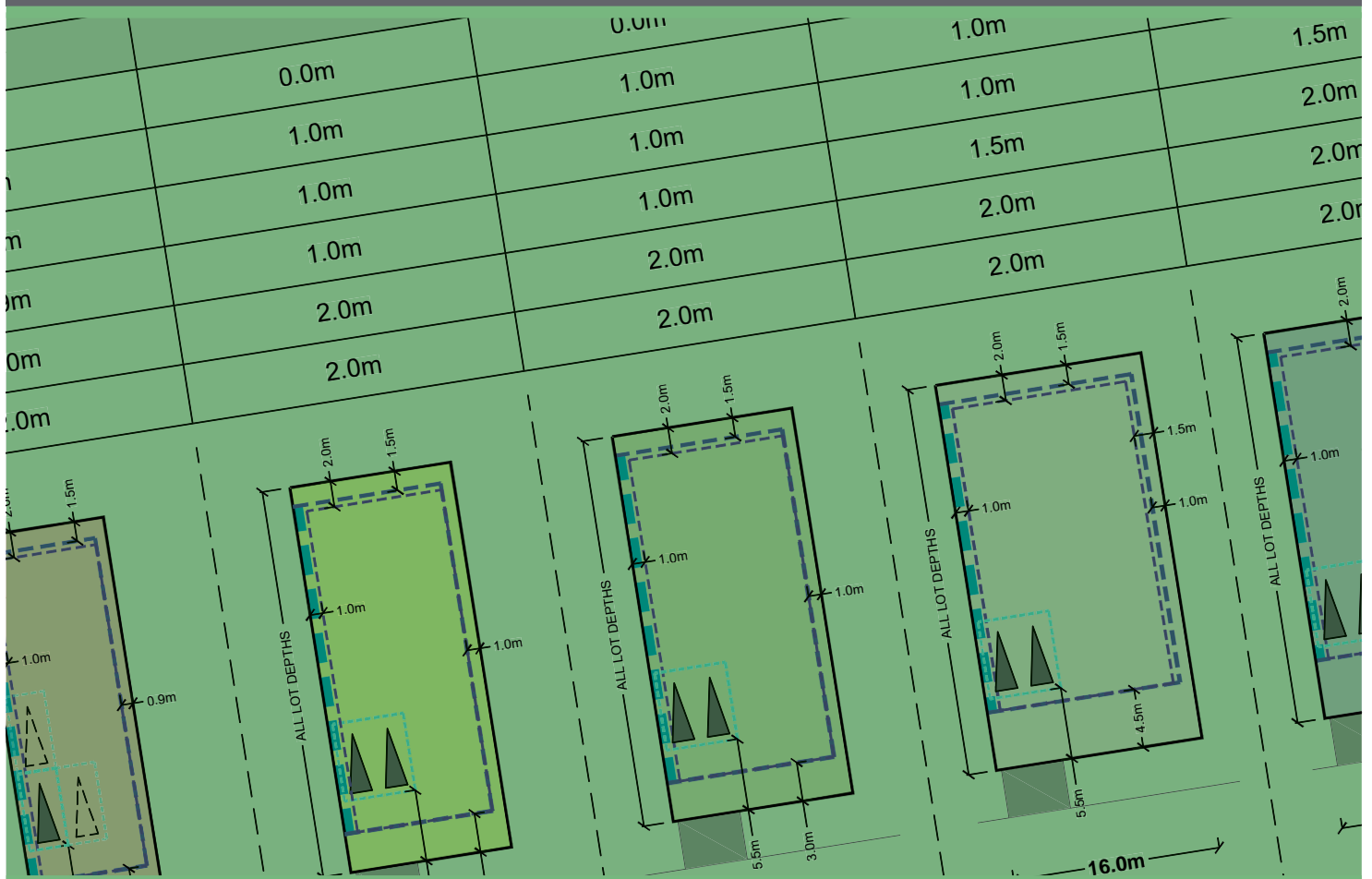
TEVIOT ROAD, GREENBANK

31 MAY 2019

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 03 July 2019



AMENDED IN RED

By: Brandon Bouda

Date: 03 July 2019



1.0 APPROVED USES

1.1 USES EXEMPT IN ACCORDANCE WITH THIS PLAN OF DEVELOPMENT

Uses listed in Table 1 and complying with the relevant Design Criteria (Section 3.0 and Section 4.0) in this Plan of Development and Area 1: Plan of Development - Envelope Plans document are approved exempt development.

TABLE 1: LAND USES EXEMPT IN ACCORDANCE WITH THIS PLAN OF DEVELOPMENT

LAND USES	
<ul style="list-style-type: none">Display HomeHouse (detached, attached, or interface lots)ParkHome Based Business	<ul style="list-style-type: none">Multiple Residential (Up to 3 dwelling units where identified on the Area 1: Plan of Development - Envelope Plans)Advertising Device

1.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

Uses listed in Table 2 and complying with the relevant Design Criteria (Section 3.3, 3.4 and 3.5) in this Plan of Development and Area 1: Plan of Development Envelope Plans document are approved development subject to Compliance Assessment.

TABLE 2: LAND USES USES SUBJECT TO COMPLIANCE ASSESSMENT & DESIGN CRITERIA

LAND USES	
<ul style="list-style-type: none">Sales Office (up to 400m² GFA)Other Residential (Retirement)Multiple Residential (4 or more dwelling units where identified on the Area 1: Plan of Development - Envelope Plans)	

1.3 DEFINED TERMS

The terms used in this document have a particular meaning as stated in the Greater Flagstone UDA Development Scheme (October 2011) (Development Scheme). The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

2.0 CRITERIA FOR A CHANGE TO APPROVED LAYOUT FOR GREENBANK AREA 1

2.1 DESIGN STANDARDS FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT AND PLAN OF DEVELOPMENT ENVELOPE PLANS FOR GREENBANK AREA 1

The following plans and documents can be amended by compliance assessment where generally in accordance with the design standards in Table 3, or as otherwise agreed with the nominated assessing authority.

- Area 1: Plan of Development - Envelope Plans (Envelope Plans)
- Area 1: Reconfiguration of a Lot Plans (RoL Plans)

Figure 1 below identifies those fixed elements of the Envelope Plans and RoL Plans that cannot be adversely impacted or changed.

