ROL 5: PLAN OF DEVELOPMENT - DESIGN CRITERIA

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

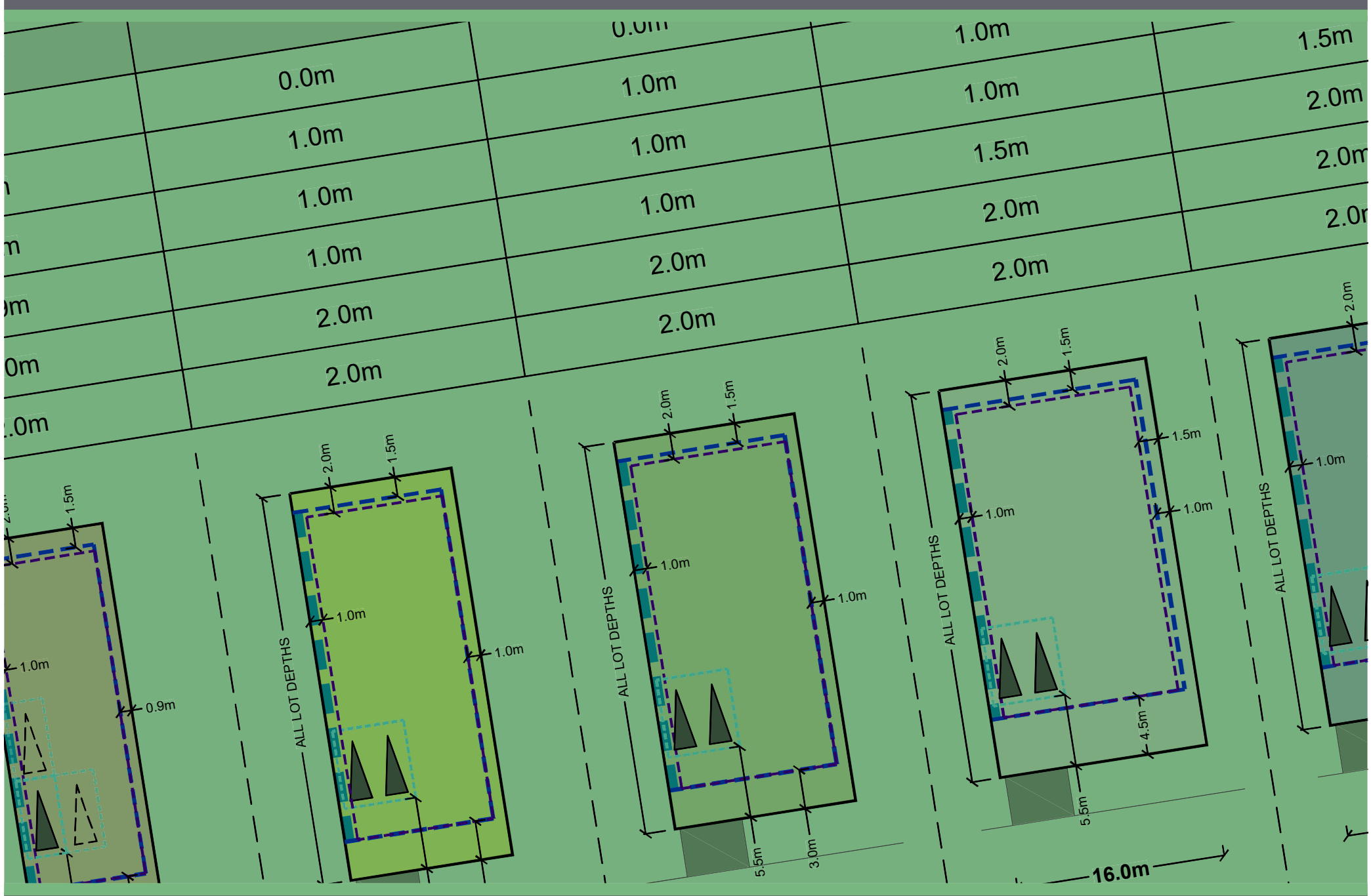
Approval no: DEV2020/1160

Date: 26 August 2021

Queensland Government

TEVIOT ROAD, EVERLEIGH

21 JULY 2021



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1.0 APPROVED USES

1.1 USES EXEMPT IN ACCORDANCE WITH THE GREATER FLAGSTONE DEVELOPMENT SCHEME WHERE COMPLYING 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 ROL 5: Plan of Development - Envelope Plans document are approved exempt development.

TABLE 1: USES EXEMPT DEVELOPMENT IN ACCORDANCE WITH THE GREATER FLAGSTONE DEVELOPMENT SCHEME WHERE COMPLYING WITH THIS PLAN OF DEVELOPMENT

LAND USES	
▪ Display Home ▪ House (detached or attached) ▪ Park ▪ Home Based Business	▪ ~~Multiple Residential (Up to 2 dwelling units where identified on the ROL 5: 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 ROL 5: 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	
▪ Sales Office (up to 400m² GFA)	▪ Multiple Residential - Duplex (Up to 2 dwelling units where identified on the ROL 5: 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 EVERLEIGH ROL 5

2.1 DESIGN STANDARDS FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT AND PLAN OF DEVELOPMENT ENVELOPE PLANS FOR EVERLEIGH ROL 5

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.

