

CARSELDINE URBAN VILLAGE

PLAN OF SUBDIVISION STAGE 4B - OVERALL

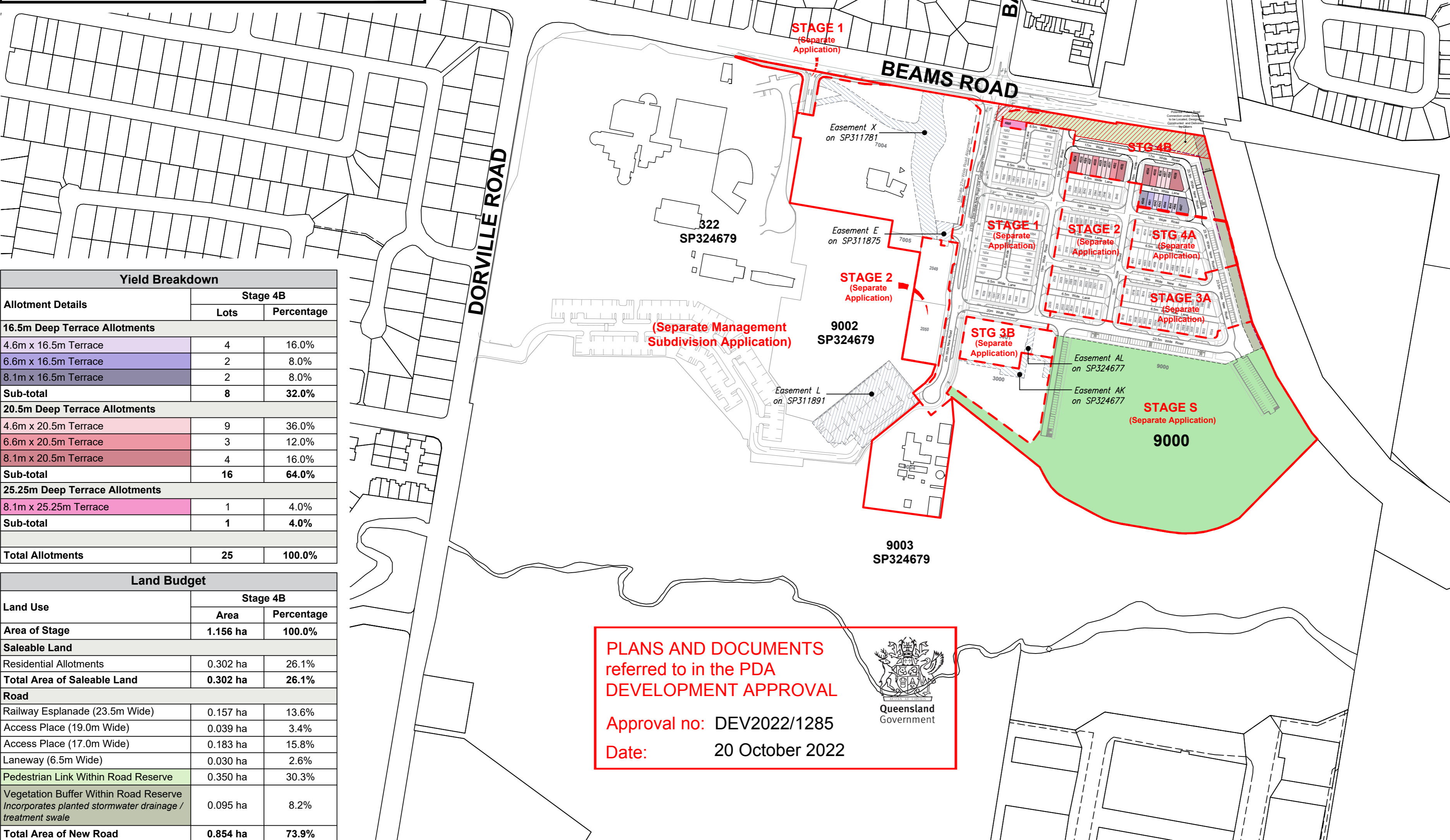
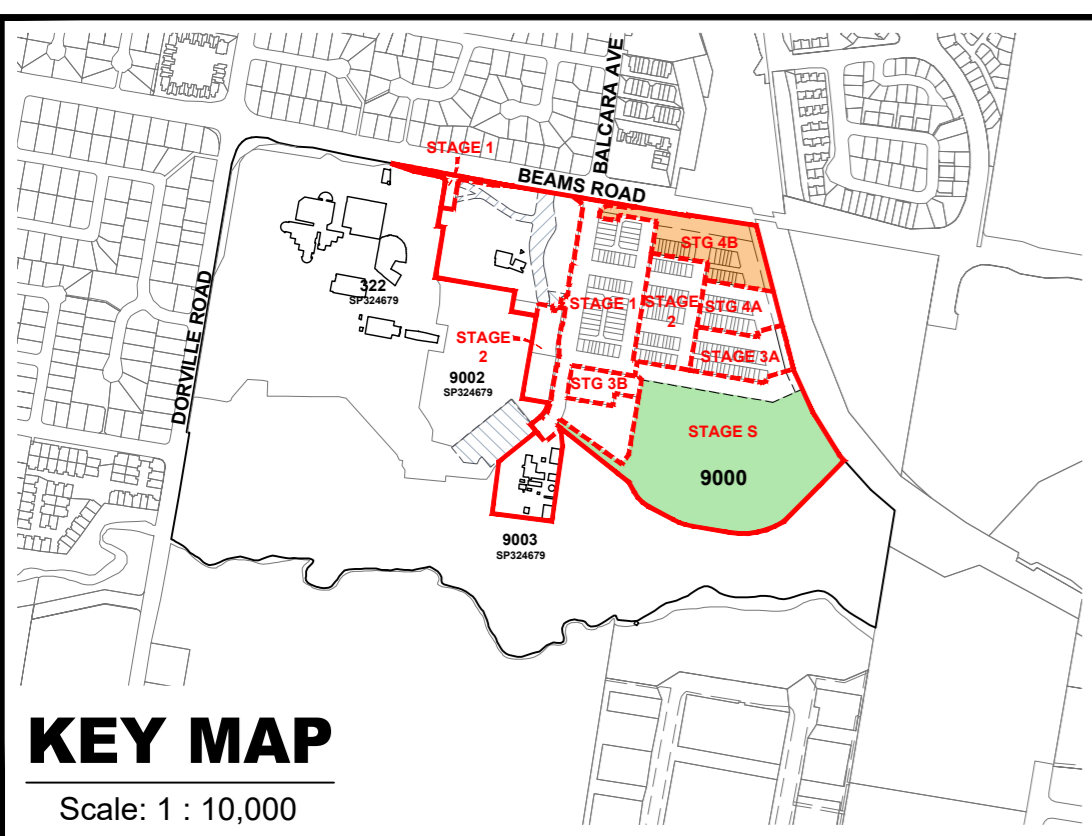
PLAN REF: **128180 - 142**
 Rev No: **D**
 DATE: 01 AUGUST 2022
 CLIENT: EDQ
 DRAWN BY: MD / JC
 CHECKED BY: MD