FIGURE 1: FIXED ELEMENTS - AREA 1

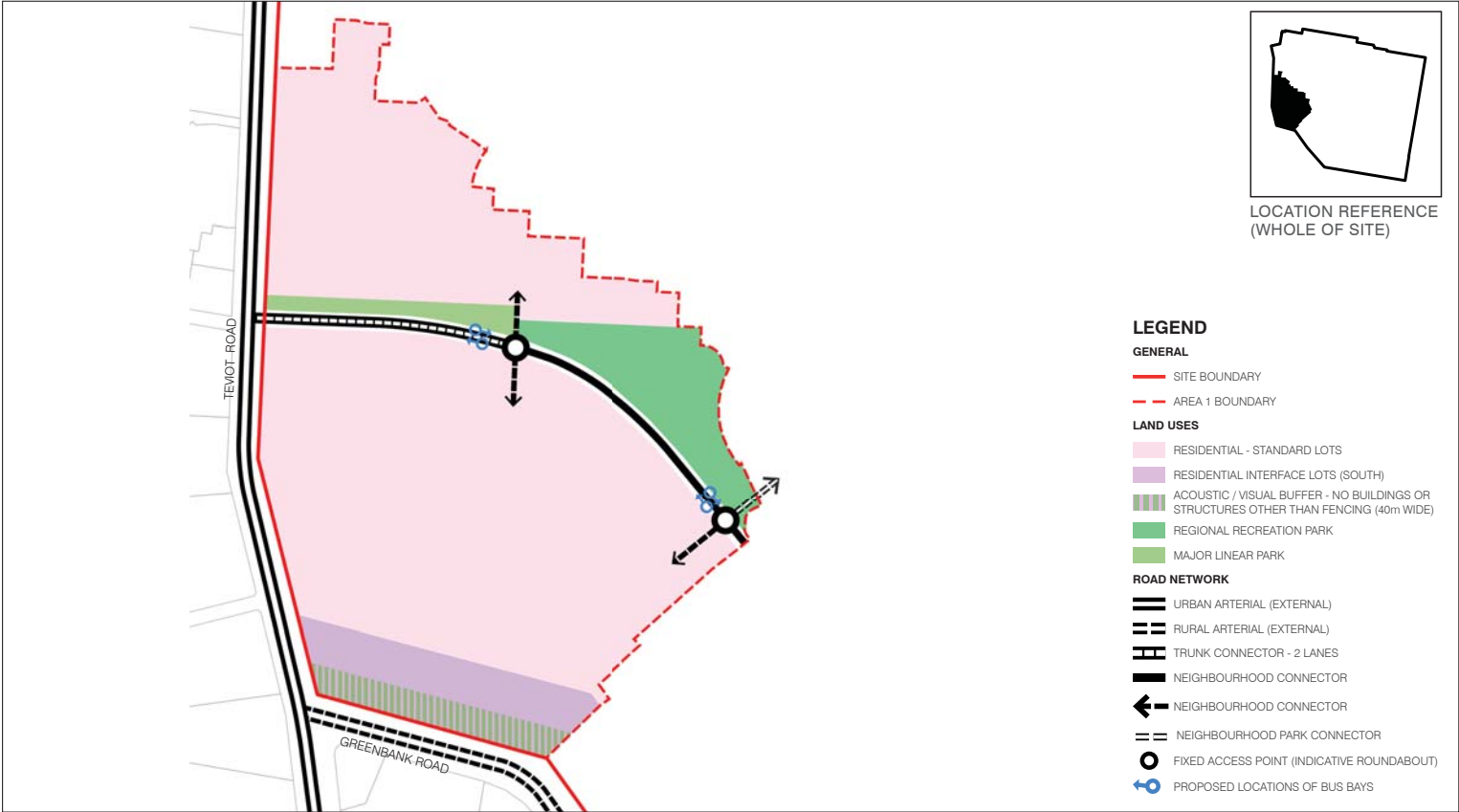


TABLE 3: DESIGN STANDARDS

GENERAL	DESIGN STANDARDS
Development Yield	<ul style="list-style-type: none">The total development yield is to be between 457 and 559 dwellings (being the originally approved 508 dwellings +/- 10%) where not in conflict with the other requirements of Table 3: Design Standards.
Lot Design	<ul style="list-style-type: none">Size & density<ul style="list-style-type: none">no minimum lot sizeFor Residential - Standard Lots, development achieves a minimum net residential density of 15 dwellings per hectare for Area 1Shape<ul style="list-style-type: none">Width and depth consistent with typical lot dimensions - refer Section 3.0.Slope<ul style="list-style-type: none">Unless constructed in an integrated or attached development, the finished slope on a lot less than 450m² in area does not exceed:<ul style="list-style-type: none">10% side slope5% lengthwise slopeLess, if both figures approach the maximum together.Platform construction required when finished slope on lot is 16% or greater
Block Size	<ul style="list-style-type: none">Length 100-200 metresMid-block break providing a pedestrian link when blocks are over 130 metresDepth 40-80 metres
Interface Lots	<ul style="list-style-type: none">Minimum lot size of 3,000m²
Lot Layout	<ul style="list-style-type: none">No more than eight narrow (less than 10.0 metres) frontage lots in a row.No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane.
Access	<ul style="list-style-type: none">90% of dwellings must be within 400m of a Neighbourhood Recreation Park or other park providing equivalent informal recreation opportunities90% of Residential - Standard Lots are within 400 metres of an existing or planned public transport stop.
Street Network	<ul style="list-style-type: none">Grid pattern or modified grid responsive to site characteristics.Where slope allows, orientation within 15 degrees of north-south or east-west.To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope.Minimise cul-de-sacs where possible. Where proposed, cul-de-sac length is desirably no greater than 10 lots.
Typical Road Typologies	<ul style="list-style-type: none">Roads are designed generally in accordance with the approved Context Plan.Street network includes (where relevant):<ul style="list-style-type: none">A trunk connector providing access to neighbourhood connector streets;Neighbourhood connector streets providing direct access to properties and connections to neighbourhood destinations;Neighbourhood access streets provide direct access to properties and neighbourhood lanes; andNeighbourhood lanes - provide direct property access either at the front or rear of lots.
On-Street Car parking	<ul style="list-style-type: none">On-street car parking to be provided at a minimum rate of 0.5 spaces per residential lot.
Total Park Area Required	<ul style="list-style-type: none">Minimum 3.6 ha

Note: Parks to be provided generally in accordance with the requirements of the Open Space Master Plan Rates of Provision & Accessibility

REFERENCE MATERIAL

PDA Guidelines and Practice Notes	<ul style="list-style-type: none">Guideline 1 - Residential 30 (May 2015)Guideline 5 - Neighbourhood Planning and Design (May 2015)Guideline 6 - Street and Movement Network (April 2012)Guideline 7 - Low Rise Buildings (May 2015)Guideline 12 - Park Planning and Design (May 2015)Guideline 13 - Engineering Standards (May 2015)Guideline 18 - Development Interfaces (May 2015)
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3.0 DESIGN CRITERIA

3.1 HOUSE (DETACHED)

The following criteria apply to a House (Detached) proposals.