1. ROL 5: Plan of Development - Envelope Plans (Envelope Plans)
2. ROL 5: 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.

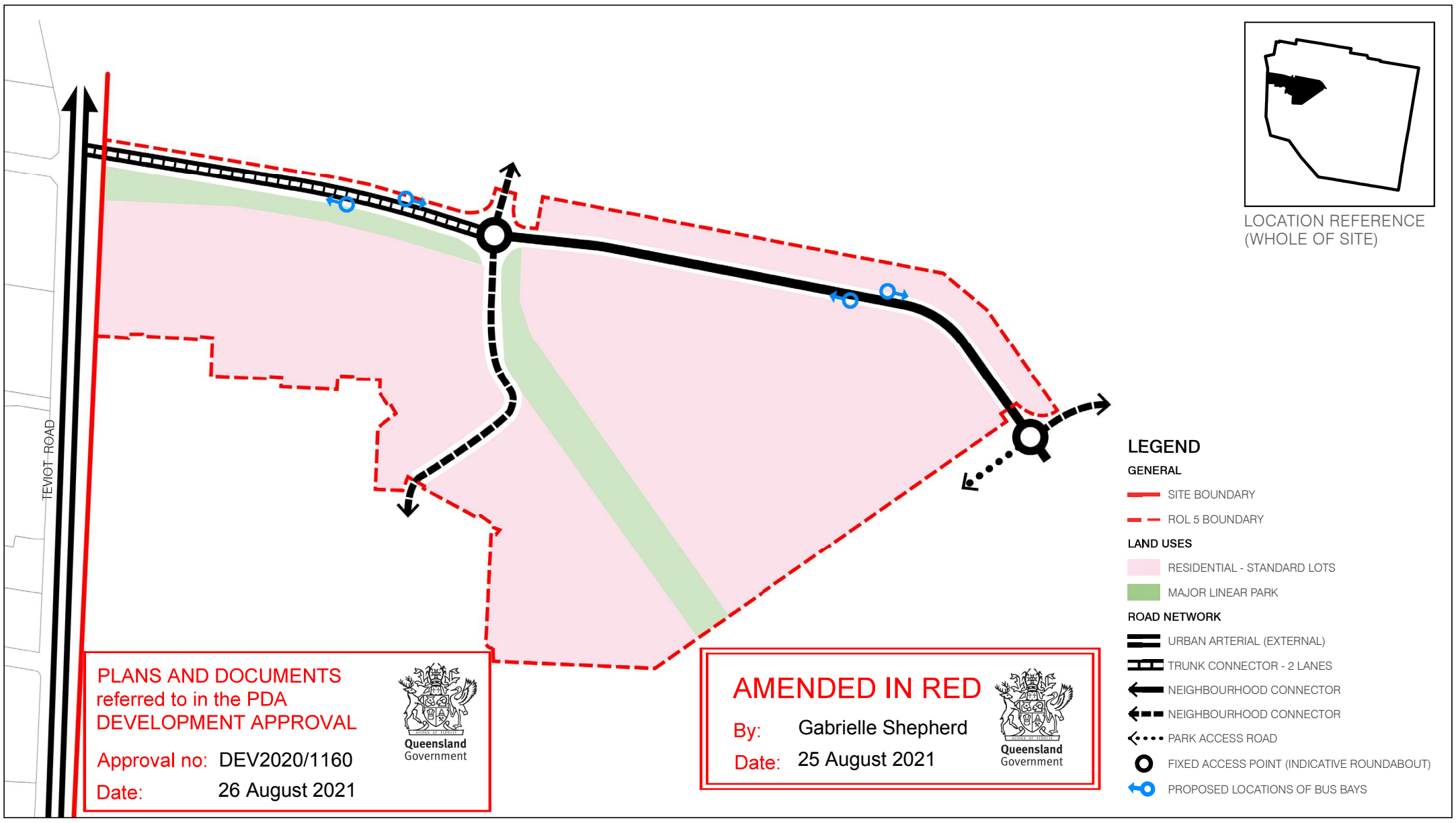
TABLE 3: DESIGN STANDARDS

GENERAL	DESIGN STANDARDS
Development Yield	▪ The total development yield is to be between 379 and 463 dwellings (being the originally approved 421 dwellings +/- 10%) where not in conflict with the other requirements of Table 3: Design Standards.
Lot Design	Size & density ▪ no minimum lot size ▪ For Residential - Standard Lots, development achieves a minimum net residential density of 15 dwellings per hectare for ROL 5 Shape ▪ Width and depth consistent with typical lot dimensions - refer Section 3.0. Slope ▪ Unless constructed in an integrated or attached development, the finished slope on a lot less than 450m² in area does not exceed: - 10% side slope - 5% lengthwise slope - Less, if both figures approach the maximum together. ▪ Platform construction required when finished slope on lot is 16% or greater
Block Size	▪ Length 100-200 metres ▪ Mid-block break providing a pedestrian link when blocks are over 130 metres ▪ Depth 40-80 metres
Lot Layout	▪ 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	▪ 90% of dwellings must be within 400m of a Neighbourhood Recreation Park or other park providing equivalent informal recreation opportunities. ▪ 90% of Residential - Standard Lots are within 400 metres of an existing or planned public transport stop.
Street Network	▪ 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	▪ Roads are designed generally in accordance with the approved Context Plan. ▪ Street network includes (where relevant): ▪ 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; and ▪ Neighbourhood lanes – provide direct property access either at the front or rear of lots.
On-Street Car parking	On-street car parking to be provided at a minimum rate of 0.5 spaces per residential lot.
Total Park Area Required	▪ Minimum 1.9 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	▪ 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)

