

**CARSELDINE
URBAN VILLAGE**

**PLAN OF SUBDIVISION
STAGE 3 - OVERALL**

PLAN REF: **128180 - 91**

Rev No: **1**

DATE: **13 AUGUST 2021**

CLIENT: **EDQ**

DRAWN BY: **JC**

CHECKED BY: **MD**

Legend

- Site Boundary
- - - Proposed Stage Boundary
- Existing Access Easements
- Sports Park
- - - Existing Acoustic Barrier

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 1m².

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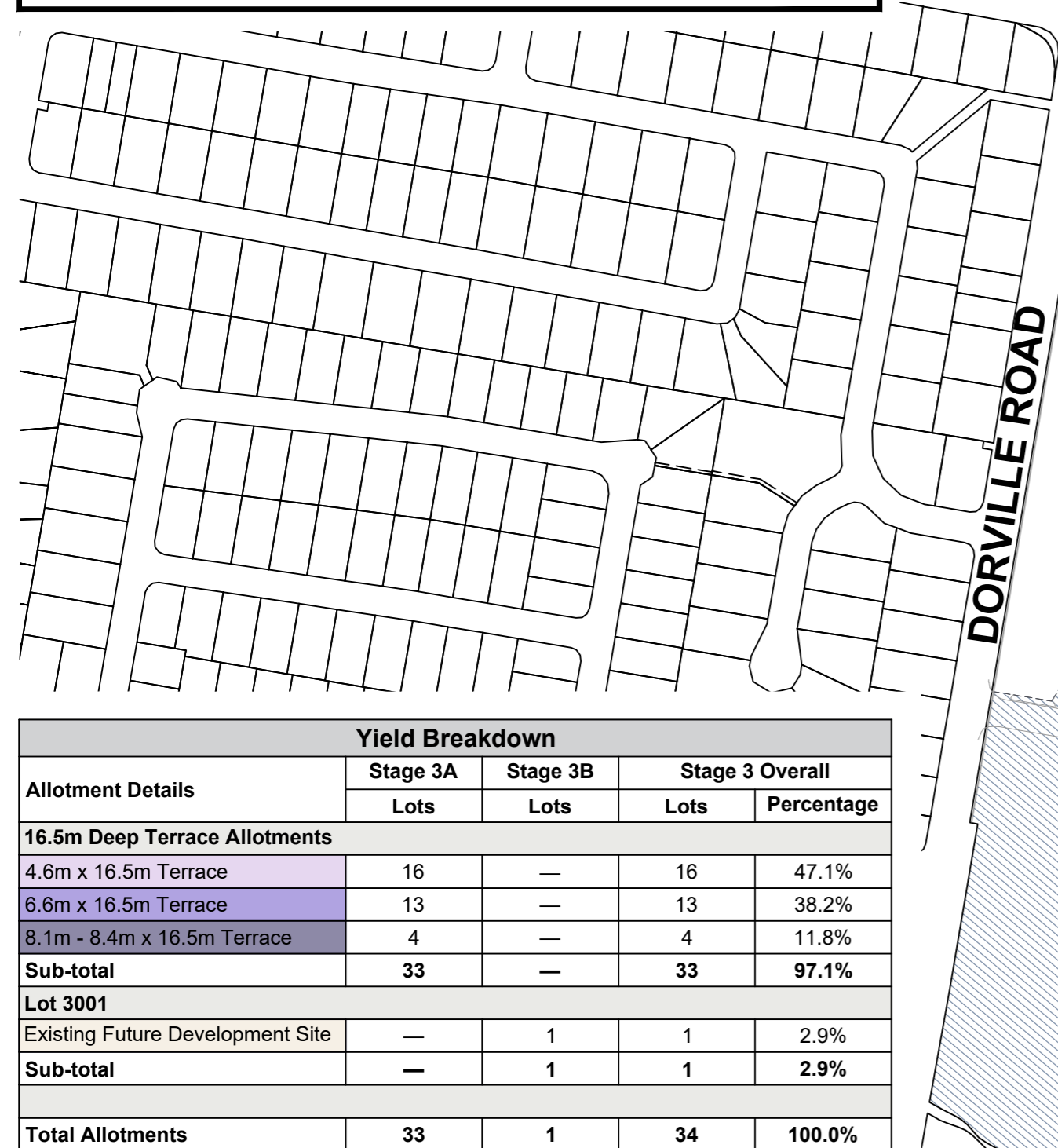
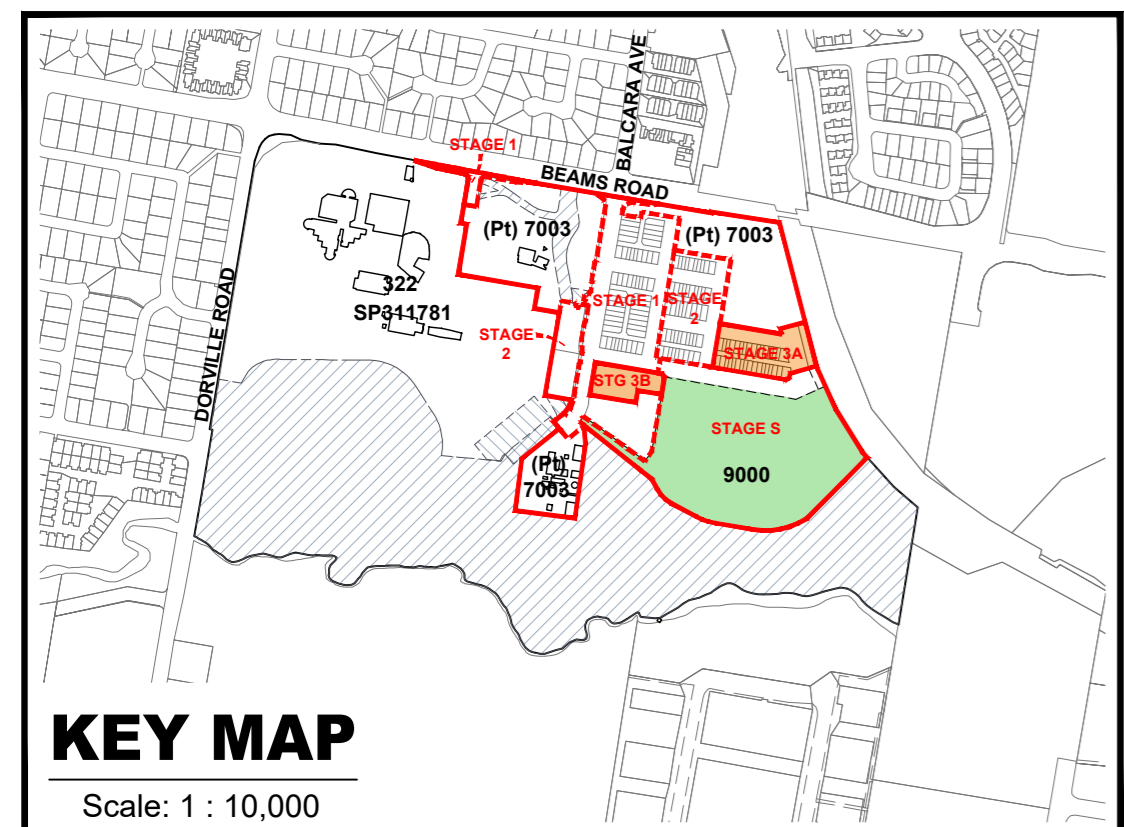
Source Information:

Site boundaries: Registered Survey Plans.