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (October 2011) (Development Scheme), building work and operational work are exempt development where in accordance with, or associated with, this Plan of Development (PoD).
- All relevant provisions of this PoD must be satisfied prior to the issuance of a Building Approval.
- The provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.
- The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

General

- All development is to be undertaken in accordance with the Development Approval.
- Nominated building location envelopes may be constrained by future easements and/or services.
- Where allotments are so marked on Area 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS3671-1999 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

- Setbacks are as per Table 4: Plan of Development Table - House (Detached) (Table 4), unless specified otherwise on this sheet.
- The permitted location of built to boundary walls are indicated on the Area 1: Plan of Development - Envelope Plans.
- Built to boundary walls are not mandatory. Where built to boundary walls are not adopted, side setbacks shall be in accordance with the requirements of the Non-Built to Boundary Setbacks nominated in Table 4.
- All boundary setbacks are measured to the wall of the structure.
- The dwelling and associated projections (gutters etc.) must be located wholly within the subject lot, unless encroachment rights are secured by way of easement (or other suitable mechanism).
- Other than built to boundary walls, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like (not including retractable blinds, fixed screens, rainwater fittings, or ornamental attachments) is permitted to extend 600mm within the prescribed setback, however cannot encroach closer than 450mm from the boundary.
- The length of the built to boundary wall is not to exceed 50% of the lot depth, or 15.0m, whichever is the greatest.
- For corner lots (excluding a corner intersecting with a laneway), no building or structure over 2m high is built within a 6m x 6m truncation at the corner of two road frontages (refer Table 4).
- The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade
 - Balconies, porches or verandahs
 - Window hoods
 - Shadow lines created on the building through minor changes in the façade (100mm minimum).
- Entrance porches may be located closer to the property boundary than stated in Table 4, provided that the portico:
 - Is located no less than 1.4m from the front property boundary,
 - Does not exceed maximum height of 4.5m,
 - Does not exceed a width of 3.0m; and
 - The portico remains open and not enclosed.

Building Height

- The maximum building height is 9.0m.
- Buildings must have no more than 2 storeys.

Site Cover

- The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed the maximum site cover indicated in Table 4, where

Area means:

- for enclosed spaces, the area including the outside wall; and
- for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Private Open Space and Amenities

- Each house / dwelling unit has a clearly defined outdoor living space which:
 - Has an area of at least:
 - 12 sqm with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
 - 9 sqm with a minimum dimension of 2.4m for a 2 bedroom house / dwelling unit; or
 - 5 sqm with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
 - Is accessible from a living area; and
 - Has a ground slope of not more than 1 in 10;
 - Provides visual privacy from outdoor living spaces on adjacent lots.

Eaves and Roof Pitch

- Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls excluding those built to the boundary.
- The maximum roof pitch is 40 degrees.

Parking and Driveways

- A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
- Garages
 - A dwelling on a lot with a primary frontage equal to or greater than 10m and less than 12.5m must adhere to the following criteria:
 - The front facing building wall, which comprises the garage door, to not exceed an external width of 5.7m
 - The garage door:
 - Width does not exceed 4.8m; and
 - Has a minimum 450mm eave above it; and
 - Setback a minimum of 240mm behind the pillar of the garage door; and
 - Has a sectional, tilt or roller door.
 - The front facade of the dwelling is to be forward of the alignment of the garage wall, and include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required; or
 - 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.
 - A dwelling on lot with a primary frontage of 12.5m or greater must adhere to the following criteria:
 - Must have a garage door not exceeding 40% of the lot frontage
 - Double garages are to be setback 1.0m behind the main face of the dwelling at the ground floor.
- For a dwelling on a lot with a primary frontage less than 10.0m the garage door width must not exceed 3.0m.
- The maximum width of a driveway at the lot boundary shall be:
 - 4.8m for a dwelling with a double garage with a lot frontage of 12.5m or greater;
 - 3.5m for a dwelling with a double garage with a lot frontage equal to or greater than 10m and less than 12.5m; or
 - 3.0m for a dwelling with single or tandem garage on any lot frontage.
- Garages are to be located as nominated on the Area 1: Plan of Development - Envelope Plans, or in an alternate location subject to confirmation that there is no conflict with proposed/existing services.
- A maximum of one driveway per dwelling is permitted unless it is a corner lot where a maximum of two driveways are permitted (1 per frontage).
- The driveway finish must not be plain concrete.
- Driveways are to be:
 - a minimum distance of 6m from an intersection of one street with another street; and
 - designed and constructed in accordance with approval / permit requirements of Logan City Council.

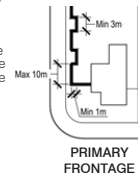
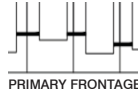
- Carports are only permitted where:
 - Located behind the façade of the dwelling which faces the primary street frontage; and
 - For corner lots, set back a minimum of 3.0m from the secondary street frontage.

Retaining Walls

- Other than walls erected by the developer, retaining walls:
 - must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
 - cannot exceed 1.5m in height without stepping elements incorporated.
- For sloping lots:
 - Where a built to boundary wall is permitted, this wall must be projected to at least 150mm below the likely pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The build down of the built to boundary wall must be in a material consistent with the visible section of the wall immediately above it.
- Where on a **small** lot with a rear retaining wall exceeding 2.0m above ground level (or where identified on the Plan of Development - Envelope Plans), the Rear Setback is as per Table 4.

Fencing

- Primary frontage requirements:
 - The maximum fence height is 1.8m;
 - Fences are not permitted along road frontages forward of the building; and
 - Side boundary fences are to be recessed at least 1m behind the wall addressing the primary road frontage (as seen on the right).
- Secondary frontage requirements:
 - Fences to Secondary Frontages (Side) of Corner Lots may extend beyond the face of the secondary facade only on the basis the fencing visible from the public area is:
 - A maximum fence height of 1.8m;
 - Solid up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (ie. transparent sections cannot be located solely at ground level); and
 - Does not extend for lengths greater than 10m without a landscaped recess 3m in length and 1m deep (as seen on the right).
- Pedestrian link requirements:
 - Fences to pedestrian links:
 - A maximum fence height of 1.8m; and
 - Solid up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level).