FIGURE 1: FIXED ELEMENTS - ROL 5



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EVERLEIGH

PLAN OF DEVELOPMENT - ROL 5 - FIXED ELEMENTS PLAN

PROJECT NO: P0018054
DATE: 21.07.2021
DRAWING NO: FEP05
REV: 07

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

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 ROL 5: 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 4: Plan of Development Table - House (Detached) (Table 4), unless specified otherwise on this sheet.
5. The permitted location of built to boundary walls are indicated on the ROL 5: Plan of Development - Envelope Plans.
6. 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.
7. All boundary setbacks are measured to the wall of the structure.
8. 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).
9. 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.
10. The length of the built to boundary wall is not to exceed 50% of the lot depth, or 15.0m, whichever is the greatest.
11. 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).
12. The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade
    b. Balconies, porches or verandahs
    c. Window hoods
    d. Shadow lines created on the building through minor changes in the façade (100mm minimum).
13. Entrance porticoes may be located closer to the property boundary than stated in Table 4, provided that the portico:
    a. Is located no less than 1.4m from the front property boundary,
    b. Does not exceed maximum height of 4.5m,
    c. Does not exceed a width of 3.0m; and
    d. The portico remains open and not enclosed.

Building Height

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

Site Cover

16. 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:
    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.

Private Open Space and Amenity

17. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
       - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
       - 9m² with a minimum dimension of 2.4m for a 2 bedroom house / dwelling unit; or
       - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area; and
    c. Has a ground slope of not more than 1 in 10;
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

Eaves and Roof Pitch

18. 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.
19. The maximum roof pitch is 40 degrees.

Parking and Driveways

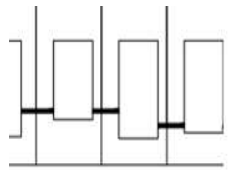
20. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
21. Garages
    a. A single storey dwelling on a lot with a primary frontage equal to or greater than 10m and less than 12.5m must adhere to the following criteria:
       - The front 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 façade 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.
    b. A double storey 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
         • Setback a minimum of 240mm behind the pillar of the garage door; and
         • Has a sectional, tilt or roller door.
       - The front entrance door is to be visible and identifiable from the street.
    c. A dwelling on a 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.
22. For a dwelling on a lot with a primary frontage less than 10.0m the garage door width must not exceed 3.0m.
23. The maximum width of a driveway at the lot boundary shall be:
    a. 4.8m for a dwelling with a double garage with a lot frontage of 12.5m or greater;
    b. 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
    c. 3.0m for a dwelling with single or tandem garage on any lot frontage.
24. Garages are to be located as nominated on the ROL 5: Plan of Development - Envelope Plans, or in an alternate location subject to confirmation that there is no conflict with proposed/existing services.
25. 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).
26. The driveway finish must not be plain concrete.
27. Driveways are to be:
    a. a minimum distance of 6m from an intersection of one street with another street; and
    b. designed and constructed in accordance with approval / permit requirements of Logan City Council.
28. Carports are only permitted where:
    a. Located behind the façade of the dwelling which faces the primary street frontage; and
    b. For corner lots, set back a minimum of 3.0m from the secondary street frontage.

Retaining Walls

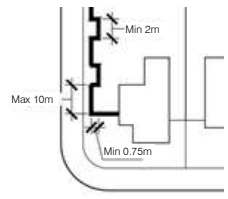
29. Other than walls erected by the developer, retaining walls:
    a. must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
    b. cannot exceed 1.5m in height without stepping elements incorporated.
30. For sloping lots:
    a. 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.
31. Where on a 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.
32. All retaining walls over 1.0m in height must be certified by an RPEQ.

Fencing

33. Primary frontage requirements:
    a. The maximum fence height is 1.8m;
    b. Fences are not permitted along road frontages forward of the building; and
    c. Side boundary fences are to be recessed at least 1m behind the wall addressing the primary road frontage (as seen on the right).
34. Secondary frontage requirements:
    a. 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 2m in length and 0.75m deep (as seen on the right).
35. Pedestrian link requirements:
    a. 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).



