AMENDED IN RED
By: M. Fallon
Date: 29 July 2022

Plan of Development Design Requirements Residential Allotments 1 - 39

General:

1. All development is to be undertaken in accordance with the Development Approval and Queensland Development Code (QDC), except as varied below.
2. The maximum height of buildings shall not exceed 2 storeys or 9.5m above ground level (refer to note 6 definition). Buildings are to be 2 storeys in height. A 3 storey component is permitted where:
   - It forms a transitional component between two 2 storey sections of the dwelling only where made necessary by the slope of the block and does not exceed 9.5m above ground level; and
   - The 3 storey component is not located as part of the front of the dwelling, and the dwelling is to present as 2 storeys from the street frontage.
3. Maximum building location envelopes, shown on the Plan of Development are subject to easements, building exclusion zones, protected vegetation and covenants and/or other underground services registered on title.
4. Residential structures cannot be located within the Bushfire Protection Zone.
5. Setbacks for a building or structure, means the shortest distance measured horizontally between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
6. Ground level means -
   (a) the level of the natural ground; or
   (b) if the level of the natural ground has changed, the level lawfully changed (the prescribed level).

Streetscape and Articulation:

7. Dwellings must address a primary frontage with clear and well-lit access to the front door(s).
8. Dwellings must address each street and park frontage with 3 or more of:
   - Verandah or balcony;
   - Porches;
   - Awnings and shade structures;
   - Variation of roof and building line;
   - Inclusion of window openings;
   - Variation of building materials.
9. Front facade of the dwelling must include the following:
   - a front entrance door and window, with a sidelight;
   - a front verandah, portico or porch located over the front entrance, extending 1.6m forward of the entrance door.
10. External drainpipes must be integrated into the dwelling design where visible from the street.
11. Clotheslines, condenser units, hot water systems and all other ancillary items, excluding solar panels, must not be visible from the street.
12. Lot 1, Lot 7 and Lot 8 must address all street boundaries as their primary frontage.

Built Form:

13. All allotments within the Bushfire Protection Zone must comply with requirements set out in Sections 6.1 and 6.2 of the approved (DEV2020/1099) Bushfire Management Plan from Land and Environmental Consultants for the Oxley Priority Development Area.
14. The area nominated as the Bushfire Protection Zone for Lots 23-30 is indicative only. House designs are subject to private certifier building approval and assessment against the Queensland state planning policy bushfire prone area map and compliance with AS3959-2018.
15. Good design and energy efficiency is fundamental in building a sustainable home that uses as little energy and water as possible and provides a comfortable internal environment for occupants. The following are mandatory built form and inclusions to be incorporated into the design:
   - Eaves at 600mm;
   - Dwellings must be designed for natural cross ventilation with well-considered placement of windows to draw breezes through the house;
   - Installation of Solar and Battery configuration by EDQ nominated preferred supplier, all dwellings to have a three-phase power connection which allow for:
     (a) Mandatory requirement for all garages to have a dedicated electrical circuit for future Electric Vehicle charging;
     (b) Heat pump hot water systems;
     (c) Energy efficient air conditioning; and
     (d) A minimum 6kw solar and minimum 13.5kw battery with inverter maximum of 4kW export.
16. Dwellings to be designed to ensure passive street surveillance with habitable rooms overlooking the street. Bedrooms (excluding master bedrooms) and designated home theatre rooms do not generally provide opportunities for passive surveillance supporting CPTED principles requirements.

Setbacks and Site Cover:

17. Setbacks listed in the Plan of Development table are the minimum distance required unless otherwise specified on plan. Where distances are specified on the plan, they take precedence over the Plan of Development table.
18. Front verandah and covered areas such as porches to the front façade are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to no closer than 3.0 metres from the front boundary. For secondary frontage on corner lots the roofed area can extend to no closer than 1.5m from the secondary frontage boundary.