Legend

- Site Boundary
- - - Proposed Stage Boundary
- Existing Access Easements
- Sports Park
- Proposed Overpass Investigation Extent
As per DTMR Advice June 2022
- Existing Acoustic Barrier

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 1m².
 The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
 Site boundaries: Registered Survey Plans.
 Adjoining information: DCDB.




Yield Breakdown		
Allotment Details	Stage 4B	
	Lots	Percentage
16.5m Deep Terrace Allotments		
4.6m x 16.5m Terrace	4	16.0%
6.6m x 16.5m Terrace	2	8.0%
8.1m x 16.5m Terrace	2	8.0%
Sub-total	8	32.0%
20.5m Deep Terrace Allotments		
4.6m x 20.5m Terrace	9	36.0%
6.6m x 20.5m Terrace	3	12.0%
8.1m x 20.5m Terrace	4	16.0%
Sub-total	16	64.0%
25.25m Deep Terrace Allotments		
8.1m x 25.25m Terrace	1	4.0%
Sub-total	1	4.0%
Total Allotments	25	100.0%

Land Budget		
Land Use	Stage 4B	
	Area	Percentage
Area of Stage	1.156 ha	100.0%
Saleable Land		
Residential Allotments	0.302 ha	26.1%
Total Area of Saleable Land	0.302 ha	26.1%
Road		
Railway Esplanade (23.5m Wide)	0.157 ha	13.6%
Access Place (19.0m Wide)	0.039 ha	3.4%
Access Place (17.0m Wide)	0.183 ha	15.8%
Laneway (6.5m Wide)	0.030 ha	2.6%
Pedestrian Link Within Road Reserve	0.350 ha	30.3%
Vegetation Buffer Within Road Reserve <i>Incorporates planted stormwater drainage / treatment swale</i>	0.095 ha	8.2%
Total Area of New Road	0.854 ha	73.9%

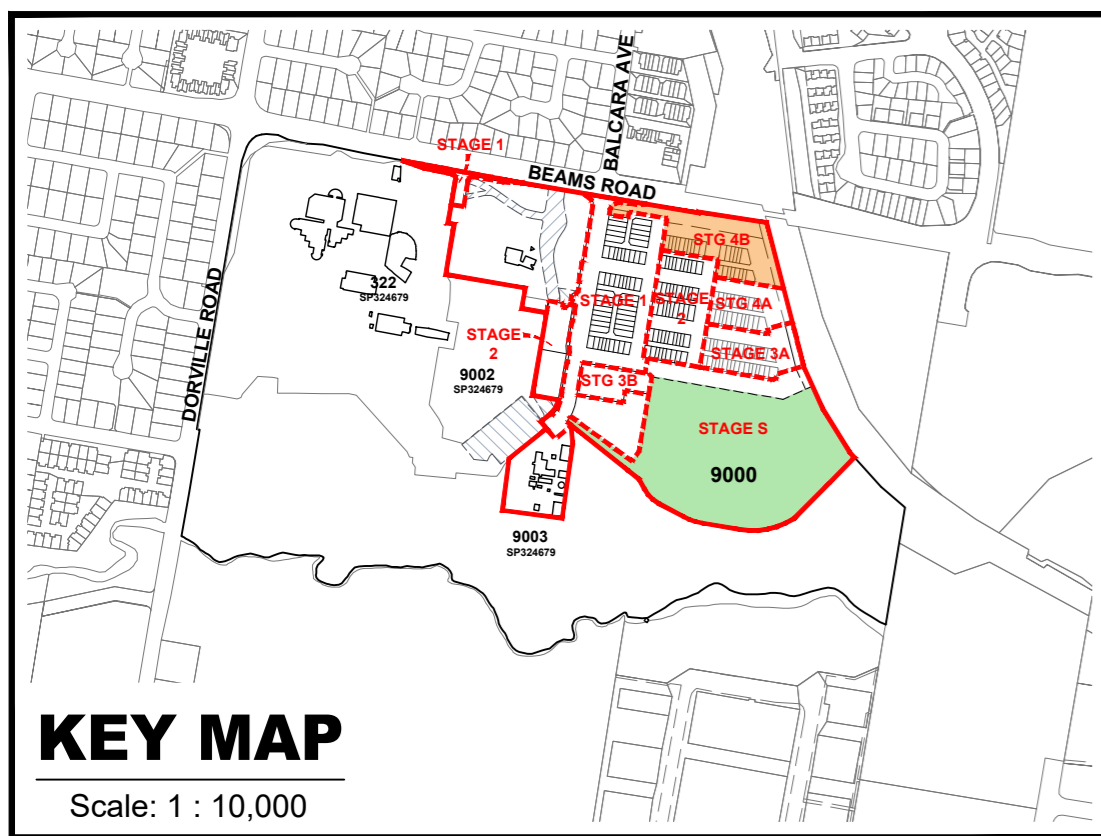
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1285
 Date: 20 October 2022