PRIMARY FRONTAGE



PRIMARY FRONTAGE

Structures and Services

36. 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.
37. Screened drying areas are to be located behind the main face of the dwellings.
38. 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

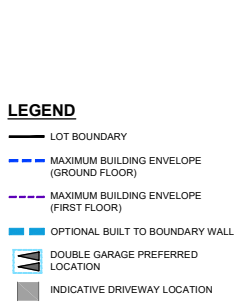
39. A secondary dwelling is only permitted where:
    a. The lot is 400m² or more;
    b. The lot frontage is 12.5m or more; and
    c. It complies with the applicable self assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions of this PoD.
40. There is to be no more than one secondary dwelling on a lot.
41. Floor area is maximum 45m² GFA (note: GFA excludes the garage and a 4m² size covered entry porch area only)
42. Design and siting of buildings and structures to be in accordance with this Plan of Development. Where not on a corner lot, the dwelling/secondary dwelling must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view.
43. Materials, detailing colours and roof form are consistent with those of the primary house.
44. Outdoor living space is a minimum 9m² with a minimum dimension of 3m and directly accessible from a main living area.
45. Car Parking and Garaging is minimum one space in addition to the primary dwelling requirement - with minimum dimensions of 5m x 3m.
46. Shared minimum driveway with the primary house.
47. If the lot is on a corner the dedicated pedestrian entry and door are visible from and addressing the secondary street.
48. Street Surveillance - on a single street frontage the secondary dwelling entry must be hidden from view from the street so as to give the effect that the home is one (1) single residential dwelling.
49. Any Secondary Dwelling is not permitted it's own letterbox and must be shared with the primary dwelling.
50. Any Secondary Dwelling is unable to be separately titled to the primary dwelling.
51. No separate infrastructure servicing to the secondary dwelling is permitted (ie. water, gas, electricity).

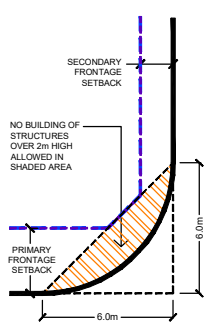
Filling and Excavation

52. Filling or excavation of a lot is to be a maximum of 50m3 in volume or top dressing of less than 100 vertical millimetres from ground level (ground level definition as per Greater Flagstone Development Scheme)

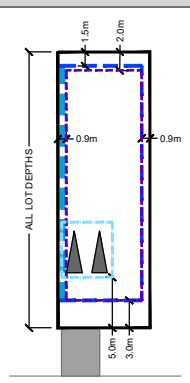
TABLE 4: PLAN OF DEVELOPMENT TABLE - HOUSE (DETACHED)

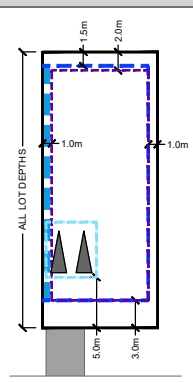
INDICATIVE ALLOTMENT TYPE *(Primary reference for allotment type is the ROL5: Plan of Development - Envelope Plans)*			VILLA	PREMIUM VILLA	COURTYARD	PREMIUM COURTYARD	TRADITIONAL	PREMIUM TRADITIONAL
INDICATIVE ALLOTMENT WIDTH (FRONTAGE)			**10m**	**12.5m**	**14m**	**16m**	**18m**	**20m**
FRONT SETBACKS								
PRIMARY FRONTAGE 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 ROL 5: Plan of Development – Building Envelope Plan (if nominated)		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 *Note: A Pedestrian Link is not a secondary frontage*		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
SIDE / REAR SETBACK								
From a boundary of a lot marked (➡) on ROL05: Plan of Development - Envelope Plan or From any part of the side or rear boundary of a lot where: • on the low side of a retaining wall; and • the total wall height at that part of the side or rear boundary is greater than 2.0m total height. *Note: Where a retaining wall is less than or equal to 2.0m on any part of the side or rear boundary of a lot, standard setback provisions apply for that part of the side or rear boundary of a lot.*		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 side / rear boundaries	Rear Setback	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 - 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%**

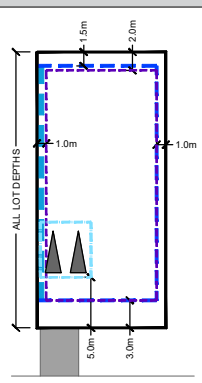


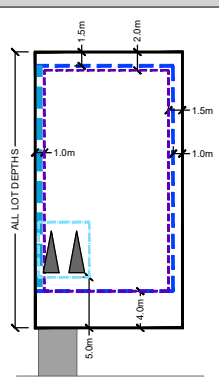


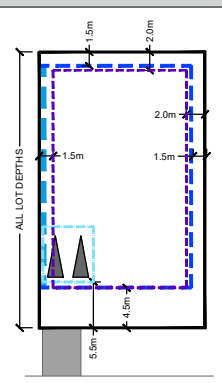
CORNER LOTS
(GENERAL)

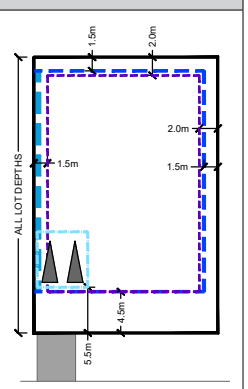












PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1160
Date: 26 August 2021

Queensland Government

PROJECT NO: P0018054
DATE: 21.07.2021
DRAWING NO: DC05-1
REV: 07

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).
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Setbacks