Adjoining information: DCDB.

KEY MAP

Scale: 1 : 10,000



Yield Breakdown				
Allotment Details	Stage 3A	Stage 3B	Stage 3 Overall	
	Lots	Lots	Lots	Percentage
16.5m Deep Terrace Allotments				
4.6m x 16.5m Terrace	16	—	16	47.1%
6.6m x 16.5m Terrace	13	—	13	38.2%
8.1m - 8.4m x 16.5m Terrace	4	—	4	11.8%
Sub-total	33	—	33	97.1%
Lot 3001				
Existing Future Development Site	—	1	1	2.9%
Sub-total	—	1	1	2.9%
Total Allotments	33	1	34	100.0%

Land Budget				
Land Use	Stage 3A	Stage 3B	Overall Stage 3	
	Area	Area	Area	Percentage
Area of Stage	0.761 ha	0.354 ha	1.115 ha	100.0%
Saleable Land				
Residential Allotments	0.325 ha	—	0.325 ha	29.1%
Total Area of Saleable Land	0.325 ha	—	0.325 ha	29.1%
Lot 3001				
Existing Future Development Site	—	0.354 ha	0.354 ha	31.8%
Total Area of Lot 3001	—	0.354 ha	0.354 ha	31.8%
Road				
Railway Esplanade (23.5m Wide)	0.143 ha	—	0.143 ha	12.8%
Access Place (19m Wide)	0.165 ha	—	0.165 ha	14.8%
Access Lane (6.5m Wide)	0.065 ha	—	0.065 ha	5.8%
Vegetation Buffer Within Road Reserve	0.063 ha	—	0.063 ha	5.7%
Total Area of New Road	0.436 ha	—	0.436 ha	39.1%

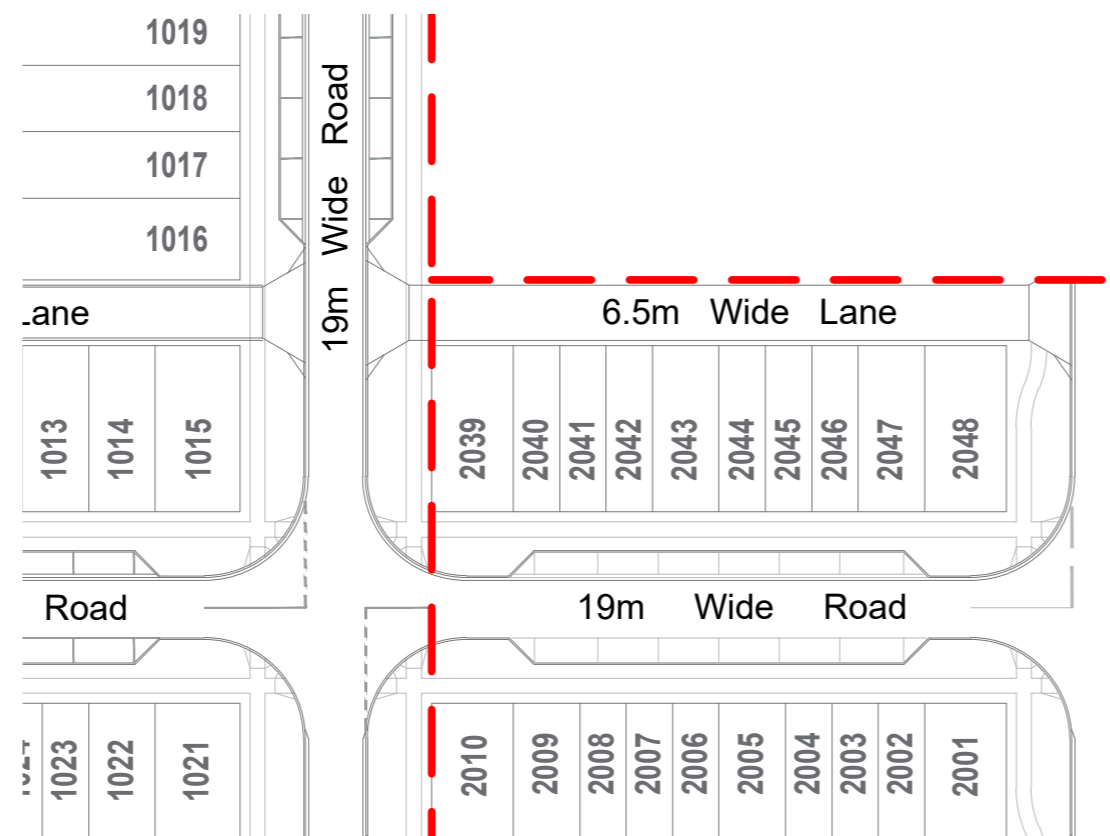
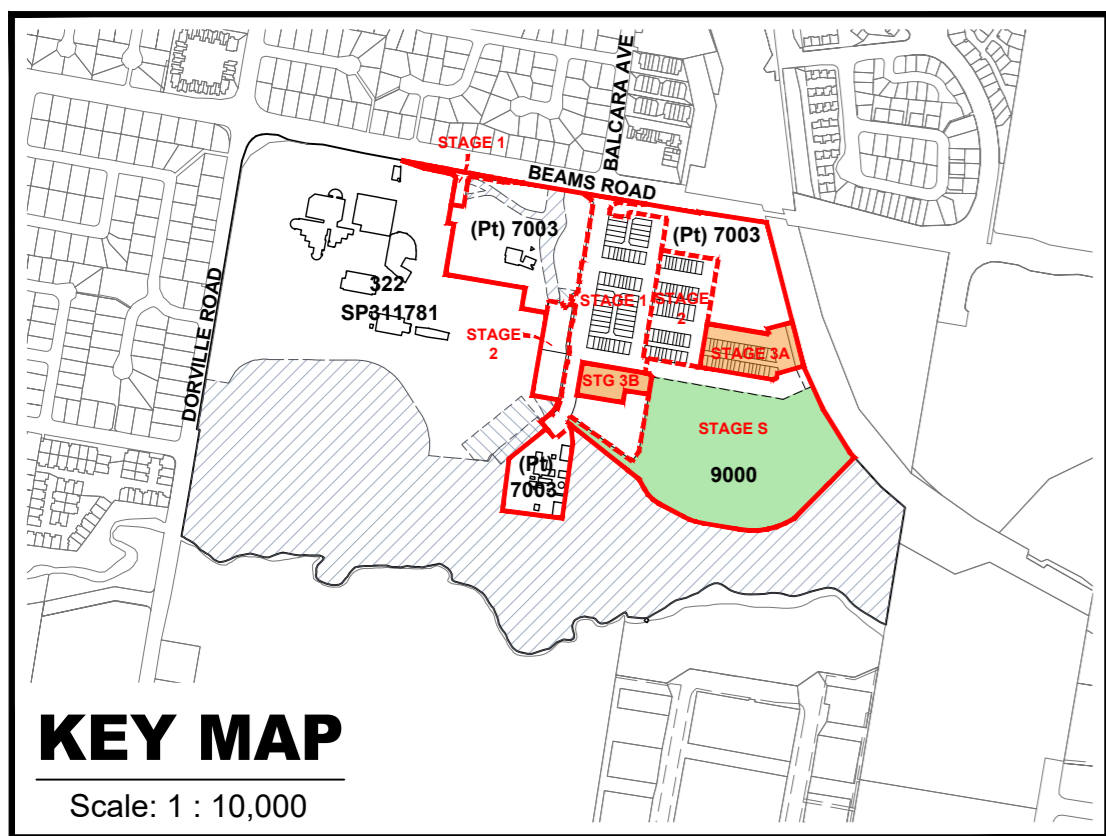
**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2021/1183
Date: 09/09/2021