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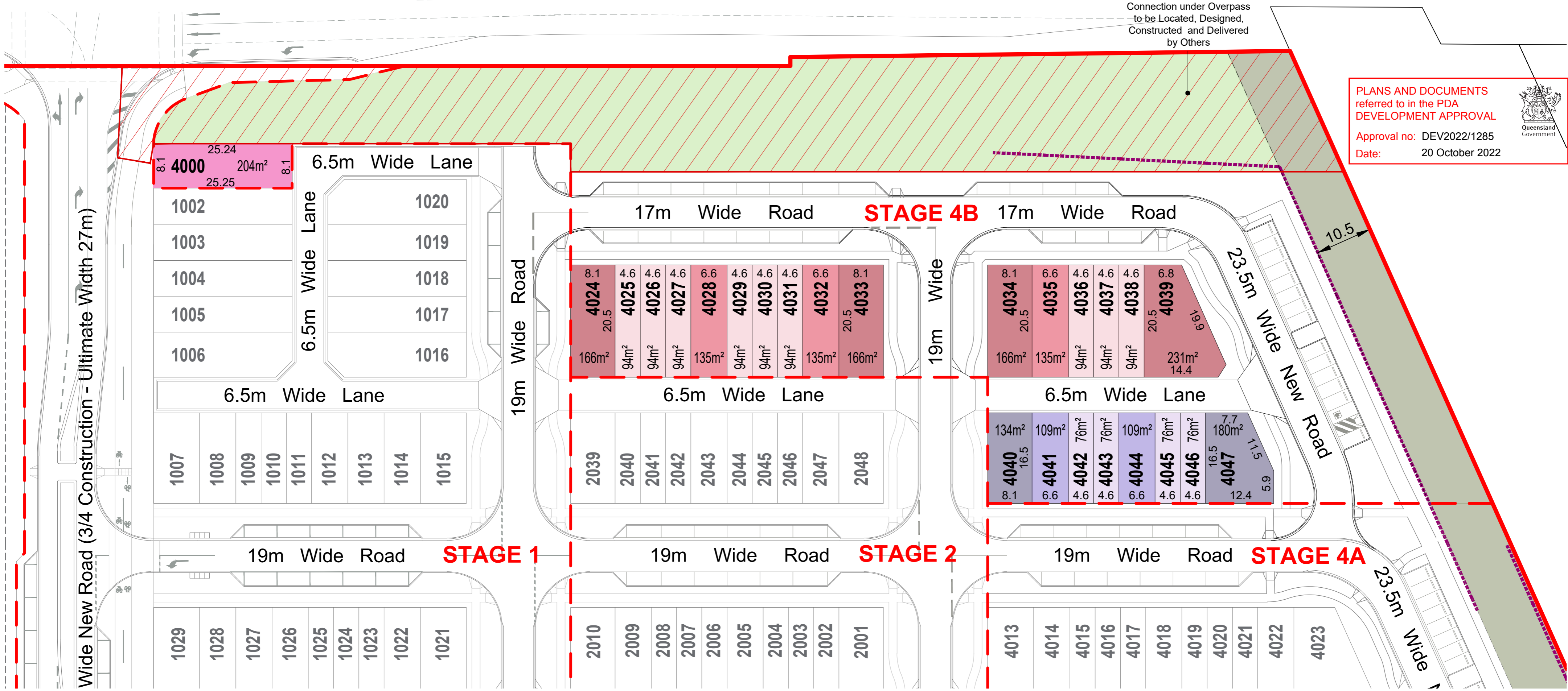
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BEAMS ROAD