4. Setbacks are as per Table 5: Plan of Development Table - House (Attached) (Table 5), unless specified otherwise on this sheet.
5. The permitted location of built to boundary walls are indicated on the ROL 5: Plan of Development - Envelope Plans.
6. 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.
7. Length of Built to Boundary walls shall be no more than:
   a. 80% for a house on a lot width of 7.5m or less
   b. 75% for a house on a lot width of 7.5m - 9.9m
   c. 70% for a house on a lot width of 10m - 12.49m
   d. 65% for a house on a lot width of 12.5m - 14.9m
   e. 60% for a house on a lot width of 15m - 19.9m
   f. 55% for a house on a lot width of 20m or greater
8. All boundary setbacks are measured to the wall of the structure.
9. 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).
10. 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.
11. 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).
12. The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade
    b. Balconies, porches or verandahs
    c. Window hoods
    d. Shadow lines created on the building through minor changes in the façade (100mm minimum).
13. Entrance porticoes may be located closer to the property boundary than stated in Table 5 provided that the portico:
    a. Is located no less than 1.4m from the front property boundary;
    b. Does not exceed a maximum height of 4.5m;
    c. Does not exceed a width of 3.0m; and
    d. The portico remains open and not enclosed.

Building Height

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

Site Cover

16. 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:
    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.

Private Open Space and Amenity

17. Buildings must ensure the provision of natural light and ventilation to core living areas.
18. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
       - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
       - 9m² with a minimum dimension of 2.4m for a 2 bedroom house / dwelling unit; or
       - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit; and
    b. Is accessible from a living area; and
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

Eaves and Roof Pitch

19. 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.
20. The maximum roof pitch is 40 degrees.

Parking and Driveways

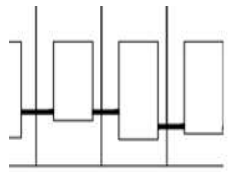
21. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
22. Garages:
    a. Front loaded attached allotments must adhere to the following criteria:
       - For lot frontages less than 10m, single or tandem garages must be used;
       - 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.
23. The maximum width of a driveway at the lot boundary shall be:
    a. 4.8m for a dwelling with a double garage on a lot with a width of 12.5m or greater.
    b. 3.5m for a dwelling on a lot with a width between 10m to 12.49m.
    c. 3.0m for a dwelling with a single or tandem garage on any lot.
24. 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).
25. Where accessed from a laneway, garages are to be paired (built to a common boundary where possible).
26. The driveway finish must not be plain concrete.
27. Driveways are to be:
    a. a minimum distance of 6m from an intersection of one street with another street; and
    b. designed and constructed in accordance with approval / permit requirements of Logan City Council.

Retaining Walls

28. Other than walls erected by the developer, retaining walls:
    a. 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
    b. cannot exceed 1.5m in height without stepping elements incorporated.
29. For sloping lots:
    a. 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 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.
31. All retaining walls over 1.0m in height must be certified by an RPEQ.

Fencing

32. For front loaded lots the Primary Frontage requirements are as follows:
    a. The maximum fence height is 1.8m;
    b. Fences are not permitted along road frontages forward of the building; and
    c. Side boundary fences are to be recessed at least 1m behind the wall addressing the primary road frontage (as seen on the right).
33. For rear loaded lots the Primary Frontage requirements are as follows:
    a. The maximum fence height is 1.2m;
    b. Fences are permitted along the Primary Frontage and the side boundaries forward of the façade facing the Primary Frontage; and
    c. Fences must be at least 50% transparent.
34. For all lots the Secondary Frontage requirements are as follows:
    a. 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 2m in length and 0.75m deep (as seen on the right).
35. Pedestrian link requirements:
    a. 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).
36. Within laneways, 1.8m high fences are permitted to screen private open space, car parking and servicing areas.



PRIMARY FRONTAGE PRIMARY FRONTAGE

Letterboxes

37. 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

38. 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.
39. Screened drying areas are to be located behind the main face of the dwellings.
40. 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

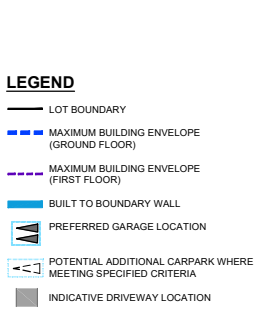
41. A secondary dwelling is only permitted where:
    a. The lot is 400m² or more;
    b. The lot frontage is 12.5m or more; and
    c. It complies with the applicable self assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions of this PoD.
42. There is to be no more than one secondary dwelling on a lot.
43. Floor area is maximum 45m² GFA (note: GFA excludes the garage and a 4m² size covered entry porch area only)
44. Design and siting of buildings and structures to be in accordance with this Plan of Development. Where not on a corner lot, the dwelling/secondary dwelling must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view.
45. Materials, detailing colours and roof form are consistent with those of the primary house.
46. Outdoor living space is a minimum 9m² with a minimum dimension of 3m and directly accessible from a main living area.
47. Car Parking and Garaging is minimum one space in addition to the primary dwelling requirement - with minimum dimensions of 5m x 3m.
48. Shared minimum driveway with the primary house.
49. If the lot is on a corner the dedicated pedestrian entry and door are visible from and addressing the secondary street.
50. Street Surveillance - on a single street frontage the secondary dwelling entry must be hidden from view from the street so as to give the effect that the home is one (1) single residential dwelling.
51. Any Secondary Dwelling is not permitted it's own letterbox and must be shared with the primary dwelling.
52. Any Secondary Dwelling is unable to be separately titled to the primary dwelling.
53. No separate infrastructure servicing to the secondary dwelling is permitted (ie. water, gas, electricity).