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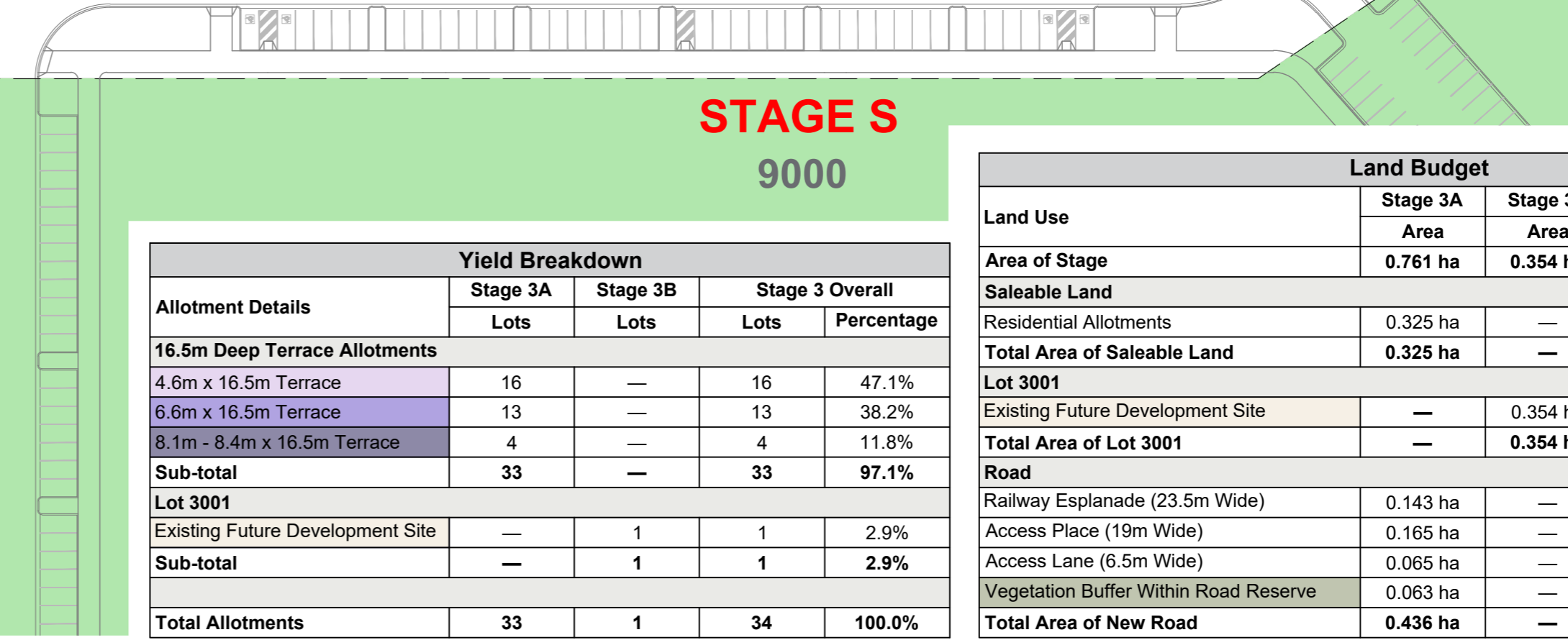