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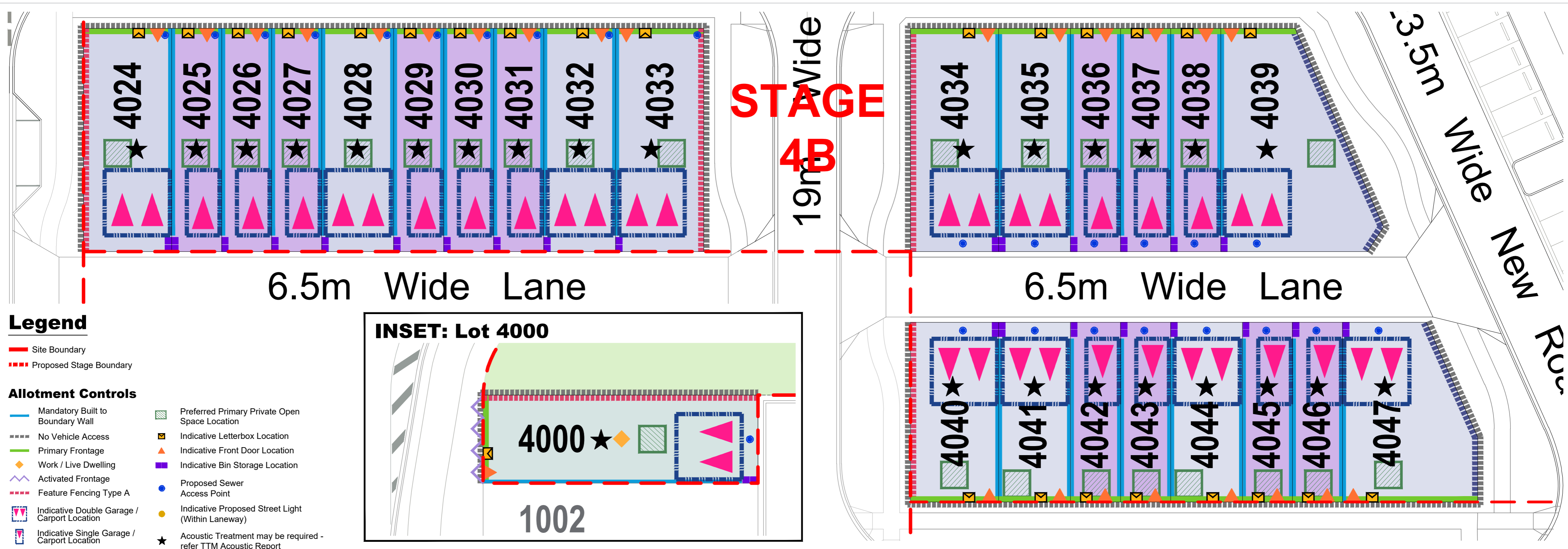
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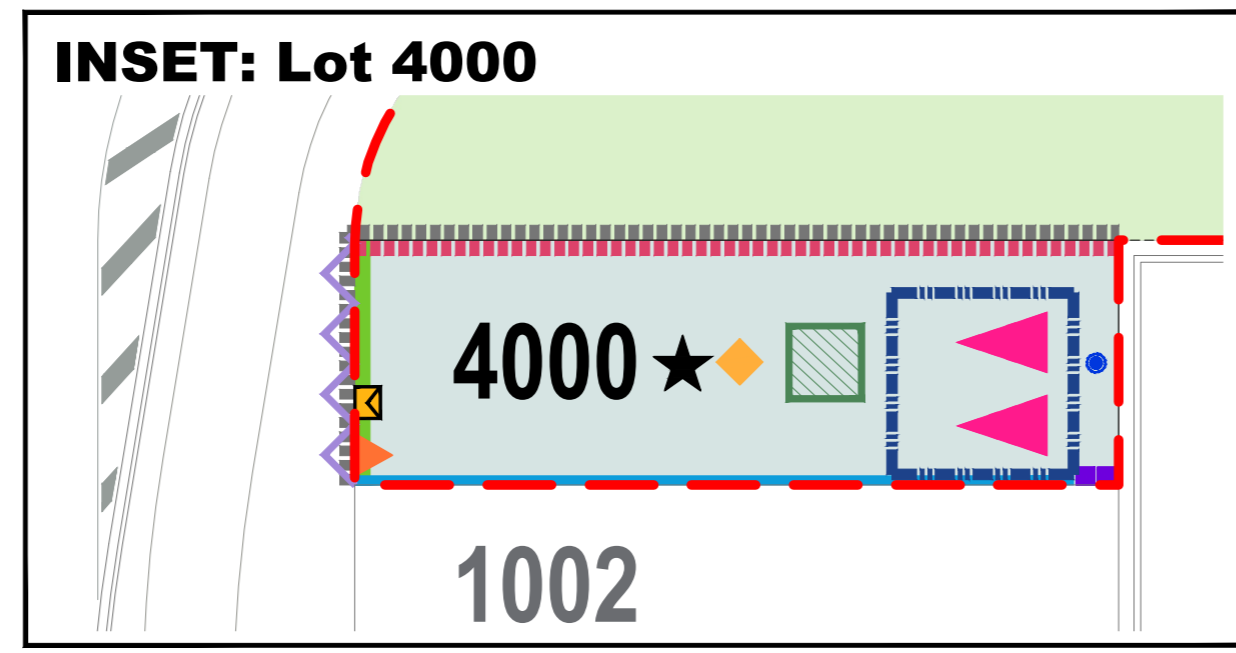


