Plan of Development Table

	Freehold Duplex Allotments		Villa Allotments 10m		Courtyard Allotments 12.5m		Premium Courtyard Allotments 15m		Traditional Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m
Garage	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	5.5m	n/a
Rear	1.2m	2.0m	1.2m	1.2m	1.2m	2.0m	1.2m	2.0m	1.2m	2.0m
Side - General Lots										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Non Built to Boundary	1.0m	1.0m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
Corner Lots - Secondary Frontage	3.0m	3.0m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	3.0m	3.0m
Laneway Lots										
Rear of Lot (from laneway boundary)	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	n/a	n/a

Notes:

General

1. All development is to be undertaken in accordance with the Development Approval.
2. The maximum height of buildings shall not exceed two (2) storeys.
3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. Built to boundary walls are optional except where identified as mandatory on the Plan of Development. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
6. Mandatory Built to Boundary Walls must not exceed the prescribed setbacks for the lot.
7. Optional Built to Boundary Walls are to have a maximum length of 9 metres and a maximum height of 3.5 metres. Where the Built to Boundary Wall exceeds the maximum length articulation must be provided and approved by the ULDA.
8. Boundary setbacks are measured to the wall of the structure.
9. First floor setbacks must not exceed the minimum ground floor setbacks.
10. Garages must not project forward of the front building setback.
11. Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
    - Primary Street frontage, where eaves should not be closer than 2400mm.

Parking

12. Off street car park is to be provided in accordance with the following minimum requirements:
    - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling
    - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
13. Double garages are not permitted on single storey dwellings on a lot less than 12.5m wide except where a laneway allotment.
14. Double garages are not permitted on any lot less than 10m wide except where a laneway allotment.
15. All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.
16. Maximum width of any garage shall be no more than 40% of the lot frontage on any lot less than 12.5m wide.
17. Garages and carports served of a Laneway must be built to 0.5m rear setback. Refer Practice Note no. 12 Rear Lanes: design and development.
18. Garages are to located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
19. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.

Private Open Space

20. Private open space is to be provided in accordance with the following requirements:
    - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
    - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m; and
    - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m

Fencing

21. Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid and have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
22. Fencing on lanes where along private open space, carparking and service areas can be screen fencing at 1.8m high where it can be 50% transparent for no more than 50% of the boundary (including the Garage).

* Where adjoining a residential boundary, erect a screen fence along the common boundaries. The side boundary fences are to extend from the rear boundary to align with the front facade of the dwelling but shall not extend beyond the front boundary building setback. Unless an alternative design for the fence is agreed to with the owner of adjoining land, the screen fence is to be 1.8 metres in height and constructed from timber.

Building Articulation

23. All dwellings must have a porch, alcove or verandah providing an entry to the building which is visible from the street.
24. All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
    - Verandahs / Porch
    - Roof Overhangs
    - Window Hoods/Screens
    - Awnings and Shade Structures

Buildings facing a park of more than one street

25. For buildings that have more than one street frontage or adjoin park, the building design must ensure an attractive appearance is presented to the street frontage and, if applicable, the park.
26. Buildings must address each street frontage or park frontage through the inclusion of, but not necessarily limited to, the following design elements:
    - Verandahs
    - Porches
    - Awning and Shade Structures
    - Variation to Roof and Building Lines
    - Inclusion of Window Openings

Acoustic Requirements

27. Noise attenuation measures (Category 2 construction under Australian Standard 3671:1989) must be incorporated in the design of dwellings on the following lots as nominated lots [illegible] recommended noise levels for sleeping rooms under Australian Standard 2107:2000 [illegible] ULDA Principal Engineer written confirmation that this requirement will be met prior to sub[illegible] plan endorsement.

Infrastructure Contributions

28. Infrastructure Contributions for Reconfiguring a Lot will be calculated in accordance with the ULDA Development Approval for the relevant stage. The payment will be made to the ULDA prior to survey plan endorsement.
29. Infrastructure Contributions for Multiple Dwelling (more than a single dwelling unit) will be calculated in accordance with Gladstone Regional Council's Infrastructure Charges Policy The payment will be made to the ULDA prior to endorsement of a co[illegible] or commencement of use, whichever comes first
30. Infrastructure Contributions will be calculated in accordance with Table 3 (Charge Area 1 - 1 or 2 bedroom dwellings) for Lots 404-405, 427-428 and 443-444 of Gladstone Regional Council's Infrastructure Charges Policy. The payment will be made to the ULDA prior to survey plan endorsement for the relevant stage.

Site Amenity

30. All second storey windows where within 9 metres of a habitable room or private open space of an adjoining lot are to have fixed external privacy screens or fixed opaque glazing at a sill height less than 1.5 metres above floor level on the side elevations of the buildings
31. All balustrades that are visible from the street are to be 50% visually permeable

Legend

- Site Boundary
- Stage Boundary
- Laneways
- Indicative 1.5m Footpath

Park / Open Space

- Proposed Park / Open Space
- Proposed Detention / Open Space
- Pedestrian Linkage / Road Reserve

Development Controls

- Preferred Primary Open Space Location
- Maximum Building location Envelope
- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- No Vehicle Access
- Preferred Garage Location
- Alternative Garage Location
- Mandatory Single Storey Construction
- 3m Rear setback to adjoining allotments

Lots <250m2

32. Specified below are the approved house plan options for the lots <250m2
Lots 388 - 389, 404 - 405, 427 - 428 and 443 - 443: Concept Floor Plan P386-001, Amended in Red 18 Sept. 2012 and Concept Elevations P386-201, Amended in Red 18 Sept. 2012
Lot 406 - 407 and 441 - 442: Concept Floor Plan P369-001, Amended in Red 18 Sept. 2012 and Hill Close DA Concepts - Lot 406 - 407 and 441 - 442, Amended in Red 18 Sept. 2012
These house plans can be mirrored where the driveway location and built-to-boundary walls are consistent with the approved POD.

33. Houses on lots less than 250m2 to include the following:
a) Landscaping at the front of each lot / dwelling is to be provided at a minimum depth of 500mm along the front boundary and is to reinforce the dwelling entry and positively contribute to the streetscape.
b) Windows to be provided with adequate sun shading and weather protection.

Definition:
Laneway Allotment - Allotments serviced by a laneway.

AMENDED IN RED
8 SEP 2012
By: BRIANNA FIFFE (name)
of the ULDA

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 20/9/12

REVISION
A: 30/05/2012 Amend Layout and Notes
B: 01/06/2012 Amend lot terminology and setbacks
C: 02/08/2012 Amend openspace and carparking

Note:
All 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 design.

Source Information:
Site boundaries: Capricorn survey group.
Adjoining information: DCDB.
Contours: Capricorn survey group.
Trees: Capricorn survey group.

The development controls under this POD are applicable to Lots 443 - 445

CLIENT
URBAN LAND DEVELOPMENT AUTHORITY

PROJECT
HILLCLOSE HARVEY ROAD CLINTON

PLAN OF DEVELOPMENT STAGE 6 ALLOTMENT LAYOUT

Level Datum	
Origin	
Date	3 MAY 2012
Comp By	WNW
DWG Name	102361-51-PR0
Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Locality	CLINTON
Job Reference	102361
Scale	1 : 500
Sheet	A1
Plan Ref	102361 - 55
Rev	C

RPS

Queensland Government

AMENDED IN RED
By: M. Fallon
Date: 14 June 2022

PLANS AND DOCUMENTS referred to in the PDA
PLAN OF DEVELOPMENT APPROVAL
Approval no: DEV2022/1286
Date: 17 June 2022
Queensland Government