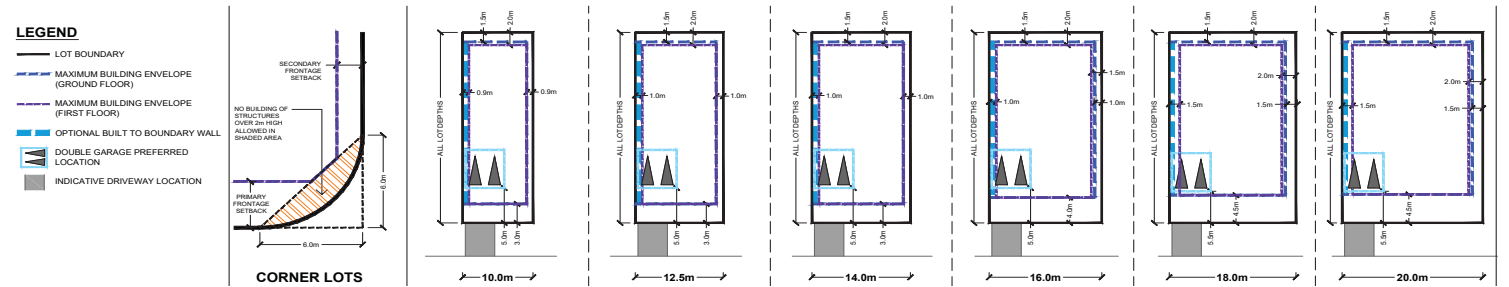


Structures and Services

- All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
- Screened drying areas are to be located behind the main face of the dwellings.
- Rubbish bin areas are to be located behind the main face of the dwellings or stored so as to not be visible from the public realm.
- Secondary Dwelling
 - A secondary dwelling is only permitted where:
 - The lot is 400m² or more;
 - The lot frontage is 12.5m or more; and
 - It complies with the applicable self assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions of this PoD.
- There is to be no more than one secondary dwelling on a lot.

TABLE 4: PLAN OF DEVELOPMENT TABLE - HOUSE (DETACHED)

INDICATIVE ALLOTMENT TYPE (PRIMARY REFERENCE FOR ALLOTMENT TYPE IS THE AREA 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS)		VILLA	PREMIUM VILLA	COURTYARD	PREMIUM COURTYARD	TRADITIONAL	PREMIUM TRADITIONAL
INDICATIVE ALLOTMENT WIDTH (FRONTAGE)		10m	12.5m	14m	16m	18m	20m
FRONT SETBACKS							
PRIMARY FRONTAGE <i>For lots with multiple street frontages: a. A lot only has one primary frontage. b. The primary frontage for a corner lot is as per the Area 1: Plan of Development - Building Envelope Plan (if nominated)</i>	To Wall (Ground Floor)	3.0m	3.0m	3.0m	4.0m	4.5m	4.5m
	To Wall (First Floor)	3.0m	3.0m	3.0m	4.0m	4.5m	4.5m
	To Garage Door	5.0m	5.0m	5.0m	5.0m	5.5m	5.5m
SECONDARY FRONTAGE <i>Note: A Pedestrian Link is not a secondary frontage</i>	To Wall (Ground Floor)	1.5m	2.0m	2.0m	2.0m	3.0m	3.0m
	To Wall (First Floor)	2.0m	2.0m	2.0m	2.0m	3.0m	3.0m
	To Garage Door	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m
REAR SETBACK							
Where allotments are so marked (➡) on Area 1: Plan of Development - Envelope Plan.	Ground Floor	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
For lots located on the low side of a retaining wall greater than 2.0m total height	Ground Floor	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
For all other lots	Ground Floor	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
	First Floor	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
SIDE SETBACK							
SIDE SETBACK Built to Boundary	Ground Floor	0-0.3m	0-0.3m	0-0.3m	0-0.3m	0-0.3m	0-0.3m
	First Floor	0.9m	1.0m	1.0m	1.0m	1.5m	1.5m
SIDE SETBACK Non-Built to Boundary	Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m	1.5m
	First Floor	0.9m	1.0m	1.0m	1.5m	2.0m	2.0m
SITE COVER		70%	70%	60%	60%	60%	60%



3.2 HOUSE (ATTACHED)

The following criteria apply to House (attached) proposals.

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (October 2011) (Development Scheme), building work and operational work are exempt development where in accordance with, or associated with, this Plan of Development (PoD).
- All relevant provisions of this PoD must be satisfied prior to the issuance of a Building Approval.
- The provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.
- The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

General

- All development is to be undertaken in accordance with the Development Approval.
- Nominated building location envelopes may be constrained by future easements and/or services.
- Where allotments are so marked on Area 1: Plan of Development - Envelope Plans, residential buildings must be developed and constructed to comply with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

- Setbacks are as per Table 5: Plan of Development Table - House (Attached) (Table 5), unless specified otherwise on this sheet.
- The permitted location of built to boundary walls are indicated on the Area 1: Plan of Development - Envelope Plans.
- Where built to boundary walls are not adopted, side setbacks shall be in accordance with the Non-Built to Boundary Wall Setbacks nominated in Table 5.
- Length of Built to Boundary walls shall be no more than:
 - 80% for a house on a lot width of 7.5m or less
 - 75% for a house on a lot width of 7.5m - 9.9m
 - 70% for a house on a lot width of 10m - 12.49m
 - 65% for a house on a lot width of 12.5m - 14.9m
 - 60% for a house on a lot width of 15m - 19.9m
 - 55% for a house on a lot width of 20m or greater
- All boundary setbacks are measured to the wall of the structure.
- The dwelling and associated projections (gutters etc.) must be located wholly within the subject lot, unless encroachment rights are secured by way of easement (or other suitable mechanism).
- Other than built to boundary walls, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like (not including retractable blinds, fixed screens, rainwater fittings, or ornamental attachments) of a building is permitted to extend 600mm within the prescribed setback, however cannot encroach closer than 450mm from the boundary.
- For corner lots (excluding a corner intersecting with a laneway), no building or structure over 2m high is built within a 6m x 6m truncation at the corner of two road frontages (refer Table 5).
- The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window hoods
 - Shadow lines created on the building through minor changes in the facade (100mm minimum).
- Entrance porticoes may be located closer to the property boundary than stated in Table 5 provided that the portico:
 - Is located no less than 1.4m from the front property boundary;
 - Does not exceed a maximum height of 4.5m;
 - Does not exceed a width of 3.0m; and
 - The portico remains open and not enclosed.

Building Height

- The maximum building height is 9.0m.
- Buildings must have no more than 2 storeys.

Site Cover

- The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed the maximum site cover indicated in Table 5, where Area means:
 - for enclosed spaces, the area including the outside wall; and
 - for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Private Open Space and Amenity

- Buildings must ensure the provision of natural light and ventilation to core living areas.
- Each house / dwelling unit has a clearly defined outdoor living space which:
 - Has an area of at least:
 - 12 sqm with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
 - 9 sqm with a minimum dimension of 2.4m for a 2 bedroom house / dwelling unit; or
 - 5 sqm with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit; and
 - Is accessible from a living area; and
 - Has a ground slope of not more than 1 in 10; and
 - Provides visual privacy from outdoor living spaces on adjacent lots.

Eaves and Roof Pitch

- Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls excluding those built to the boundary.
- The maximum roof pitch is 40 degrees.