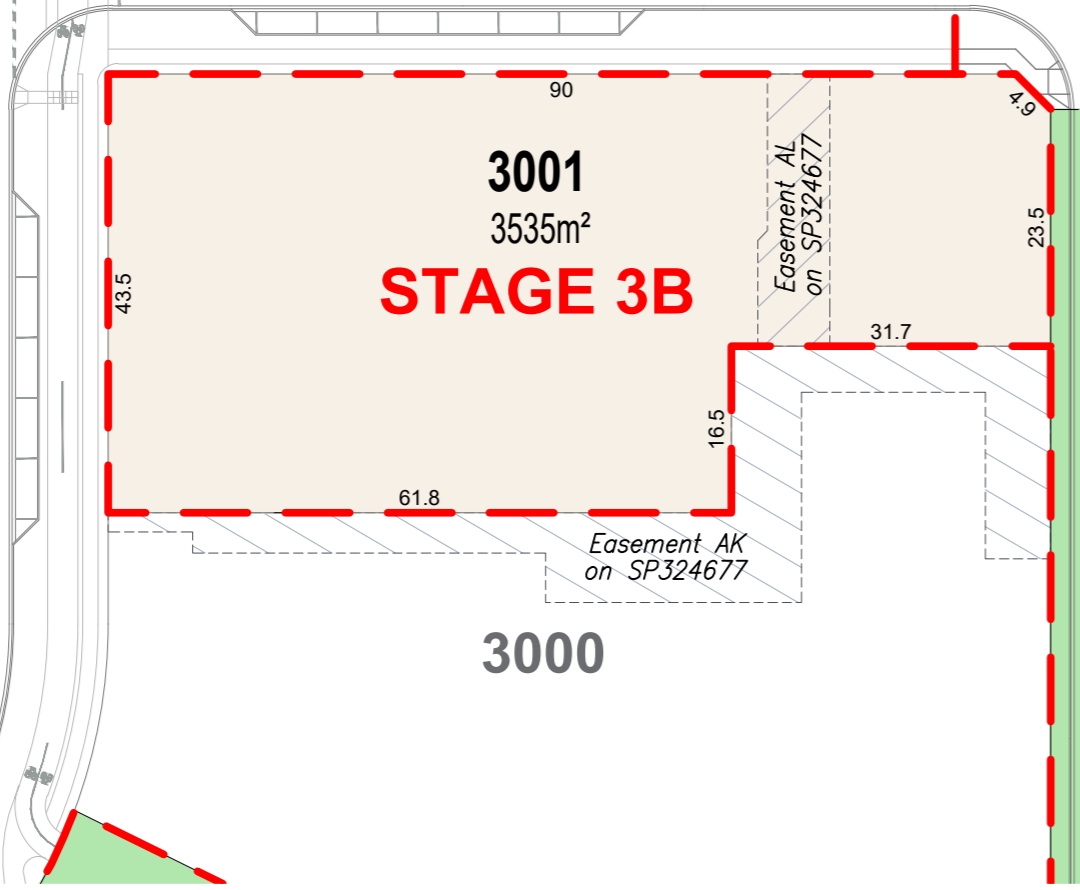
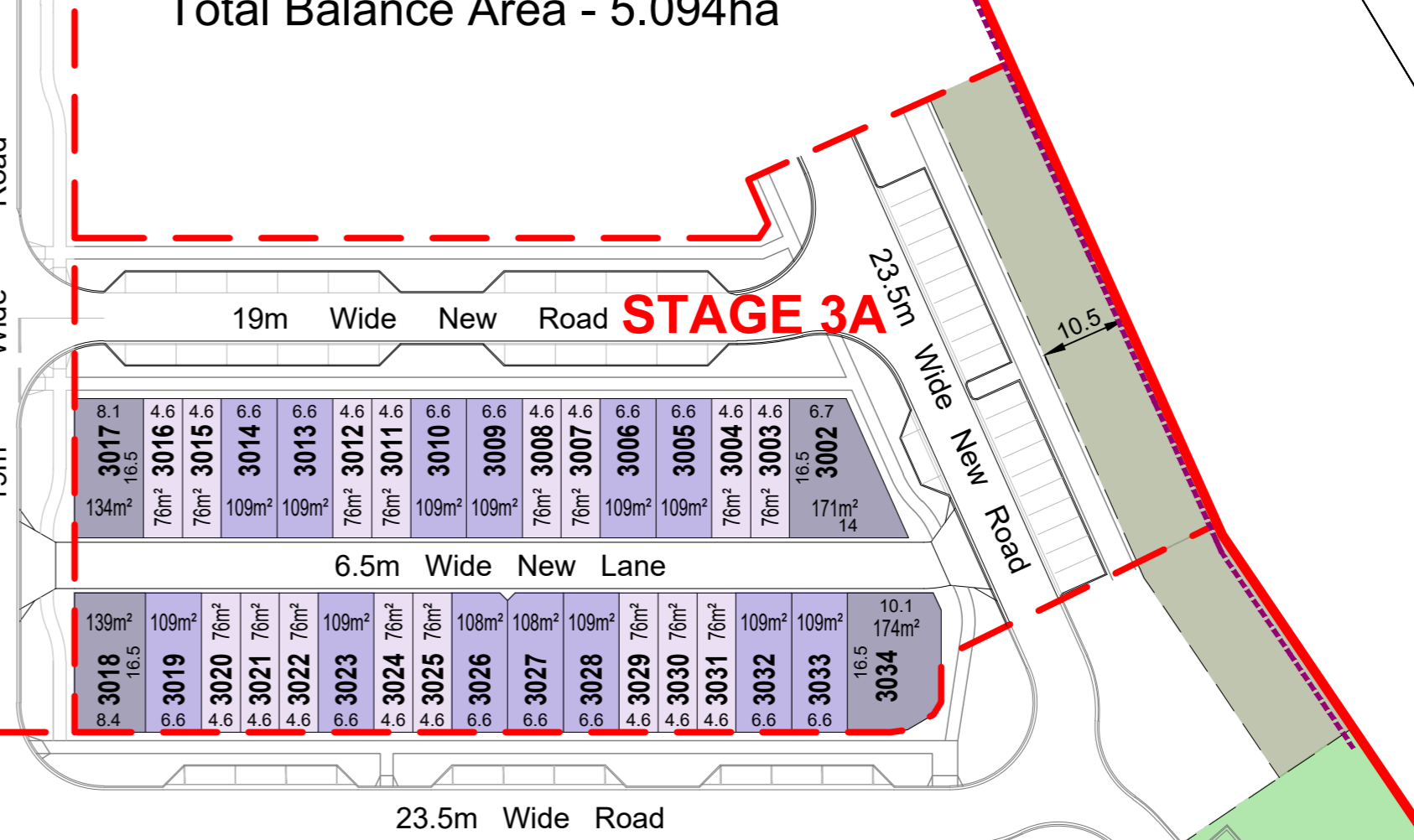
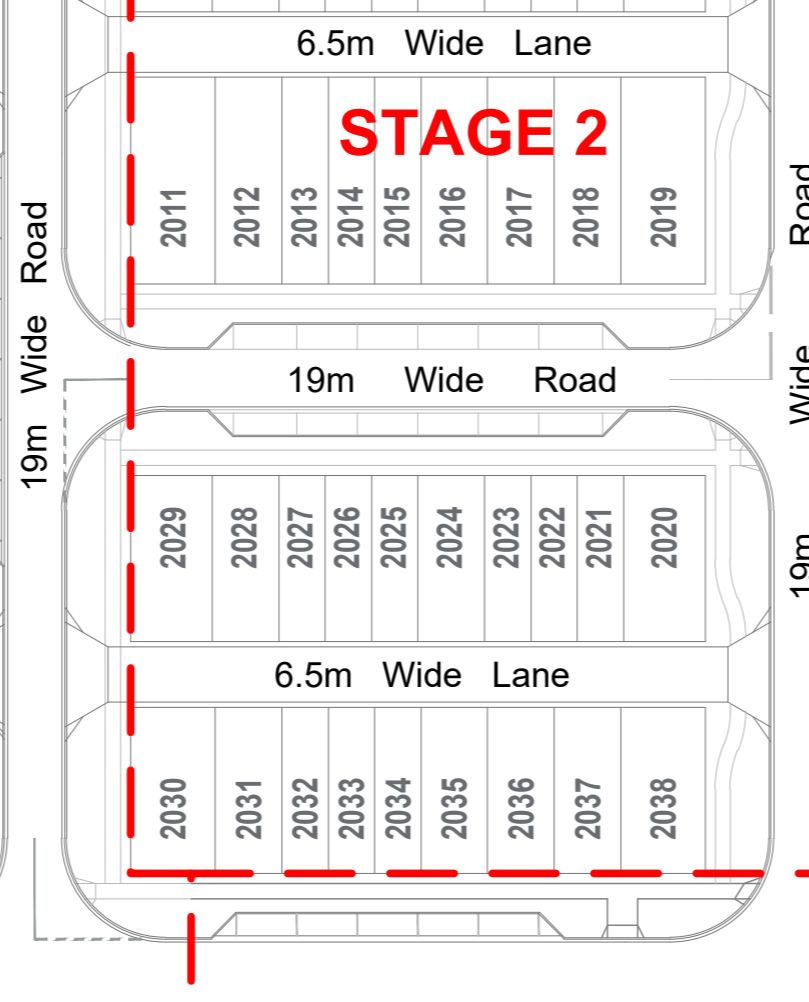