Steep Residential Lots :

19. Building designs for down slope, up slope and cross slope allotments must adhere to the good hillside construction practices and principals referred to in the Australian Geoguide LR8 (Construction Practice).
20. On down slope allotments (Lots 37-39, 24-30) cut and fill is only permitted to facilitate the establishment of 6m Length garage building pad and any associated entry features (porch, entrance hall, street frontage landscaping and driveway). The garage pad level must be located within 0.5m of the adjacent verge level.
21. On up slope allotments (Lots 1-4,10, 13-23) cut and fill permitted for the establishment of a 6m Length garage building pad, rooms adjoining the garage on the same building slab and associated entry features (porch, street frontage landscaping and driveway). The area excavated must only extend as far back as the rear wall of the garage.
22. On cross slope allotments (Lots 9, 11, 12 & 36) cut and fill is only permitted for the establishment of a 6m Length garage building pad and any associated entry features (porch, entrance hall, street frontage landscaping and driveway). The garage pad level must be located within 0.5m of the adjacent verge level.
23. All other elements of the home must be constructed to ensure no cut and/or fill is required, and must respond to the natural topography of the site.
24. Residential structures situated on southern hillside lots (1,10-23) where additional building loads and slope modification works are to occur, must require additional testing and analysis in accordance with covenant stability analysis approved by a RPEQ Geotechnical engineer (qualified person) prior to works commencing demonstrating that the building loads and slope modification works proposed do not adversely affect slope stability. The residential building plans must detail the earthworks and drainage proposed, building location situated on the block, detail building load (internal/external) as well as any maintenance access loading.

Retaining Wall requirements within allotment, for inter-allotment and landscape retaining walls:

25. Inter-allotment retaining walls are permitted, however they must not exceed 1.0m in height. Design of retaining walls must ensure there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments.
26. Retaining walls for landscaping purposes are permitted, and must not exceed 1.0m in height.
27. Terraced retaining wall structures are permitted, but must:
   - Have a minimum separation of 1.0m between the face of each wall, and
   - Each wall must be a maximum height of 1.0m.
28. If a retaining wall is located within a Bushfire Protection Zone then the retaining wall should be constructed of a fire resistant material.
29. Retaining walls are engineer designed to withstand the lateral earth pressures and surcharges expected and include drains to prevent water pressures developing in the backfill. Construction of retaining walls must adhere to the Australian Geoguide LR6 (Retaining Walls). Boulder walls are not permitted.

Driveways, Off-Street Carparking and Garages:

30. Driveways must avoid infrastructure / services within the road reserve such as dedicated on-street parking bays, drainage pits and service pillars.
31. Driveways must be constructed at the grade of the adjacent verge area. No grade changes to the verge for the driveway are permitted.
32. Driveways must integrate with and match the level of the footpath and must not be cut through the footpath.
33. Driveways must be completed prior to occupation of the dwelling.
34. Minimum off-street car parking requirements are 2 spaces per dwelling, one of which must be covered and enclosed in the form of a garage or carport.
35. Single, double or tandem garage configurations are permitted in accordance with the setbacks provided.
36. Must have a sectional, tilt or roller door to the garage.
37. Garages are permitted forward of the building wall, and must adhere to the following:
   - Must comply with garage setbacks as per the Plan of Development Table;
   - Must have a sectional, tilt or roller door to the garage; and
   - Must not obstruct ground floor windows of the dwelling.
38. Open carports are permitted and must adhere to the following:
   - Be built forward of the 6.0m garage setback;
   - Be complimentary to the dwelling through its design, materials and colours;
   - Must be incorporated into front fence design and may include a gate across the carport entry to a height consistent with the front fence design; and
   - Be open at the front, but when on steep lots include battening or safety railing detail to the sides and rear of the structure where above ground level and be complimentary to the dwelling through its design, materials and colours.

Private Open Space and Privacy:

39. Private uncovered (no roof) outdoor space in the front yard, must measure a minimum of 30sqm with a minimum dimension of 3.0m in any dimension, excluding the driveway area.
40. Each dwelling must include a covered outdoor living area that must:
   - Be accessed from an internal living area;
   - Measure a minimum of 10sqm with a minimum dimension of 2.4m.
41. All first floor windows adjacent to a neighbouring lots private open space must be obscured to ensure occupants privacy where sill height is less than 1.7m.
42. Dwelling designs on Lots 24-30 must ensure passive surveillance is provided to park frontage and primary street frontage. This is to be achieved through living spaces at both the front and rear of the home. Verandahs facing the street are encouraged to ensure surveillance of the public street is maintained.