Parking and Driveways

- A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
- Garages:
 - Front loaded attached allotments must adhere to the following criteria:
 - For lot frontages less than 10m, single or tandem garages must be used;
 - For lot frontages equal to or greater than 10m and less than 12.5m, double garages can be used where the garage door width does not exceed 4.8m;
 - For lot frontages greater than 12.5m, single, tandem or double garages may be used where the garage door width does not exceed 40% of the lot frontage; and
 - Double garages are to be setback 1.0m behind the main face of the dwelling, excluding balconies.
 - The maximum width of a driveway at the lot boundary shall be:
 - 4.8m for a dwelling with a double garage on a lot with a width of 12.5m or greater.
 - 3.5m for a dwelling on a lot with a width between 10m to 12.49m.
 - 3.0m for a dwelling with a single or tandem garage on any lot.
 - A maximum of one driveway per dwelling is permitted unless it is a corner lot where a maximum of two driveways are permitted (1 per frontage).
- Where accessed from a laneway, garages are to be paired (built to a common boundary where possible).
- The driveway finish must not be plain concrete.
- Driveways are to be:
 - a minimum distance of 6m from an intersection of one street with another street; and
 - designed and constructed in accordance with approval / permit requirements of Logan City Council.

Retaining Walls

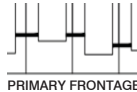
- Other than walls erected by the developer, retaining walls:
 - must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
 - cannot exceed 1.5m in height without stepping elements incorporated.
- For sloping lots:
 - Where a built to boundary wall is permitted, this wall must be projected

to at least 150mm below the likely pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The build down of the build to boundary wall must be in a material consistent with the visible section of the wall immediately above it.

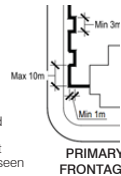
30. Where on a **small** lot with a rear retaining wall exceeding 2.0m above ground level (or where identified on the Plan of Development – Envelope Plans), the Rear Setback is as per Table 5.

Fencing

- For front loaded lots the Primary Frontage requirements are as follows:
 - The maximum fence height is 1.8m;
 - Fences are not permitted along road frontages forward of the building; and
 - Side boundary fences are to be recessed at least 1m behind the wall addressing the primary road frontage (as seen on the right).
- For rear loaded lots the Primary Frontage requirements are as follows:
 - A maximum fence height is 1.2m;
 - Fences are permitted along the Primary Frontage and the side boundaries forward of the facade facing the Primary Frontage; and
 - Fences must be at least 50% transparent.
- For all lots the Secondary Frontage requirements are as follows:
 - Fences may extend beyond the face of the secondary facade only on the basis the fencing visible from the public area is:
 - A maximum fence height of 1.8m;
 - Solid up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level); and
 - Does not extend for lengths greater than 10m without a landscaped recess 3m in length and 1m deep (as seen on the right).
 - Pedestrian link requirements:
 - Fences to pedestrian links:
 - A maximum fence height of 1.8m; and
 - Solid up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level).
 - Within laneways, 1.8m high fences are permitted to screen private open space, car parking and servicing areas.



PRIMARY FRONTAGE



PRIMARY FRONTAGE

Letterboxes

- For rear loaded lots, letterboxes for the dwelling shall be located on the primary street or park frontage and not in the laneway.

Structures and Services

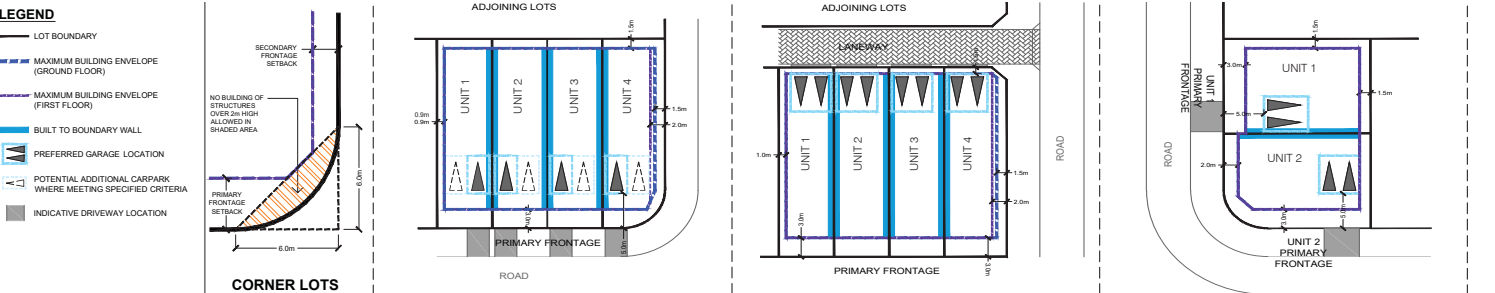
- All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
- Screened drying areas are to be located behind the main face of the dwellings.
- Rubbish bin areas are to be located behind the main face of the dwellings or stored so as to not be visible from the public realm.

Secondary Dwelling

- A secondary dwelling is only permitted where:
 - The lot is 400m² or more;
 - The lot frontage is 12.5m or more; and
 - It complies with the applicable self assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions of this PoD.
- There is to be no more than one secondary dwelling on a lot.

TABLE 5: PLAN OF DEVELOPMENT TABLE - HOUSE (ATTACHED)

INDICATIVE ALLOTMENT TYPE (PRIMARY REFERENCE FOR ALLOTMENT TYPE IS THE AREA 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS)		FRONT LOADED		REAR LOADED		DUAL LOADED	
FRONT SETBACKS							
PRIMARY FRONTAGE <small>For lots with multiple street frontages: a. A lot only has one primary frontage. b. The primary frontage for a corner lot is as per the Area 1: Plan of Development – Building Envelope Plan (if nominated)</small>	To Wall (Ground Floor)		3.0m		3.0m		3.0m
	To Wall (First Floor)		3.0m		3.0m		3.0m
	To Garage Door		5.0m		N/A		5.0m
SECONDARY FRONTAGE <small>Note: A Pedestrian Link is not a secondary frontage</small>	To Wall (Ground Floor)		1.5m		1.5m		2.0m
	To Wall (First Floor)		2.0m		2.0m		2.0m
	To Garage Door		N/A		N/A		5.0m
REAR SETBACK							
Where allotments are so marked (➡) on Area 1: Plan of Development - Envelope Plan.	Ground Floor		2.5m		2.5m		2.5m
	First Floor		2.5m		2.5m		2.5m
For lots located on the low side of a retaining wall greater than 2.0m total height	Ground Floor		2.5m		2.5m		2.5m
	First Floor		2.5m		2.5m		2.5m
For all other lots	Ground Floor		1.5m		1.5m		1.5m
	First Floor		1.5m		1.5m		1.5m
	To Garage Door		N/A		1.5m		N/A
SIDE SETBACK							
SIDE SETBACK Built to Boundary	Ground Floor		0-0.3m		0-0.3m		0-0.3m
	First Floor		0-0.3m		0-0.3m		0-0.3m
SIDE SETBACK Non-Built to Boundary	Ground Floor		0.9m		1.0m		1.0m
	First Floor		0.9m		1.0m		1.0m
SITE COVER			75%		75%		70%



3.3 MULTIPLE RESIDENTIAL

The following criteria apply to Multiple Residential Proposals.