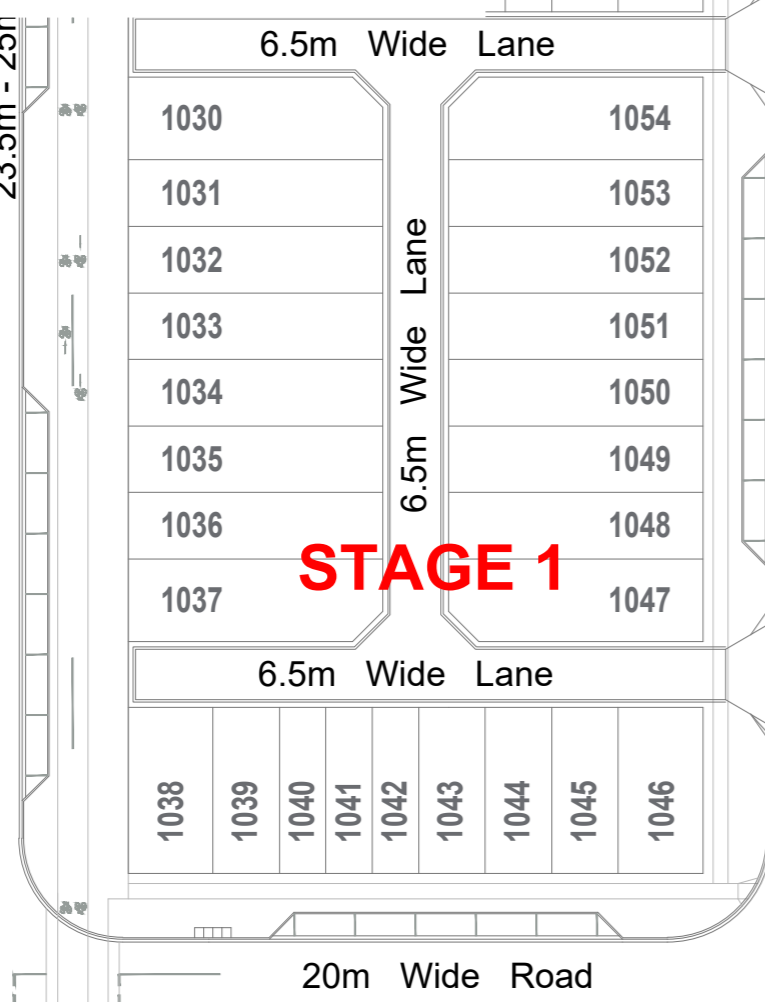
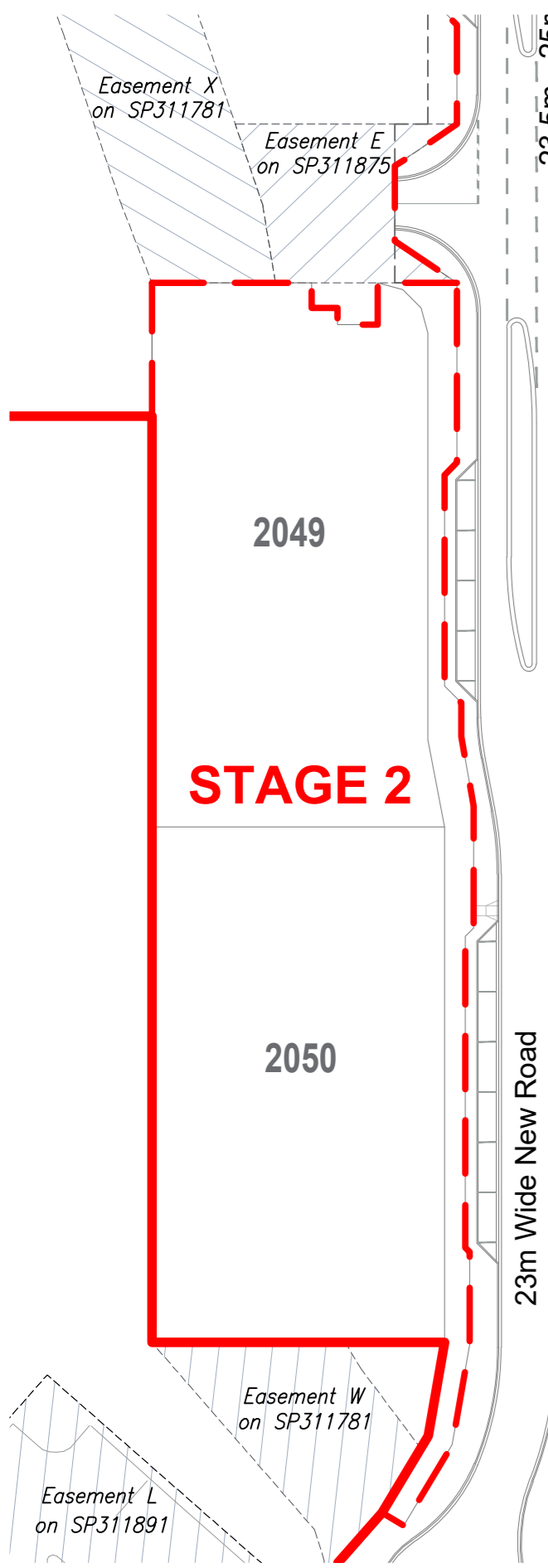




