



### Plan of Development Table

	Terrace Allotment < 99m <sup>2</sup>		Terrace Allotment 100m <sup>2</sup> - 149m <sup>2</sup>		Terrace Allotment 150m <sup>2</sup> - 199m <sup>2</sup>		Terrace Allotment 200m <sup>2</sup> +	
	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor
<b>Setback Requirements</b>								
Primary Frontage (minimum)	1.5m *	1.0m *	1.5m *	1.0m *	1.5m *	1.0m *	1.5m *	1.0m *
Garage / Carport (minimum)	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a
Rear (minimum)	1.5m	0.0m	1.5m	0.0m	1.5m	0.0m	1.5m	0.0m
<b>Side</b>								
Built to Boundary (maximum)	0.05m	0.05m	0.05m	0.05m	0.05m	0.05m	0.05m	0.05m
Mandatory BTB Wall Length (maximum) (% of boundary length)	100%		100%		100%		100%	
Non Built to Boundary (minimum)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Corner Lots - Secondary Frontage to Street (minimum)	n/a	n/a	1.2m *	1.2m *	n/a	n/a	n/a	n/a
Corner Lots - Secondary Frontage to Lane (minimum)	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m
<b>Other Requirements</b>								
Site Cover (maximum)	95%		90%		85%		80%	
Primary Private Open Space Requirements (minimum)	Studio / 1 Bedroom - 5m <sup>2</sup> (minimum dimension of 1.2m); 2 Bedroom - 9m <sup>2</sup> (minimum dimension of 2.4m); 3+ Bedroom - 12m <sup>2</sup> (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%. 7.5% of lot area; minimum 2.5% on ground at Street frontage, vertical solutions encouraged for remaining 5%. 10% of lot area; minimum 4% on ground at Street frontage, vertical solutions encouraged for remaining 6%.							

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*, with the exception of Class 1A dwellings on Lots 1002 - 1006.
  - A home based business up to 50m<sup>2</sup> is allowed within each dwelling. A gross floor area (GFA) in excess of 50m<sup>2</sup> 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 1 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 250m<sup>2</sup>. 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.
  - 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 two of the following design elements:
    - verandahs / balconies;
    - roof overhangs;
    - window hoods / screens;
    - awnings and/or shade structures.
  - 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.
  - Activated frontages (refer to *Definitions*) must be provided where identified on the Plan of Development.
  - Buildings must be designed to ensure the privacy of occupants, but also allow for overlooking of the Street and Lane to promote casual surveillance.
- 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 should also be provided.
  - Secondary private open space may be accessed off a bedroom, multi-purpose area or a home-based business.
- 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;
    - Work / Live Dwellings (see *Definitions*) - requirements as per 34a and 34b, plus 1 space for over 30m<sup>2</sup> of non-residential GFA.
  - Car parking may only be provided in tandem on lots 25m deep or greater.
  - 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.
- Acoustics**
- The relevant Acoustic Report must be considered and mitigation strategies adopted where deemed necessary by the Building Certifier. Lots 1002 - 1029 and 1047 - 1054 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.
- Activated Frontage Type 1** - Ground level Street frontage must be a minimum of 40% transparent to facilitate a suitable articulated home-based business or shop-front use.
- Activated Frontage Type 2** - Ground level Street frontage must be a minimum of 20% transparent to facilitate a suitable articulated home-based business or shop-front use.
- Work / Live Dwellings** - Refers to dwellings nominated as such on the POD, and are primarily used as a residential dwelling with a flexible space included at Ground Level from which a separate retail or commercial business can be operated. The approved uses for Work / Live dwellings are:
- Commercial uses - where for Office;
  - Retail uses - where for Food premises or Shop;
  - House; and
  - Home based business.

**CARSELDINE URBAN VILLAGE**

**STAGE 1 - PLAN OF DEVELOPMENT RESIDENTIAL LOTS**

PLAN REF: **128180 - 47M**  
 DATE: 20 DECEMBER 2021  
 CLIENT: EDQ  
 DRAWN BY: MD / JC  
 CHECKED BY: MD

**Legend**

- Site Boundary
- Stage Boundary

**Allotment Controls**

- Work / Live Dwelling
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Feature Fencing
- Activated Frontage Type 1
- Activated Frontage Type 2
- Indicative Double Garage / Carport Location
- Indicative Single Garage / Carport Location
- Preferred Primary Private Open Space Location (Ground Level)
- Preferred Primary Private Open Space Location (Upper Levels)
- Indicative Letterbox Location
- Indicative Front Door Location
- Bin Storage Location
- Bin Pad Location
- Proposed Sewer
- Access Point
- Acoustic Treatment may be required - refer TTM Acoustic Report

**Note:**  
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
 Dimensions have been rounded to the nearest 0.1 metres.  
 Areas have been rounded down to the nearest 5m<sup>2</sup>.  
 The boundaries shown on this plan should not be used for final detailed engineers design.

**Frontage landscaping is to include:**

- use of different colours, fencing and screening along the street to provide articulation and variation along the street frontage;
- use of vertical open style fencing breaking up the height and extent of solid wall access to the street;
- vertical open style fencing is adopted in front of garden bed areas allowing for solar access to garden beds and to allow landscaping to grown through the fence and cascade down the front of the retaining wall;
- vertical access to flexi spaces is achieved through a mixture of vertical open style fencing and fixed angle screening. Fixed angle screening allows for visual access from the street whilst blocking afternoon sun.

**AMENDED IN RED**

By: Leila Torrens  
 Date: 30 October 2020

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

Approval no: DEV2019/1074  
 Date: 15 March 2022

**(Pt) 7001**

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All terrace houses are to have a minimum garage off set of 1.5m from property boundary. All garages are to have a finished floor level a maximum of 200mm above the edge of the laneway pavement