Plan of Development Design Requirements Residential Allotments 40 - 87

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 5 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 easement, building exclusion zones, protected vegetation and covenants and/or other underground services registered on title.
4. 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.
5. 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:

6. Dwellings must address a primary frontage with clear and well-lit access to the front door(s).
7. 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.
8. 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 1.8m forward of the entrance door.
9. External drainpipes must be integrated into the dwelling design where visible from the street.
10. Clotheslines, condenser units, hot water systems and all other ancillary items, excluding solar panels, must not be visible from the street.
11. Dwellings on corner lot 45, 55, 58, 68, 69, 74 and 78 must address both road frontages.

Built Form:

12. 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 for Lots 40-44 and 69-87.
   - Eaves at 450mm for Lots 45-68;
   - 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. Minimum 20A, in accordance with the Australian Wiring Rules AS/NZS 3000 (2018), direct from the circuit board to the garage
     (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.
   - Dwellings must achieve a NatHERS rating of at least 7 stars
   - Installation of rainwater tanks are required; all dwellings to have rainwater tank plumbed into toilet and laundry:
     (a) All Lots under 500m² require a minimum of 2,500 litre rainwater tank plumbed into toilet and laundry.
     (b) All Lots over 500m² require a minimum of 5,000 litre rainwater tank plumbed into toilet and laundry.
   - Water Efficiency:
     (a) Taps to bathrooms, kitchen and laundry to be minimum 3-star WELS rated that use <6 litres per minute;
     (b) Low flow dual flush toilet 4-start WELS
     (c) All shower heads to be minimum 3-star WELS rated that use <6 litres per minute;
     (d) A dishwasher with a water consumption of <14 litres per use.

13. 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:

14. 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.
15. Built to boundary walls are optional on 10 - 14.9m (Lots 46 - 54, 56, 57, 59 - 67) and:
   - Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres.
   - Built to boundary walls on lots 56 and 57 applies to garages only.
   - Driveways and garages are to correspond with nominated BTB wall locations, if a dwelling does not incorporate BTB walls, standard side setbacks apply.
   - Eaves should not encroach (other than where dwellings are built to boundary) closer than 450mm to the lot boundary.
16. On corner lots, no building or structure over 2m high is built within the 4m by 4m truncation at the corner of the 2 road frontages.
17. 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 :

18. 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).
19. On up slope allotments (Lots 40-43 & 82-87) 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.
20. On cross slope allotments (Lots 40-43) 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.
21. 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.
22. Residential structures situated on lots 82-87 where additional buildings loads and slope mitigation 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 buildings 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:

23. 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.
24. Retaining walls for landscaping purposes are permitted, and must not exceed 1.0m in height.
25. Terraced retaining wall structures are permitted, but must:
   - Have a minimum separation of 1.0m between the face of each wall.
   - Each wall must be a maximum height of 1.0m.
26. 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:

27. Double width garages are not permitted on 10-11.9m wide allotments unless the dwelling is two-storey. Dwelling design must include a 1m upper storey or roof projection over at least 50% of the garage opening width.
28. Single storey dwellings on 10-11.9m wide allotments must incorporate a single or tandem configuration garage and the dwelling must include the following design elements:
   - habitable rooms fronting the public street and projecting forward 1.0m from the garage.
   - 1.0m eave overhang to the garage or alternatively an arbour or architectural awning to add depth and cast shadow.
   - a front door incorporating glass or a sidelight incorporating glass.
   - incorporation of a large or multiple habitable room windows fronting the public street.
   - a combination of materials and colours including a minimum of 3 different materials and complimentary colours on the front facade (including the garage door but excluding glass).
29. Driveway crossovers for Lots 46-54 and 59-67 are to be a maximum width of 3.5m.
30. Driveway crossovers for Lots 45, 55-58 and 68 are to be a maximum width of 5.0m.
31. Driveways must avoid infrastructure / services within the road reserve such as dedicated on-street parking bays, drainage pits and service pillars.
32. Driveways must be constructed at the grade of the adjacent verge area. No grade changes to the verge for the driveway are permitted.
33. Driveways must integrate with and match the level of the footpath and must not be cut through the footpath.
34. Driveways must be completed prior to occupation of the dwelling.
35. 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.
36. For allotments 12.0m wide and greater, single, double or tandem garage configurations are permitted in accordance with the setbacks provided.
37. All dwellings must have a sectional, tilt or roller door to the garage.
38. For allotments 12.0m wide and greater, 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.
39. Open carports are permitted for Lots 83-87 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.