Fencing:

43. Fencing along boundaries of Lots within the area shown as Bushfire Protection Zone are to be 1.5m high, black powder-coated aluminium tubular pool style fencing. The fencing is to be constructed to allow safe passage for native fauna.
44. Fencing installed by the developer must not be altered, modified or removed without prior written approval from the statutory authority.
45. Fencing on all park, street and corner frontages must be a maximum of 1.5m high.
46. Fencing along rear boundaries of Lots 1,10, 14-23 is to be 1.5m high black powder coated permeable pool style fencing.
47. Four metre (4m) portion of fencing installed on rear of lot side boundaries of Lots 1, 10, 14-23 is to be 1.5m high black powder coated permeable pool style fencing.
48. Front fencing which extends across the drainage easement of Lot 14 and Lot 20 requires a 1.5m high black powder coated permeable pool style fence.

Landscaping & Tree Retention:

49. Landscaping requirements in the Bushfire Protection Zone must adhere to Landscaping for Bushfire - Garden design and plant selection (CFA 2011) Guideline and Section 6.2 of the approved (DEV2020/1099) Bushfire Management Plan from Land and Environmental Consultants for the Oxley Priority Development Area.
50. Trees shown in the Building Exclusion Zone and Tree Planting Zone are to be retained.

Domestic Outbuildings:

51. A domestic outbuilding associated with the dwelling of up to 18m can be constructed within the building envelope as long as the earthworks are balanced earthworks (total fill is less than or equal to the total cut).
52. No building structures or domestic outbuildings on Lots 1, 10, 14-23 are permitted outside of the designated Building Location Envelope.

Building Exclusion Zone:

53. No building, structures or land improvements are permitted within the Building Exclusion Zone. The Building Exclusion Zone width is 6m from the southern boundary for Lots 1, 10, 14-17, 20-22 and 8m width for Lots 18 and 19.

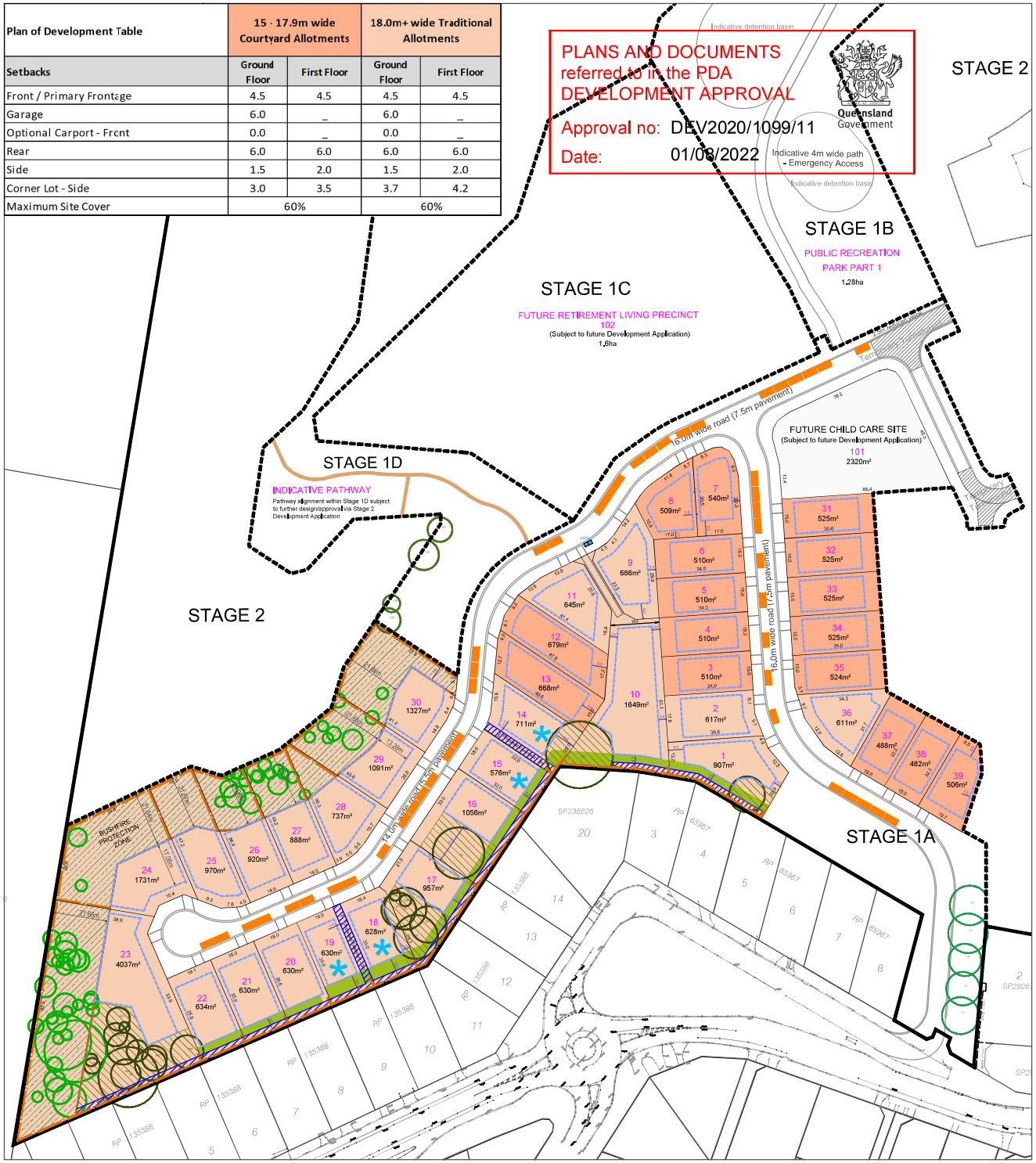
Minimum Finished Floor Level (Lots 14, 15, 18, 19):

