6.5m Wide Lane  PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2019/1074 Date: 15 March 2022  (Pt) 7001	F F S S S S S S S S S S S S S S S S S S
Lots 1038 - 1039	

Plan of Development	Terrace Allotment < 99m²		Terrace Allotment 100m² - 149m²		Terrace Allotment 150m² - 199m²		Terrace Allotment 200m² +	
Table	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor
Setback Requirements								
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
Side								
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
Other Requirements								
Site Cover (maximum)	95%		90%		85%		80%	
Primary Private Open Space Requirements (minimum)	Studio / 1 Bedroom - 5m² (minimum dimension of 1.2m); 2 Bedroom - 9m² (minimum dimension of 2.4m); 3+ Bedroom - 12m² (minimum dimension of 2.4m).							
1% of lot area; vertica solution at front entry required.		front entry	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%.	
Street Frontage Landscape Requirements (minimum)	Requirements noted above apply to all allotments with the exception of Lots 1002 - 1006.  For Lots 1002 - 1006, the following Street Frontage Landscape Requirements apply (at a minimum):  - For Lot 1002: 8.5% of lot area; minimum 1.4% on ground at Street frontage, vertical solutions for the remaining 7.1%.  - For Lot 1003: 4.0% of lot area; minimum 0.7% on ground at Street frontage, vertical solutions for the remaining 3.3%.  - For Lot 1004: 8.2% of lot area; minimum 1.4% on ground at Street frontage, vertical solutions for the remaining 6.8%.  - For Lot 1005: 3.8% of lot area; minimum 0.7% on ground at Street frontage, vertical solutions for the remaining 3.1%.  - For Lot 1006: 5.5% of lot area; minimum 2% on ground at Street frontage, vertical solutions for the remaining 3.5%.							

Notes: \* 0.0 metres to verandah/balcony

### Notes:

- All development is to be undertaken in accordance with the Development Approval.
- 2. 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 -
- 3. 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 4. The relevant Bushfire Report must be considered and mitigation strategies adopted where deemed necessary by the Building
- 5. Carseldine Village does not have a reticulated gas supply. Gas bottles serving a dwelling are strictly prohibited.
- 6. Refer to Stage 1 Landscape Plans for locations and extent of
- 7. 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.
- 8. The minimum building height is two (2) storeys. 9. The maximum building height is three (3) storeys.
- 10. 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.

- 11. Setbacks are as per the Plan of Development Table unless
- 12. Setbacks are measured to the wall of the structure.
- 13. The location of built to boundary walls are indicated on the Plan of Development.
- 14. Feature end treatment of the built to boundary wall is required where abutting the site boundary at the primary frontage. 15. 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
- EDQ approved solid fencing is installed where providing privacy for residents in their private open space areas, and must positively
- 16. Mandatory built to boundary walls must have a maximum setback of 50mm to facilitate a gutter overhang.
- 17. Where two neighbouring build to boundary walls are not adopted, EDQ approved privacy screening must be erected

## ling 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

- verandahs / balconies roof overhangs;
- window hoods / screens;

contribute to the streetscape.

- awnings and/or shade structures
- 19. 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.
- 20. Front door must be sufficiently sheltered from the elements, preferably utilising the structure of the first floor.
- 21. Activated frontages (refer to *Definitions*) must be provided where identified on the Plan of Development.
- 22. Buildings must be designed to ensure the privacy of occupants, but also allow for overlooking of the Street and Lane to promote casual

- 23. 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 24. 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 25. Carports and garages are to be compatible with the main building
- design in terms of height, roof form, detailing, materials and colours.
- 26. 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. This requirement is not applicable for lots 1026, 1031, 1034, 1048 and 1051 where the carport is to be designed to achieve passive surveillance of the Lane through provision of a flexible carport / private open space.
- 27. 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.
- 28. 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.
- 29. 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.
- 30. 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

- 31. 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
- 32. Primary private open space must be directly accessible from a living Activated Frontage Type 1 Ground level Street frontage must be a space. There must be adequate space to accommodate a table and minimum of 40% transparent to facilitate a suitable articulated chairs, planting and a BBQ. Shade should also be provided.
- 33. Secondary private open space may be accessed off a bedroom, multi-purpose area or a home-based business.

### On-site Car Parking and Driveways

- 34. On-site car parking is to be provided in accordance with the following minimum requirements
  - a. Studio, 1 and 2 Bedrooms 1 space per dwelling; b. 3 or more Bedrooms - 2 spaces per dwelling;
- c. Work / Live Dwellings (see Definitions) requirements as per 34a and 34b, plus 1 space for over 30m2 of non-residential GFA.
- 35. Car parking may only be provided in tandem on lots 25m deep or greater
- 36. 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. 38. Single car garage / carports must achieve a minimum garage door opening of 2.4m when open.

access from a Street is prohibited.

39. Double garages must feature a singular garage door and opening; two separate garage doors are not permitted 40. Vehicle access to a dwelling is only permitted from a Lane; vehicle

- 41. Vehicle access is prohibited from a Lane in the following locations: - Lots 1007, 1029 and 1038: vehicle access prohibited within 2.0m of the western lot boundary; - Lots 1015, 1021 and 1046; vehicle access prohibited within 2.4m
- of the eastern lot boundary; and Lots 1006, 1016, 1020, 1030, 1037, 1047 and 1054: vehicle access prohibited on the truncated laneway corner.

- 42. Fencing erected by Economic Development Queensland must not be altered. modified or removed without prior written approval from Economic Development Queensland.
- 43. Feature fencing identified on the Plan of Development is mandatory. 44. Fencing on Street frontages must be in the form of planter boxes and/or privacy screening for residents, in particular where there is a
- 45. 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

46. 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

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.

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

Commercial uses - where for Office:

Retail uses - where for Food premises or Shop; House: and

Home based business.

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

**CARSELDINE** 

**URBAN VILLAGE STAGE 1 - PLAN OF DEVELOPMENT** 

RESIDENTIAL LOTS

128180 - 47MDATE: 20 DECEMBER 2021

CLIENT: EDQ DRAWN BY: MD / JC CHECKED BY:

# 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
- Preferred Primary Private Open Space Location (Upper Levels)
- Indicative Letterbox Location
- Indicative Front Door Location
- Bin Storage Location Bin Pad Location
- Proposed Sewer
- Acoustic Treatment may be required -

## refer TTM Acoustic Report

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 5m2

The boundaries shown on this plan should not be used for final detailed engineers

rontage landscaping is to include use of different colours, fencing and screening along the street to provide articulation and variation long the street frontage:

)use of vertical open style fencing breaking up the height and extent of solid wall access to the street; ii)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;

iv)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.



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