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

Private Open Space and Privacy:

40. Private uncovered softscape in the front yard (no roof, hardstand driveways) must measure a minimum of:
   - Lots 45-68: 12sqm with a minimum dimension of 3.0m in any direction.
   - Lots 40-44 & 69-87: 30sqm with a minimum dimension of 3.0m in any direction.
41. 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.
42. 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.
43. Dwelling designs on Lots 73, 74, 75, 76, 77, 78,79 and 82 must ensure passive surveillance is provided to park and street frontage. This is to be achieved through habitable rooms at both the park, and street frontages of the home. Verandahs facing the street are encouraged to ensure surveillance of the public street is maintained. Covered outdoor living areas are to be at the rear of the home and should be designed to ensure surveillance of the public park is maintained.

Fencing:

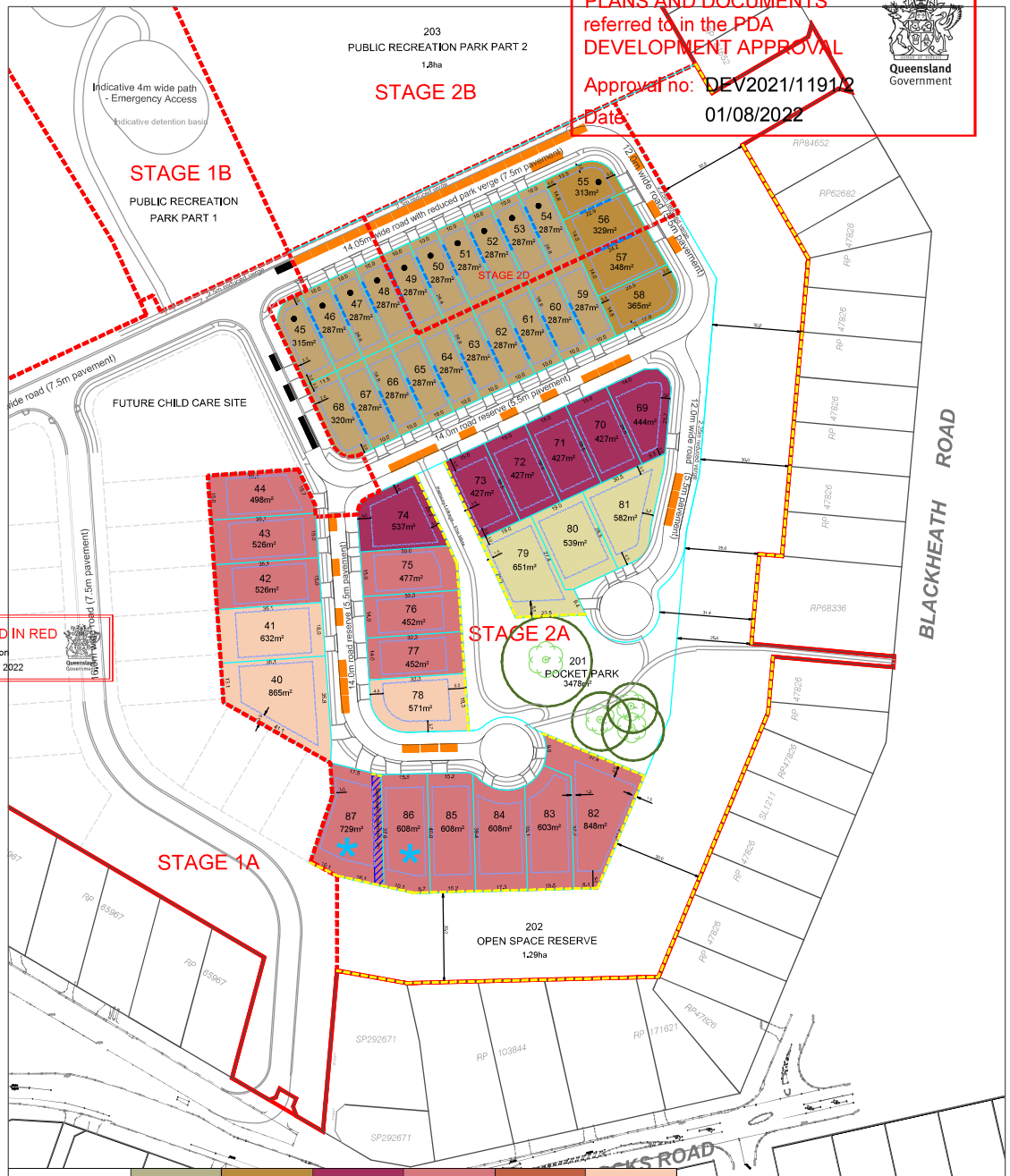
44. Fencing installed by the developer must not be altered, modified or removed without prior written approval from the statutory authority.
45. Fencing on all park, street and corner frontages must be a maximum of 1.5m high.
46. Fencing along rear boundaries of Lots 74, 75, 76, 77, 78, 82 - 87 is to be 1.5m high black powder coated permeable pool style fencing.
47. Fencing along side boundaries of Lot 73,79 and 82 is to be 1.5m high black powder coated permeable pool style fencing.
48. Front and rear fencing which extends across the drainage easement of Lot 87 requires a 1.5m (front) and 1.5m (rear) high black powder coated permeable pool style fence.