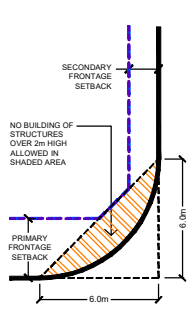
Filling and Excavation

54. Filling or excavation of a lot is to be a maximum of 50m3 in volume or top dressing of less than 100 vertical millimetres from ground level (ground level definition as per Greater Flagstone Development Scheme)

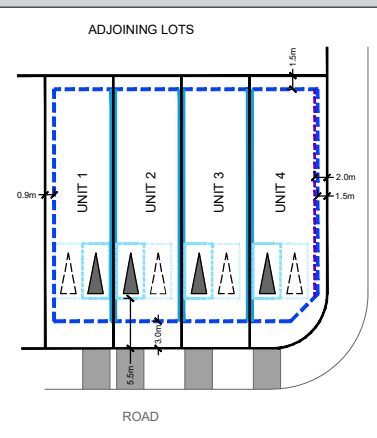
TABLE 5: PLAN OF DEVELOPMENT TABLE - HOUSE (ATTACHED)

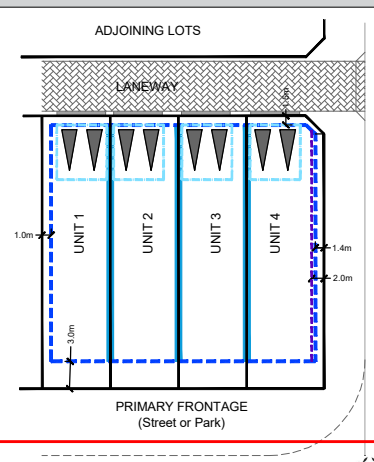
INDICATIVE ALLOTMENT TYPE *(Primary reference for allotment type is the ROL5: Plan of Development - Envelope Plans)*			**FRONT LOADED**	**REAR LOADED**	**DUAL LOADED**
FRONT SETBACKS					
PRIMARY FRONTAGE For lots with multiple street frontages: a. A lot only has one primary frontage. b. The primary frontage for a corner lot is as per the ROL 5: 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
SIDE / REAR SETBACK					
From a boundary of a lot marked (➡) on ROL05: Plan of Development - Envelope Plan or From any part of the side or rear boundary of a lot where: • on the low side of a retaining wall; and • the total wall height at that part of the side or rear boundary is greater than 2.0m total height. *Note: Where a retaining wall is less than or equal to 2.0m on any part of the side or rear boundary of a lot, standard setback provisions apply for that part of the side or rear boundary of a lot.*		Ground Floor	2.5m	2.5m	2.5m
		First Floor	2.5m	2.5m	2.5m
For all other side / rear boundaries	Rear Setback	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 - 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%**

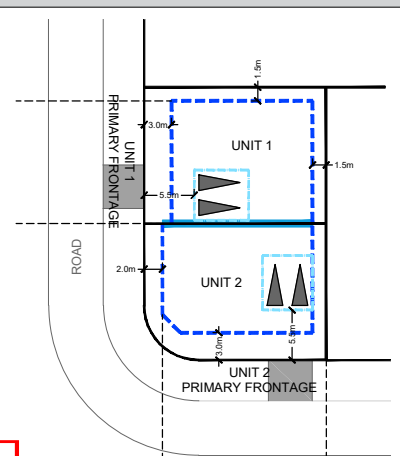




CORNER LOTS
(GENERAL)







PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1160
Date: 26 August 2021

Queensland Government

URBIS

EVERLEIGH

PLAN OF DEVELOPMENT - ROL 5 - DESIGN CRITERIA - SHEET 2 OF 3

PROJECT NO: P0018054
DATE: 21.07.2021
DRAWING NO: DC05-2
REV: 07

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

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 ROL 5: 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 6: Plan of Development Table - Multiple Residential (Table 6), 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).
7. 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.
8. 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).
9. The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
   a. Windows recessed into the façade
   b. Balconies, porches or verandahs
   c. Window hoods
   d. Shadow lines created on the building through minor changes in the façade (100mm minimum).
10. Entrance porticoes may be located closer to the property boundary than stated in the Table 6 provided that the portico:
    a. Is located no less than 1.4m from the front property boundary;
    b. Does not exceed a maximum height of 4.5m;
    c. Does not exceed a width of 3.0m; and
    d. The portico remains open and not enclosed.

Building Height

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

Site Cover

13. 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:
    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.