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (October 2011) (Development Scheme), building work and operational work are exempt development where in accordance with, or associated with, this Plan of Development (PoD).
- All relevant provisions of this PoD must be satisfied prior to the issuance of a Building Approval.
- The provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.
- The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

General

- All development is to be undertaken in accordance with the Development Approval.
- Nominated building location envelopes may be constrained by future easements and/or services.
- Where allotments are so marked on Area 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

- Setbacks are as per Table 6: Plan of Development Table - Multiple Residential (Table 6), unless specified otherwise on this sheet.
- All boundary setbacks are measured to the wall of the structure.
- The dwelling and associated projections (gutters etc.) must be located wholly within the subject lot, unless encroachment rights are secured by way of easement (or other suitable mechanism).
- Other than built to boundary walls, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like (not including retractable blinds, fixed screens, rainwater fittings, or ornamental attachments) of a building is permitted to extend 600mm within the prescribed setback, however cannot encroach closer than 450mm from the boundary.
- For corner lots (excluding a corner intersecting with a laneway), no building or structure over 2m high is built within a 6m x 6m truncation at the corner of two road frontages (refer Table 6).
- The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade
 - Balconies, porches or verandahs
 - Window hoods
 - Shadow lines created on the building through minor changes in the façade (100mm minimum).
- Entrance porticoes may be located closer to the property boundary than stated in the Table 6 provided that the portico:
 - Is located no less than 1.4m from the front property boundary;
 - Does not exceed a maximum height of 4.5m;
 - Does not exceed a width of 3.0m; and
 - The portico remains open and not enclosed.

Building Height

- The maximum building height is 9.0m.
- Buildings must have no more than 2 storeys.

Site Cover

- The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed the maximum site cover indicated in Table 6, where Area means:
 - for enclosed spaces, the area including the outside wall; and
 - for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Private Open Space and Amenity

- Each house / dwelling unit has a clearly defined outdoor living space which:
 - Has an area of at least:
 - 12sqm with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
 - 9sqm with a minimum dimension of 2.4m for a 2 bedroom house / dwelling unit; or
 - 5sqm with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
 - Is accessible from a living area;
 - Has a ground slope of not more than 1 in 10; and
 - Provides visual privacy from outdoor living spaces on adjacent lots.

Or communal open space is provided which:

- has an area of at least 25% of the area of the lot; and
 - is of a shape which can include a circle with a 4.0m diameter.
- Buildings must ensure the provision of natural light and ventilation to core living areas.

Eaves and Roof Pitch

- Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls.
- The maximum roof pitch is 40 degrees.

Parking and Driveways

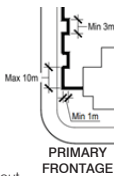
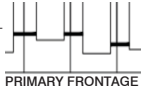
- A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
- For all front-loaded attached allotments, garages are not to dominate the streetscape.
- A maximum of one driveway per dwelling permitted.
- Where accessed from a laneway, garages are to be paired where possible.
- The driveway finish must not be plain concrete.
- Driveways are to be:
 - a minimum distance of 6m from an intersection of one street with another street; and
 - designed and constructed in accordance with approval / permit requirements of Logan City Council.

Retaining Walls

- Other than walls erected by the developer, retaining walls:
 - must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
 - cannot exceed 1.5m in height without stepping elements incorporated.

Fencing

- For front loaded dwellings the Primary Frontage requirements are as follows:
 - The maximum fence height is 1.8m;
 - Fences are not permitted along road frontages forward of the building; and
 - Side boundary fences are to be setback at least 1m behind the face of the wall addressing the primary road frontage (as seen on the right).
- For rear loaded dwellings the Primary Frontage requirements are as follows:
 - The maximum fence height is 1.2m;
 - Fences are permitted along the Primary Frontage and the side boundaries forward of the façade facing the Primary Frontage; and
 - Fences must be at least 50% transparent.
- For all dwellings the Secondary Frontage requirements are as follows:
 - Fences may extend beyond the face of the secondary façade only on the basis the fencing visible from the public area is:
 - A maximum fence height of 1.8m;
 - Solid up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level); and
 - Does not extend for lengths greater than 10m without a landscaped recess 3m in length and 1m deep (as seen on the right).
- Pedestrian link requirements:
 - Fences to pedestrian links:
 - A maximum fence height of 1.8m; and
 - Solid up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level).
- Within laneways, 1.8m high fences are permitted to screen private open space, car parking and servicing areas.



Letterboxes

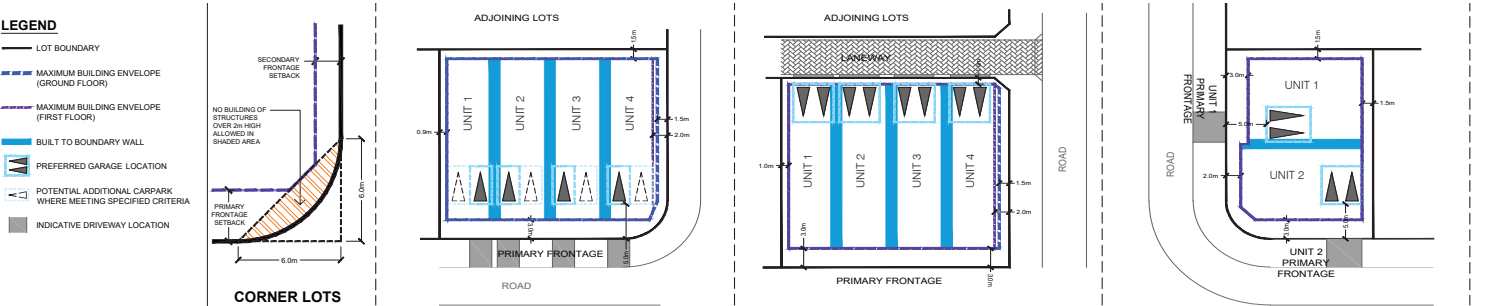
- For rear loaded dwellings, letterboxes shall be located on the primary street or park frontage and not in the laneway.

Structures and Services

- All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
- Screened drying areas are to be located behind the main face of the dwellings.
- Rubbish bin areas are to be located behind the main face of the dwellings or stored so as to not be visible from the public realm.