(Pt) 7003
 1.792ha (Balance)
 Total Balance Area - 5.094ha

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4.6m x 16.5m Terrace	16	47.1%	—	—	16	47.1%
6.6m x 16.5m Terrace	13	38.2%	—	—	13	38.2%
8.1m - 8.4m x 16.5m Terrace	4	11.8%	—	—	4	11.8%
Sub-total	33	97.1%	—	—	33	97.1%
Lot 3001						
Existing Future Development Site	—	2.9%	1	2.9%	1	2.9%
Sub-total	—	2.9%	1	2.9%	1	2.9%
Total Allotments	33		1		34	100.0%

Land Use	Land Budget			
	Stage 3A	Stage 3B	Overall Stage 3	
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PLAN REF: 128180 - 92
 Rev No: 1
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 CLIENT: EDQ
 DRAWN BY: JC
 CHECKED BY: MD



1:750 @ A2

CARSELDINE URBAN VILLAGE
PLAN OF SUBDIVISION
STAGE 3A & 3B

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Plan of Development Table	Terrace Allotment < 99m ²		Terrace Allotment 100m ² - 201m ²	
	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor
Setback Requirements				
Primary Frontage (minimum)	1.5m *	1.0m *	1.5m *	1.0m *
Garage / Carport (minimum)	1.5m	n/a	1.5m	n/a
Rear (minimum)	1.5m	0.0m	1.5m	0.0m
Side				
Built to Boundary (maximum)	0.05m	0.05m	0.05m	0.05m
Mandatory BTB Wall Length (maximum) (% of boundary length)	100%		100%	
Non Built to Boundary (minimum)	0.9m	0.9m	0.9m	0.9m
Corner Lots - Secondary Frontage to Street (minimum)	n/a	n/a	1.2m *	1.2m *
Other Requirements				
Site Cover (maximum)	95%		90%	
Primary Private Open Space Requirements (minimum)	Studio / 1 Bedroom - 5m ² (minimum dimension of 1.2m); 2 Bedroom - 9m ² (minimum dimension of 2.4m); 3+ Bedroom - 12m ² (minimum dimension of 2.4m).			
Street Frontage Landscape Requirements (minimum)	1% of lot area; vertical solution at front entry required.		5% of lot area; minimum 1.5% on ground at Street frontage, vertical solutions encouraged for remaining 3.5%.	

Notes: * 0.0 metres to verandah/balcony

Notes:

General

- All development is to be undertaken in accordance with the Development Approval.
- All Class 1A dwellings are mandated to achieve a minimum Silver Final Certification under the Australian *Liveable Housing Design Guidelines*.
- A home based business up to 50m² is allowed within each dwelling. A gross floor area (GFA) in excess of 50m² will require additional EDQ approval.
- The relevant Bushfire Report must be considered and mitigation strategies adopted where deemed necessary by the Building Certifier.
- Carseldine Village does not have a reticulated gas supply. Gas bottles serving a dwelling are strictly prohibited.
- Refer to Stage 3 *Landscape Plans* for locations and extent of footpaths.
- High-density Development Easements (HDEs) will be registered by Economic Development Queensland on mandatory built to boundary walls on lots under 250m². HDEs are not shown on this Plan of Development.
- The minimum building height is two (2) storeys.
- The maximum building height is three (3) storeys.
- Ground floor height (finished floor level to ceiling) must be a minimum of 2.7m and subsequent floor heights (finished floor level to ceiling) must be a minimum of 2.55m.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned.
- Setbacks are measured to the wall of the structure.
- The location of built to boundary walls are indicated on the Plan of Development.
- Feature end treatment of the built to boundary wall is required where abutting the site boundary at the primary frontage. Feature end treatment to be in a material consistent with materials used on the primary frontage building facade.
- Where optional built to boundary walls are not adopted, the following applies:
 - side setbacks shall be in accordance with the Plan of Development Table;
 - to provide privacy for residents, only high level linear windows are permitted;
 - EDQ approved solid fencing is installed where providing privacy for residents in their private open space areas, and must positively contribute to the streetscape.

- Mandatory built to boundary walls must have a maximum setback of 50mm to facilitate a gutter overhang.
 - Where two neighbouring built to boundary walls are not adopted, EDQ approved privacy screening must be erected.
- Building Articulation**
- All Primary Frontages must be articulated to provide diversity in building form and respond to the local climate. This must be achieved through the incorporation of three of the following design elements:
 - verandahs / balconies;
 - roof overhangs;
 - window hoods / screens;
 - awnings and/or shade structures that vary the horizontal mass created by the row of terrace houses.
 - All dwellings must include a clearly identifiable and addressed front door. Front door must be visible from the Street. Front door access must not be via a Lane. Sliding doors do not constitute a front door. Front door must be sufficiently sheltered from the elements, preferably utilising the structure of the first floor.
 - Buildings must be designed to ensure the privacy of occupants, but also allow for overlooking of the Street and Lane to promote casual surveillance.
 - Secondary frontages must be orientated to provide casual surveillance of the Street and articulated to reduce the mass of the building. This must be achieved by the incorporation of verandahs / porches or the inclusion of window openings, plus one more of the following design elements:
 - awning and shade structures;
 - variation to roof and building lines;
 - use of varying building materials.
 - Design of dwellings with Secondary frontages to Street must visually 'wrap' around the corner, providing activation of the corner and passive surveillance of the Street through the form of porch/alfresco openings and/or glazing.
 - Corner lots on each side of the block are to be comprised of varied housing designs to ensure diversity in the streetscape.
 - If provided, privacy screening must be either of solid material (e.g. timber, steel), opaque screens, perforated panels, or trellises that are permanently fixed, and are to have a maximum of 50 per cent openings.
 - Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
 - For carports, the facade construction, appearance and treatment must be visually consistent with that of a garage, and must be compatible with the main building design. No prefabricated facades permitted.

- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Dwellings must include landscaping along the Street frontage to reinforce the dwelling entry, and to positively contribute to the streetscape. Turf is prohibited; ground covers are required where turf would typically be installed.
- Air-conditioners, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to the Street. Services may be visible from the lane, but must be screened.
- Bin storage is to be provided where identified on the Plan of Development. Bin storage must be screened from the lane, and be visually compatible with the main building design.

Private Open Space

- Primary private open space must be provided in accordance with the Plan of Development Table. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
- Primary private open space must be directly accessible from a living space. There must be adequate space to accommodate a table and chairs, planting and a BBQ. Shade is to be provided to the area by being at least 40% roofed.

On-site Car Parking and Driveways

- On-site car parking is to be provided in accordance with the following minimum requirements:
 - Studio, 1 and 2 Bedrooms - 1 space per dwelling;
 - 3 or more Bedrooms - 2 spaces per dwelling.
- Tandem parking is prohibited.
- At least one car park per dwelling must be covered. Carports are permitted.
- Garages / carports are to be located as indicated on this Plan of Development.
- Single car garage / carports must achieve a minimum garage door opening of 2.4m when open.
- Double garages must feature a singular garage door and opening; two separate garage doors are not permitted.
- Vehicle access to a dwelling is only permitted from a Lane; vehicle access from a Street is prohibited.

Fencing

- Fencing erected by Economic Development Queensland must not be altered, modified or removed without prior written approval from Economic Development Queensland.
- Feature fencing identified on the Plan of Development is mandatory.
- Feature Fencing Type A is to be:
 - 1.8m high good neighbour style capped timber fence with a minimum 10mm gap between slats. Must be painted in Colorbond Woodland Grey.
- Feature Fencing Type B is to be:
 - 1.5m high lapped and capped timber fence. Must be painted in Colorbond Woodland Grey.
- Feature fencing must be setback from the front dwelling wall by a minimum of 1.0m, and must not prohibit the ability for the design of the dwelling to visually 'wrap' around the building corner.
- Fencing to Primary Frontages must be in the form of planter boxes and/or privacy screening for residents, in particular where there is a front open space.
- Fencing on Lane frontages must be solid fencing and be compatible with the main building design in terms of height, form, detailing, materials and colour.