Domestic Outbuildings:

49. A domestic outbuilding associated with the dwelling of up to 16m² 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).

Minimum Finished Floor level (Lots 86 & 87)

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



Plan of Development Table	10 - 11.9m wide Allotments (28.8m lot depth)		12 - 14.9m wide Allotments (20.0m+ lot depth)		15 - 17.9m wide Courtyard Alotments (28.5m lot depth)		15 - 17.9m wide Courtyard Allotments (30.0m+ lot depth)		18.0m+ wide Traditional Allotments (28.5m lot depth)		18.0m+ wide Traditional Allotments (30.0m+ lot depth)	
Setbacks	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front / Primary Frontage	3.0	3.0	3.0	3.0	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Garage	5.5	_	5.5	_	5.5	_	6.0	_	6.0	_	6.0	_
Optional Carport - Front	_	_	_	_	_	_	0.0	_	_	_	0.0	_
Rear	3.0	3.0	3.0	3.0	3.0	3.0	6.0	6.0	3.0	3.0	6.0	6.0
Side - Built to Boundary Wall	0.0	1.0	0.0	1.0	_	_	_	_	_	_	_	_
Side	1.0	1.5	1.0	1.5	1.5	2.0	1.5	2.0	1.5	2.0	1.5	2.0
Secondary Frontage - Corner Lots	2.0	2.0	2.0	2.0	3.0	3.5	3.0	3.5	3.7	4.2	3.7	4.2
Maximum Site Cover	60%		60%		60%		60%		60%		60%	

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PROJECT

Oxley Priority Development Area

CLIENT

EDQ

KEY PLAN / NOTES

- SUBJECT SITE
- STAGING BOUNDARIES
- STORMWATER & ACCESS EASEMENT
- MAXIMUM BUILDING LOCATION ENVELOPE
- OPTIONAL BUILT TO BOUNDARY WALL
- MANDATORY TWO STOREY DWELLING
- INDICATIVE DRIVEWAY LOCATION SUBJECT TO DETAIL DESIGN
- NOMINAL ON-STREET CAR SPACE (STAGE 2)
- NOMINAL ON-STREET CAR SPACE (STAGE 1*)
- EXISTING VEGETATION TO BE RETAINED WITHIN OPEN SPACE
- 1.5M OR 1.8M HIGH BLACK POWDER COATED ALUMINIUM TUBULAR PERMEABLE POOL STYLE FENCING (DEVELOPER INSTALLED)
- MINIMUM FINISHED FLOOR LEVELS NOTED IN POD NOTE 50

*CAR PARKS NOT COUNTED IN STAGE 1 POD.

NOT FOR CONSTRUCTION

DRAWING TITLE

PLAN OF DEVELOPMENT
STAGE 2

DESIGN : CK
DOCUMENT : TW
PROJECT : 1018015
SCALE : 1:1250@A1
DATE : 21/07/2022

NORTH

SHEET NUMBER 1018015_51

REVISION Rev H