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- ### Legend
- Site Boundary
 - Proposed Stage Boundary
- ### Allotment Controls
- Mandatory Built to Boundary Wall
 - No Vehicle Access
 - Primary Frontage
 - Work / Live Dwelling
 - Activated Frontage
 - Feature Fencing Type A
 - Indicative Double Garage / Carport Location
 - Indicative Single Garage / Carport Location
 - Preferred Primary Private Open Space Location
 - Indicative Letterbox Location
 - Indicative Front Door Location
 - Indicative Bin Storage Location
 - Proposed Sewer Access Point
 - Indicative Proposed Street Light (Within Laneway)
 - Acoustic Treatment may be required - refer TTM Acoustic Report



- ### 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*.
 - A home based business up to 50m² is allowed within each dwelling. A gross floor area (GFA) in excess of 50m² 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 4B 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 250m². 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. Feature end treatment to be in a material consistent with materials used on the primary frontage building facade.
 - 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 three of the following design elements:
 - verandahs / balconies;
 - roof overhangs;
 - window hoods / screens;
 - awnings and/or shade structures that vary the horizontal mass created by the row of terrace houses.
 - 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.
 - 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.
 - Design of dwellings with Secondary frontages to Street must visually 'wrap' around the corner, providing activation of the corner and passive surveillance of the Street through the form of porch/alfresco openings and/or glazing.
 - Corner lots on each side of the block are to be comprised of varied housing designs to ensure diversity in the streetscape.
 - 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 openings.
 - Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
 - 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.
 - 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.

- #### 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 is to be provided to the area by being at least 40% roofed.
- #### On-site Car Parking and Driveways
- 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 35a and 35b, plus 1 space for over 30m² 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.
- #### Fencing
- Fencing erected by Economic Development Queensland must not be altered, modified or removed without prior written approval from Economic Development Queensland.
 - Feature fencing identified on the Plan of Development is mandatory.

- 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.
 - 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.
 - 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.
 - Feature Fencing Type A is to be:
 - 1.8m high good neighbour style capped timber fence with a minimum 10mm gap between slats. Must be painted in Colorbond Woodland Grey.
 - Feature fencing must be setback from the front dwelling wall by a minimum of 1.0m, and must not prohibit the ability for the design of the dwelling to visually 'wrap' around the building corner.
 - Fencing to Primary Frontages must be in the form of planter boxes and/or privacy screening for residents, in particular where there is a front open space.
 - 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.
- #### Acoustics
- The relevant Acoustic Report must be considered and mitigation strategies adopted where deemed necessary by the Building Certifier. Lots 4000 and 40024 - 4047 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** - Ground level Street frontage must be a minimum of 40% 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*.

Plan of Development Table	16.5m - 20.5m Deep Terrace Allotment < 99m²		16.5m - 20.5m Deep Terrace Allotment 100m² - 235m²		25.25m Deep Terrace Allotment 200m² - 205m²	
	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 *
Garage / Carport (minimum)	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
Side						
Built to Boundary (maximum)	0.05m	0.05m	0.05m	0.05m	0.05m	0.05m
Mandatory BTB Wall Length (maximum) (% of boundary length)	100%		100%		100%	
Non Built to Boundary (minimum)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Corner Lots - Secondary Frontage to Street / Pedestrian Link (minimum)	n/a	n/a	1.2m *	1.2m *	1.2m *	1.2m *
Other Requirements						
Site Cover (maximum)	95%		90%		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).					
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%.		10% of lot area; minimum 4% on ground at Street frontage, vertical solutions encouraged for remaining 6%.		

Notes: * 0.0 metres to verandah/balcony

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