Private Open Space and Amenity

14. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
       - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
       - 9m² with a minimum dimension of 2.4m for a 2 bedroom house / dwelling unit; or
       - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

Or communal open space is provided which:

    a. has an area of at least 25% of the area of the lot; and
    b. is of a shape which can include a circle with a 4.0m diameter.

15. Buildings must ensure the provision of natural light and ventilation to core living areas.

Eaves and Roof Pitch

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

Parking and Driveways

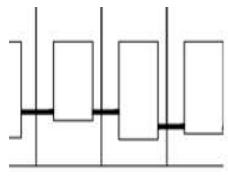
18. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
19. For all front-loaded attached allotments, garages are not to dominate the streetscape.
20. A maximum of one driveway per dwelling permitted.
21. Where accessed from a laneway,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

Retaining Walls

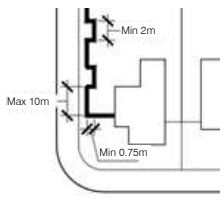
24. Other than walls erected by the developer, retaining walls:
    - must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
    - cannot exceed 1.5m in height without stepping elements incorporated.
25. All retaining walls over 1.0m in height must be certified by an RPEQ.

Fencing

26. For front loaded dwellings the Primary Frontage requirements are as follows:
    a. The maximum fence height is 1.8m;
    b. Fences are not permitted along road frontages forward of the building; and
    c. 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).
27. For rear loaded dwellings the Primary Frontage requirements are as follows:
    a. The maximum fence height is 1.2m;
    b. Fences are permitted along the Primary Frontage and the side boundaries forward of the façade facing the Primary Frontage; and
    c. Fences must be at least 50% transparent.
28. For all dwellings the Secondary Frontage requirements are as follows:
    a. 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 2m in length and 0.75m deep (as seen below).
29. Pedestrian link requirements:
    a. 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).
30. Within laneways, 1.8m high fences are permitted to screen private open space, car parking and servicing areas.



PRIMARY FRONTAGE



PRIMARY FRONTAGE

Letterboxes

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

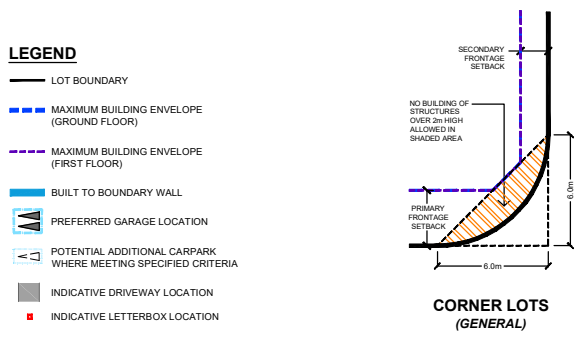
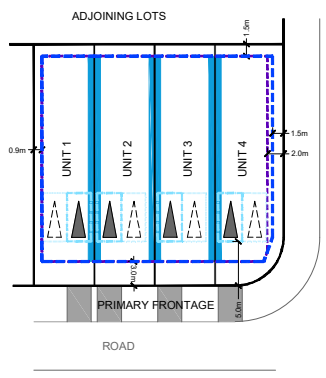
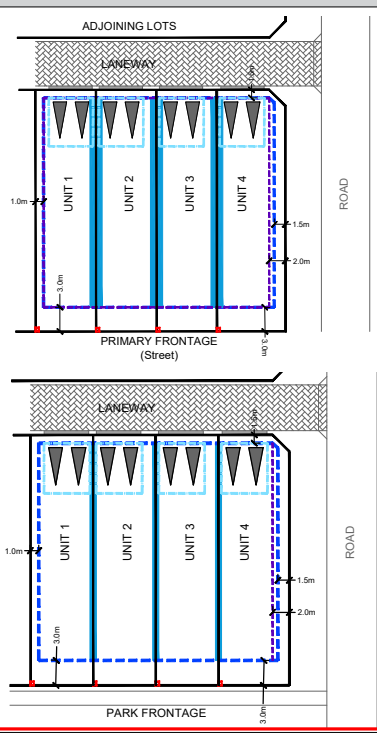
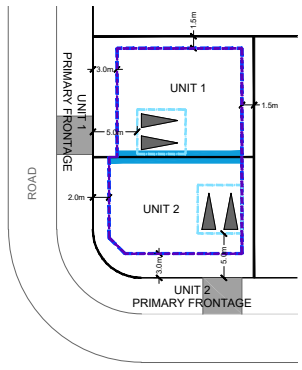
Structures and Services

32. 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.
33. Screened drying areas are to be located behind the main face of the dwellings.
34. 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.