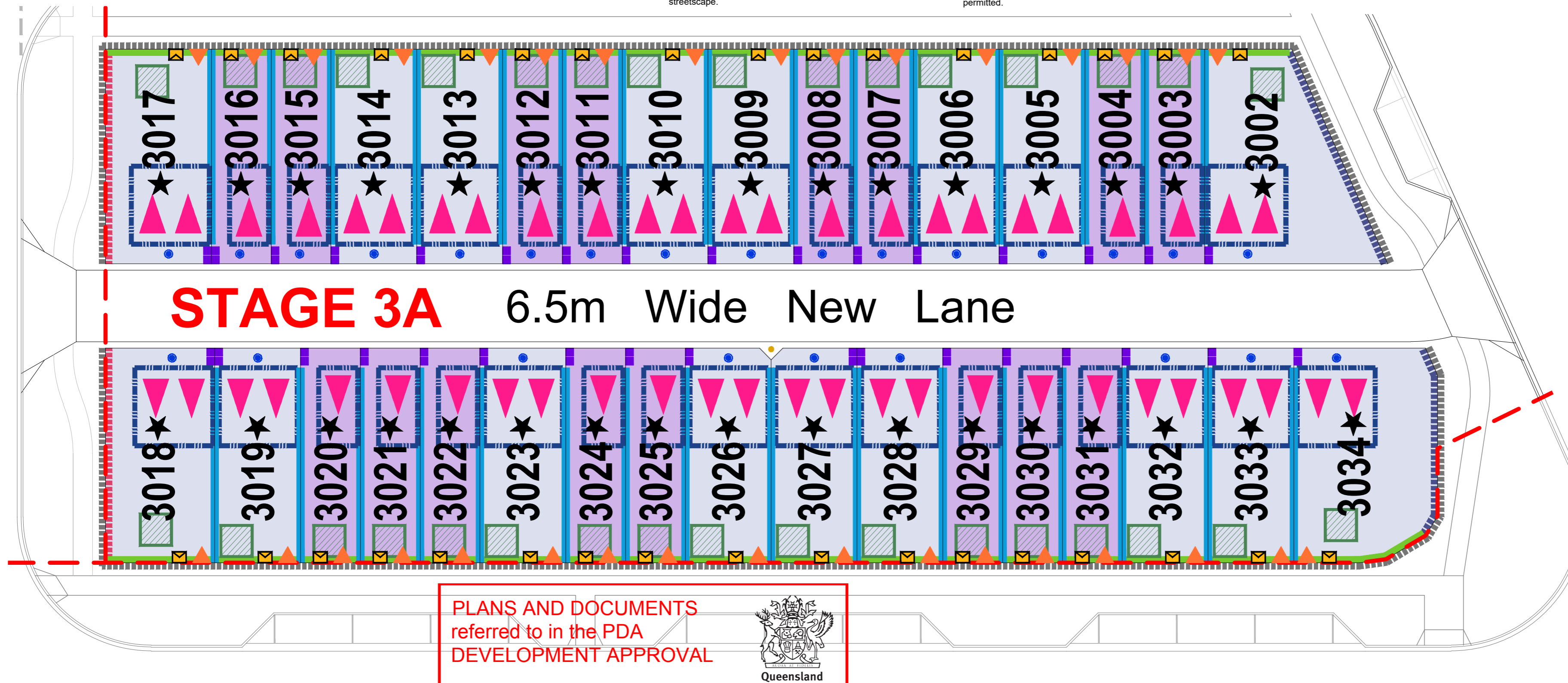
Acoustics

- The relevant Acoustic Report must be considered and mitigation strategies adopted where deemed necessary by the Building Certifier. Lots 3002 - 3034 are subject to acoustic constraints. Information regarding building form treatments required to habitable rooms to ensure compliance is outlined under the *TTM Acoustic Report*, Section 9. Noise categories for each lot are outlined in Table 11 within the *TTM Acoustic Report*. Associated sound reduction requirements and acceptable forms of construction have been outlined within the *TTM Acoustic Report* (Table 12 and Appendix D) and can also be found within *QDC MP4.4* Schedules 1 and 2.

Definitions

Street - A public road (generally 14m wide or greater) providing vehicle access and services to the wider community and open space.

Lane (or Laneway) - A narrow public road (6.5m wide) providing vehicle access and services to the wider community and open space.



Legend

- Site Boundary
 - Proposed Stage Boundary
- Allotment Controls**
- Mandatory Built to Boundary Wall
 - No Vehicle Access
 - Primary Frontage
 - Feature Fencing Type A
 - Feature Fencing Type B
 - Indicative Double Garage / Carport Location
 - Indicative Single Garage / Carport Location
 - Preferred Primary Private Open Space Location
 - Indicative Letterbox Location
 - Indicative Front Door Location
 - Indicative Bin Storage Location
 - Proposed Sewer Access Point
 - Indicative Proposed Street Light (Within Laneway)
 - Acoustic Treatment may be required - refer TTM Acoustic Report

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CARSELDINE URBAN VILLAGE
PLAN OF DEVELOPMENT
STAGE 3A - TERRACE ALLOTMENTS