TABLE 6: PLAN OF DEVELOPMENT TABLE - MULTIPLE RESIDENTIAL

PLAN OF DEVELOPMENT TABLE - MULTIPLE RESIDENTIAL				
INDICATIVE ALLOTMENT TYPE (PRIMARY REFERENCE FOR ALLOTMENT TYPE IS THE AREA 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS)		FRONT LOADED	REAR LOADED	DUAL LOADED
FRONT SETBACKS				
PRIMARY FRONTAGE For lots with multiple street frontages: a. A lot only has one primary frontage. b. The primary frontage for a corner lot is as per the Area 1: Plan of Development – Building Envelope Plan (if nominated)	To Wall (Ground Floor)	3.0m	3.0m	3.0m
	To Wall (First Floor)	3.0m	3.0m	3.0m
	To Garage Door	5.0m	N/A	5.0m
SECONDARY FRONTAGE Note: A Pedestrian Link is not a secondary frontage	To Wall (Ground Floor)	1.5m	1.5m	2.0m
	To Wall (First Floor)	2.0m	2.0m	2.0m
	To Garage Door	N/A	N/A	5.0m
REAR SETBACK				
For lots located on the low side of a retaining wall greater than 2.0m total height	Ground Floor	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m
For all other lots	Ground Floor	1.5m	1.5m	1.5m
	First Floor	1.5m	1.5m	1.5m
	To Garage Door	N/A	1.5m	N/A
SIDE SETBACK				
SIDE SETBACK Non-Built to Boundary	Ground Floor	1.0m	1.0m	1.5m
	First Floor	1.0m	1.0m	1.5m
SITE COVER				
		75%	75%	70%



3.4 SALES OFFICE

The following criteria apply to a Sales Office:

- The hours of operation of the sales office do not commence before 7am or extend later than 6pm.
- A minimum of 2 on-site car parking spaces are provided.
- Private open space and public frontage are turfed and landscaped.

3.5 OTHER RESIDENTIAL

The following criteria apply to Other Residential:

- Development has minimum boundary clearances that comply with Table 7.
- Each dwelling has private open space with direct access from the principal living areas of each dwelling of a shape which can include a circle with 2.4m diameter.
- An outdoor communal open space area being a minimum 10% of the site area is provided.
- 90% of development is located within 400m of a bus service.

TABLE 7: PLAN OF DEVELOPMENT TABLE - OTHER RESIDENTIAL

Setbacks		
Front Setback		4.0m
Side Boundary	where the height of that part is 4.5m or less	1.5m
	where the height of that part is greater than 4.5m but not more than 7.5m	2.0m
	where the height is greater than 7.5m	2.0m
Rear Boundary		6.0m
Maximum Building Height		9.0m

3.6 HOUSE (INTERFACE LOTS)

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (October 2011) (Development Scheme), building work and operational work are exempt development where in accordance with, or associated with, this Plan of Development (PoD).
- All relevant provisions of this PoD must be satisfied prior to the issuance of a Building Approval.
- The provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.
- The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Nominated building location envelopes may be constrained by future easements and/or services.
3. Where allotments are so marked on Area 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

4. Setbacks are as per Table 8: Plan of Development Table - House (Interface Lots) (Table 8), unless specified otherwise on this sheet.
5. All boundary setbacks are measured to the wall of the structure.
6. The dwelling and associated projections (gutters etc.) must be located wholly within the subject lot, unless encroachment rights are secured by way of easement (or other suitable mechanism).

Building Height

7. The maximum building height is 9.0m.
8. Buildings must have no more than 2 storeys.

Site Cover

9. The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed site cover of 25% where Area means:
 - a. for enclosed spaces, the area including the outside wall; and
 - b. for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Eaves and Roof Pitch

10. Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls.
11. The maximum roof pitch is 40 degrees.

Parking and Driveways

12. A minimum of two on-site car parking spaces must be provided for each dwelling.
13. A double garage must be used.
14. The maximum width of a driveway at the lot boundary shall be 4.8m.
15. A maximum of one driveway per dwelling is permitted.
16. The driveway finish must not be plain concrete.
17. Driveways are to be designed and constructed in accordance with approval / permit requirements of Logan City Council.

Retaining Walls

18. Other than walls erected by the developer, retaining walls:
 - must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
 - cannot exceed 1.5m in height without stepping elements incorporated.

Fencing

19. The maximum fence height is 1.2m.
20. Fences are permitted to all frontages.
21. Fences must be at least 50% transparent.

Structures and Services

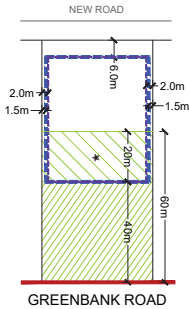
22. All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
23. Screened drying areas are to be located behind the main face of the dwellings.
24. Rubbish bin areas are to be located behind the main face of the dwellings or stored so as to not be visible from the public realm.

Secondary Dwelling

25. A secondary dwelling is only permitted where:
 - The lot is 400m² or more;
 - The lot frontage is 12.5m or more; and
 - It complies with the applicable self assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions of this PoD.
26. There is to be no more than one secondary dwelling on a lot.

TABLE 8: PLAN OF DEVELOPMENT TABLE - HOUSE (INTERFACE LOTS)

Setbacks		
Front Setback		6.0m
Side Boundary	Ground Floor	1.5m
	First Floor	2.0m
Rear Boundary		40m <i>(Note that acoustic attenuation may be required where structures are built within 40-60m of the rear boundary)</i>