Filling and Excavation

35. Filling or excavation of a lot is to be a maximum of 50m3 in volume or top dressing of less than 100 vertical millimetres from ground level (ground level definition as per Greater Flagstone Development Scheme)

TABLE 6: PLAN OF DEVELOPMENT TABLE - MULTIPLE RESIDENTIAL

INDICATIVE ALLOTMENT TYPE *(Primary reference for allotment type is the ROL5: 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 ROL 5: 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
SIDE / REAR SETBACK					
From any part of the side or rear boundary of a lot where: • on the low side of a retaining wall; and • the total wall height at that part of the side or rear boundary is greater than 2.0m total height. *Note: Where a retaining wall is less than or equal to 2.0m on any part of the side or rear boundary of a lot, standard setback provisions apply for that part of the side or rear boundary of a lot.*		Ground Floor	2.5m	2.5m	2.5m
		First Floor	2.5m	2.5m	2.5m
For all other side / rear boundaries	Rear Setback	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 - 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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

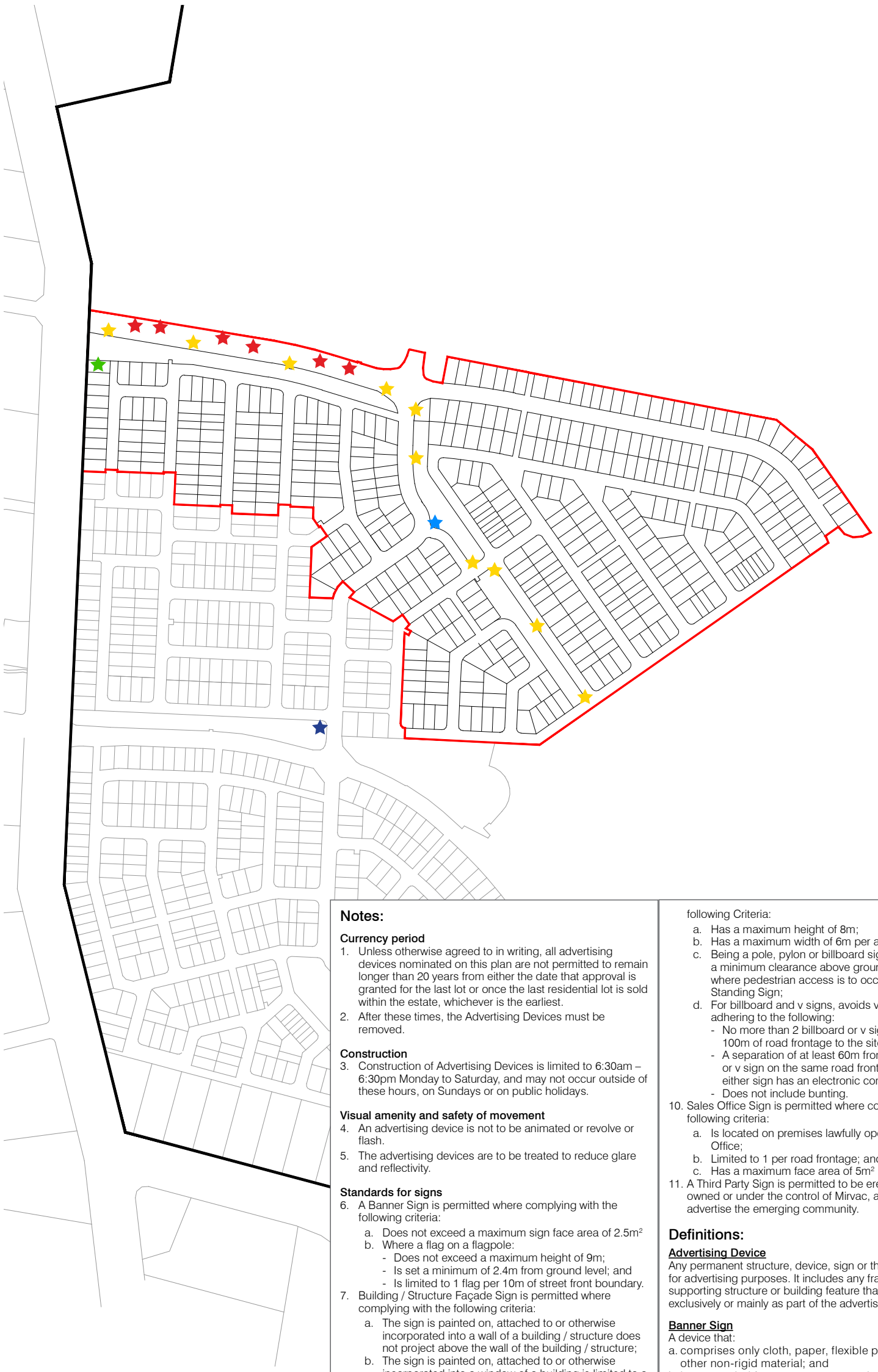
Approval no: DEV2020/1160

Date: 26 August 2021

Queensland Government

4.0 ADVERTISING DEVICES

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



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1160

Date: 26 August 2021

Queensland Government

Legend

- Site Boundary
- ROL 5 Boundary
- 6 x Double Sided Banner Poles
- 10 x 1500mm x 650mm Double Sided Signs
- 1 x 1500mm x 650mm Display Village 2 Sign
- 1 x 3000mm x 1300mm Double Sided Signs
- 6m x 3m Billboard

Notes:

Currency period

1. Unless otherwise agreed to 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 2.5m^2
   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 prejudice 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 1m^2.
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 5m^2
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.

FIGURE 2: INDICATIVE LOCATIONS OF PRIMARY ADVERTISING DEVICES