54. Minimum building habitable floor area to have a 300mm freeboard requirement above the finished ground surface level.

Plan of Development Table	15 - 17.9m wide Courtyard Allotments		18.0m+ wide Traditional Allotments	
Setbacks	Ground Floor	First Floor	Ground Floor	First Floor
Front / Primary Frontage	4.5	4.5	4.5	4.5
Garage	6.0	_	6.0	_
Optional Carport - Front	0.0	_	0.0	_
Rear	6.0	6.0	6.0	6.0
Side	1.5	2.0	1.5	2.0
Corner Lot - Side	3.0	3.5	3.7	4.2
Maximum Site Cover	60%		60%	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1099/11
Date: 01/08/2022

Queensland Government



place design group.

BRISBANE
131 Robertson Street
PO Box 419
FORTITUDE VALLEY, QLD, 4006
P: +61 7 3852 3922
F: +61 7 3852 4766

© PLACE Design Group Pty Ltd A.C.N. 082 376 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of PLACE Design Group.
Annotated dimensions take precedence over any measures of scale. Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and other consultant(s) input and linework. Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

Oxley Priority Development Area

CLIENT

EDQ

KEY PLAN / NOTES

- SUBJECT SITE
- STAGING BOUNDARIES
- BUSHFIRE PROTECTION ZONE
- STORMWATER & ACCESS EASEMENT
- BUILDING EXCLUSION ZONE
- INDICATIVE BIN COLLECTION PAD
- MAXIMUM BUILDING LOCATION ENVELOPE
- EXISTING VEGETATION TO BE RETAINED WITHIN BUILDING EXCLUSION ZONE
- NATIVE TREE TO BE RETAINED WITHIN BUSHFIRE PROTECTION ZONE
- EXISTING VEGETATION TO BE RETAINED WITHIN ROAD RESERVE (SUBJECT TO ENGINEERING DESIGN)
- EXISTING VEGETATION TO BE RETAINED WITHIN OPEN SPACE
- INDICATIVE DRIVEWAY LOCATION SUBJECT TO DETAIL DESIGN
- NOMINAL ON-STREET CAR SPACE
- 1.5M HIGH BLACK POWDER COATED ALUMINIUM TUBULAR PERMEABLE POOL STYLE FENCING
- INDICATIVE PATHWAY
- TREE PLANTING AND BUILDING EXCLUSION ZONE (Minimum 60 suitable trees species to be planted by the developer and maintained by individual lot owners as per Note 53)
- * Minimum finished floor levels noted in PoD note 54.

NOT FOR CONSTRUCTION

DRAWING TITLE

PLAN OF DEVELOPMENT
STAGE 1A

DESIGN	:	CK
DOCUMENT	:	TW
PROJECT	:	1018015
SCALE	:	1:1000@A1
DATE	:	22/07/2022

NORTH

SHEET NUMBER 1018015_35
REVISION Rev I