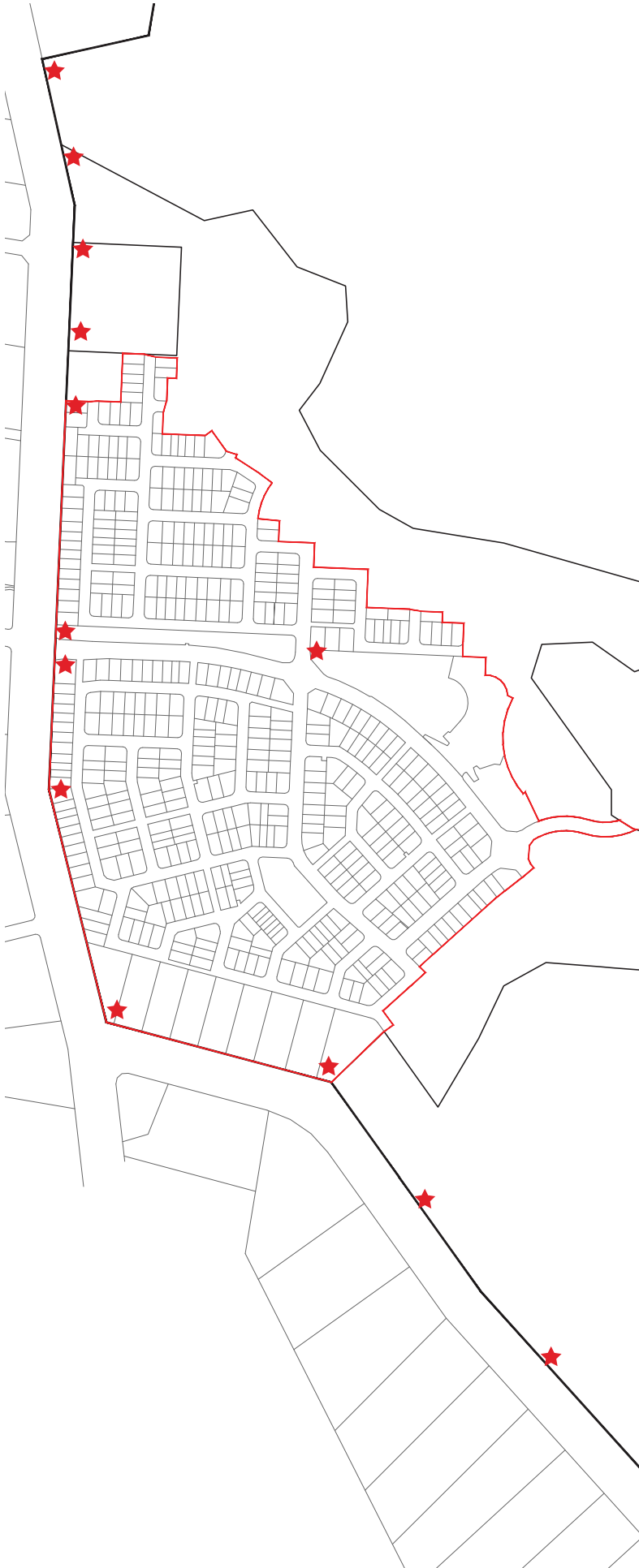


LEGEND

- Site Boundary
- Buildings which require acoustic design to upper floors only.
- Acoustic Buffer / Visual Buffer - No Buildings or Structures (other than fencing) (extends 40m from the Greenbank Road Boundary)
- Buildings require Acoustic Design to the upper floor only (40-60m from the Greenbank Road Boundary)
- Maximum Building Location Envelope (Ground Floor)
- Maximum Building Location Envelope (First Floor)

4.0 ADVERTISING DEVICES

Advertising Devices in accordance with the controls on this sheet are exempt in accordance with this Plan of Development.



Notes

Currency period

1. Unless otherwise agreed in writing, all advertising devices nominated on this plan are not permitted to remain longer than 20 years from either the date that approval is granted for the last lot or once the last residential lot is sold within the estate, whichever is the earliest.
2. After these times, the Advertising Devices must be removed.

Construction

3. Construction of Advertising Devices is limited to 6:30am – 6:30pm Monday to Saturday, and may not occur outside of these hours, on Sundays or on public holidays.

Visual amenity and safety of movement

4. An advertising device is not to be animated or revolve or flash.
5. The advertising devices are to be treated to reduce glare and reflectivity.

Standards for signs

6. A Banner Sign is permitted where complying with the following criteria:
 - a. Does not exceed a maximum sign face area of 2.5m²
 - b. Where a flag on a flagpole:
 - Does not exceed a maximum height of 9m;
 - Is set a minimum of 2.4m from ground level; and
 - Is limited to 1 flag per 10m of street front boundary.
7. Building / Structure Façade Sign is permitted where complying with the following criteria:
 - a. The sign is painted on, attached to or otherwise incorporated into a wall of a building / structure does not project above the wall of the building / structure;
 - b. The sign is painted on, attached to or otherwise incorporated into a window of a building is limited to a window on the ground floor of the building;
 - c. The sign is painted on, attached to or otherwise incorporated into the fascia of a building:
 - Does not project above or below the fascia of the building;
 - Has a maximum height of 30% of the height of the building / structure; and
 - Has a maximum total face of 25% of the building façade.
8. Directional Sign is permitted where complying with the following criteria:
 - a. Has a maximum height of 1.2m above ground level; and
 - b. Has a maximum total face area of 1m².
9. Free Standing Sign is permitted where complying with the following Criteria:
 - a. Has a maximum height of 8m;
 - b. Has a maximum width of 6m per advertising face;
 - c. Being a pole, pylon or billboard sign or v sign, has a minimum clearance above ground level of 2.4m where pedestrian access is to occur under the Free Standing Sign;
 - d. For billboard and v signs, avoids visual clutter by adhering to the following:
 - No more than 2 billboard or v signs are erected per 100m of road frontage to the site;
 - A separation of at least 60m from another billboard or v sign on the same road frontage, or 200m if either sign has an electronic component; and
 - Does not include bunting.
10. Sales Office Sign is permitted where complying with the following criteria:
 - a. Is located on premises lawfully operating as a Sales Office;
 - b. Limited to 1 per road frontage; and
 - c. Has a maximum face area of 5m²
11. A Third Party Sign is permitted to be erected on land owned or under the control of Mirvac, and intended to advertise the emerging community.

Definitions:

Advertising Device

Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.

Banner Sign

A device that:

- a. comprises only cloth, paper, flexible plastic, fabric or other non-rigid material; and
- b. is suspended from a structure or pole with or without supporting framework.

Building / Structure Façade Sign

A sign which is painted on, attached to or otherwise incorporated into the wall, window, canopy or fascia of a building or structure.

Note—Examples of a building façade sign:

- Awning fascia sign being an advertising device painted on, attached to or incorporated into the fascia of an awning, balcony or veranda.
- Canopy sign being an advertising device painted on or otherwise incorporated into a canopy of a building.
- Hamper sign being an advertising device painted on, attached to or otherwise incorporated into the area between a door head and the underside of an awning, balcony or veranda.
- Building name sign being an advertising device painted on, attached to or otherwise incorporated into the wall of a building naming or identifying a building by the use of a logo or the like.
- Wall sign being an advertising device painted on, attached to or otherwise incorporated into a wall of a building or structure (fence).
- Window sign being an advertising device painted on, attached to or otherwise incorporated into a window of a building.

Directional Sign

A sign providing information in respect of the operation of an activity on the premises.

Note—Examples of a directional sign:

- entrance sign;
- parking sign;
- menu board.

Face Area

In relation to an advertising device, where the advertising device has:

- a. only one face, the greater of the area of:
 - the advertisement panel or board as installed; or
 - a rectangular figure best enclosing the advertising message, logo or figure;
- b. more than one face, the sum of the area of each of the faces where each is calculated separately in accordance with paragraph (a).

Free Standing Sign

A sign permanently attached to the ground on its supportive structure independent of any building.

Note—Examples of a freestanding sign:

- A billboard sign being an advertising device the width of which is greater than the height and which may be positioned on the ground or mounted on one or many vertical supports;
- A v sign being an advertising device the width of which is greater than the height and which may be positioned on the ground or mounted on one or many vertical supports where the two advertising faces are arranged at an angle to each other addressing the road frontage;
- A ground sign being an advertising device which in effect sits on or rises out of the ground;
- A pole sign being an advertising device which may be positioned on the ground or mounted on one or more supports;
- A vertical banner free standing sign being an advertising device of non-rigid material normally fixed at the top and bottom to brackets extending from a freestanding pole.

Legend

- Site Boundary
- Area 1 Boundary
- ★ Free Standing Sign

FIGURE 2: INDICATIVE LOCATIONS OF PRIMARY ADVERTISING DEVICES