PLAN REF: 128180 - 93

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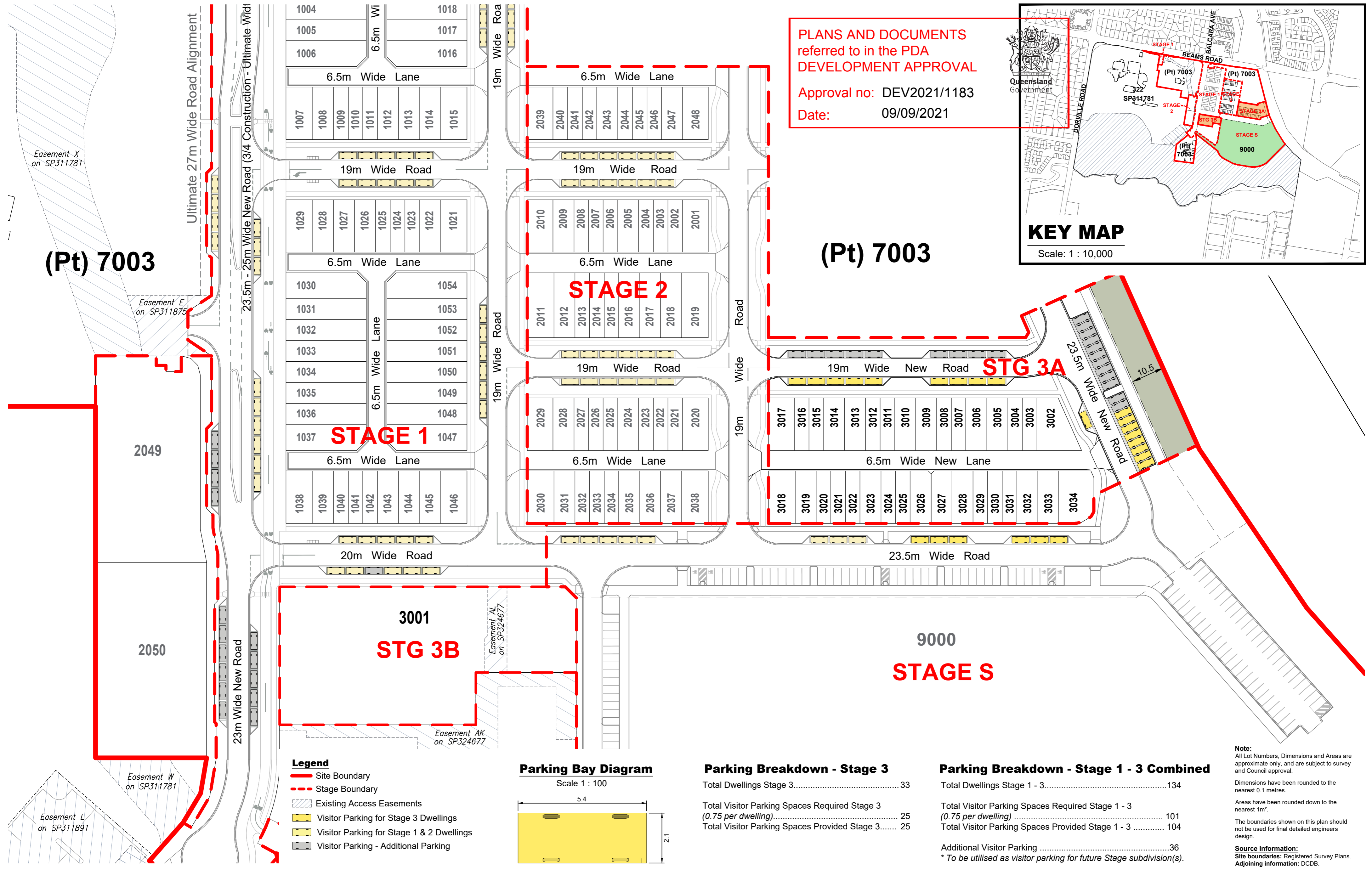
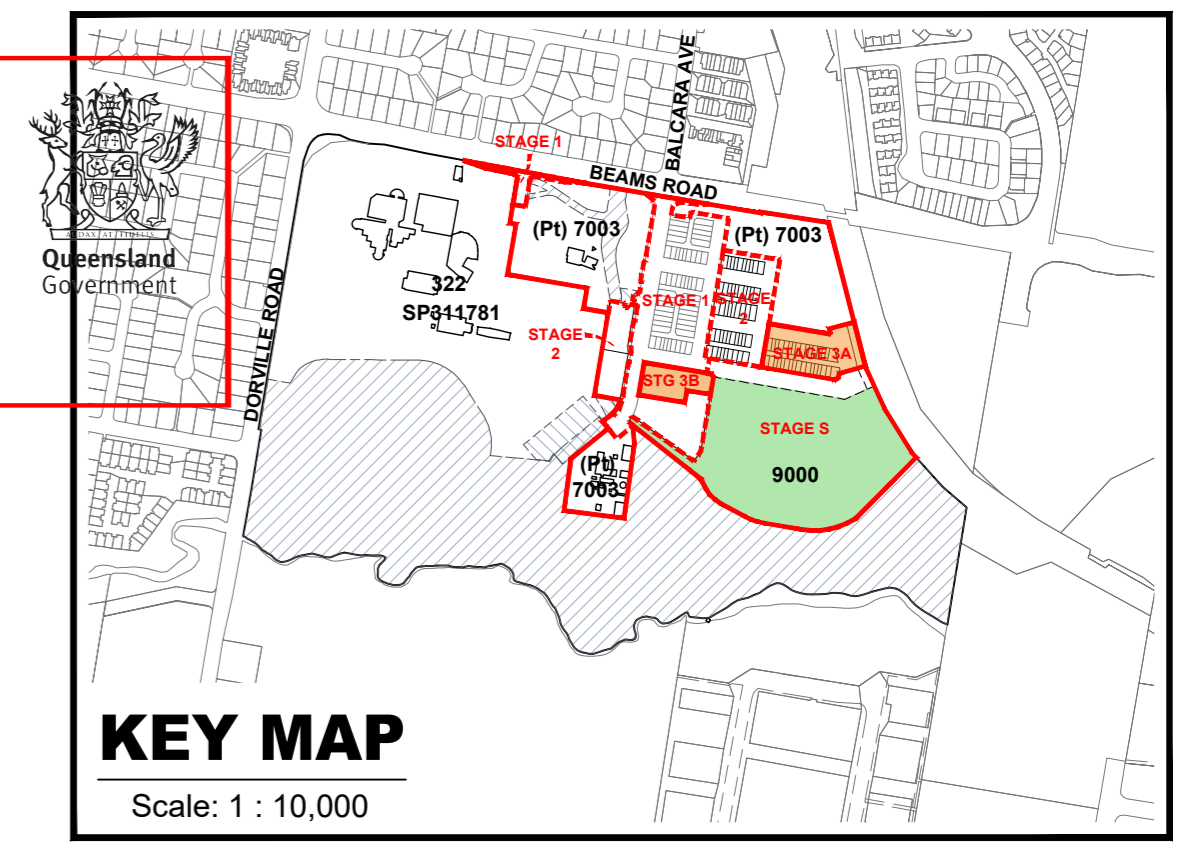
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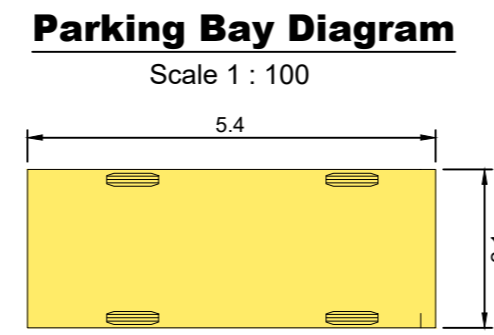
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- Legend**
- Site Boundary
 - - - Stage Boundary
 - Existing Access Easements
 - Visitor Parking for Stage 3 Dwellings
 - Visitor Parking for Stage 1 & 2 Dwellings
 - Visitor Parking - Additional Parking



Parking Breakdown - Stage 3

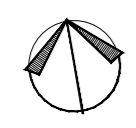
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Total Visitor Parking Spaces Required Stage 3 (0.75 per dwelling).....	25
Total Visitor Parking Spaces Provided Stage 3.....	25

Parking Breakdown - Stage 1 - 3 Combined

Total Dwellings Stage 1 - 3.....	134
Total Visitor Parking Spaces Required Stage 1 - 3 (0.75 per dwelling).....	101
Total Visitor Parking Spaces Provided Stage 1 - 3.....	104
Additional Visitor Parking.....	36
* To be utilised as visitor parking for future Stage subdivision(s).	

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CARSELDINE URBAN VILLAGE
 CAR PARKING ANALYSIS PLAN
 STAGE 3

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