# ROL 10: <br> PLAN OF <br> DEVELOPMENT <br> - DESIGN CRITERIA 

TEVIOT ROAD, EVERLEIGH

SEPTEMBER 2023


### 1.0 APPROVED USES

1.1 USES EXEMPT IN ACCORDANCE WITH THE GREATER FLAGSTONE DEVELOPMENT SCHEME WHERE COMPLYING WITH THIS PLAN OF DEVELOPMENT

Uses listed in Table 1 and complying with the relevant Design Criteria (Section 3.0 and Section 4.0) in this Plan of Development and ROL 10: Plan of Development - Envelope Plans document are approved exempt development
TABLE 1: USES EXEMPT DEVELOPMENT IN ACCORDANCE WITH THE GREATER FLAGSTONE DEVELOPMENT SCHEME WHERE COMPLYING WITH THIS PLAN OF DEVELOPMENT

| LAND USES |  |
| :--- | :--- |
| : Display Home | : Home Based Business |
| -. House (detached or attached) - Advertising Device |  |

### 1.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

Uses listed in Table 2 and complying with the relevant Design Criteria (Section 3.3, 3.4 and 3.5) in his Plan of Development and ROL 10: Plan of Development Envelope Plans document are approved development subject to Compliance Assessment.

TABLE 2: LAND USES USES SUBJECT TO COMPLIANCE ASSESSMENT \& DESIGN CRITERIA

## LAND USES

- Sales Office (up to $400 \mathrm{~m}^{2}$ GFA)


### 1.3 DEFINED TERMS

The terms used in this document have a particular meaning as stated in the Greater Flagstone UDA Development Scheme (October 2011) (Development Scheme). The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

### 2.0 CRITERIA FOR A CHANGE TO APPROVED LAYOUT FOR EVERLEIGH ROL 10

2.1 DESIGN STANDARDS FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT AND PLAN OF DEVELOPMENT ENVELOPE PLANS FOR EVERLEIGH ROL 10

The following plans and documents can be amended by compliance assessment where generally in accordance with the design standards in Table 3, or as otherwise agreed with the nominated assessing authority

1. ROL 10: Plan of Development - Envelope Plans (Envelope Plans)
2. ROL 10: Reconfiguration of a Lot Plans (RoL Plans)

Figure 1 below identifies those fixed elements of the Envelope Plans and RoL Plans that cannot be adversely impacted or changed

TABLE 3: DESIGN STANDARDS

| GENERAL | DESIGN STANDARDS |
| :---: | :---: |
| Development Yield | - The total development yield is 566 dwellings ( $+/-10 \%$ ) where not in conflict with the other requirements of Table 3: Design Standards. |
| Lot Design | Size \& density <br> - no minimum lot size <br> - For Residential - Standard Lots, development achieves a minimum net residential density of 15 dwellings per hectare for ROL 10 <br> Shape <br> - Width and depth consistent with typical lot dimensions - refer Section 3.0. <br> Slope <br> - Unless constructed in an integrated or attached development, the finished slope on a lot less than $450 \mathrm{~m}^{2}$ in area does not exceed: <br> - $10 \%$ side slope <br> - $5 \%$ lengthwise slope <br> - Less, if both figures approach the maximum together. <br> - Platform construction required when finished slope on lot is $16 \%$ or greater |
| Block Size | - Length 100-200 metres <br> - Mid-block break providing a pedestrian link when blocks are over 130 metres <br> - Depth 40-80 metres |
| Lot Layout | - No more than eight narrow (less than 10.0 metres) frontage lots in a row. <br> - No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane. |
| Access | - $90 \%$ of dwellings must be within 400 m of a Neighbourhood Recreation Park or other park providing equivalent informal recreation opportunities. <br> - $90 \%$ of Residential - Standard Lots are within 400 metres of an existing or planned public transport stop. |
| Street Network | - Grid pattern or modified grid responsive to site characteristics. <br> - Where slope allows, orientation within 15 degrees of north-south or east-west. <br> - To minimise cut \& fill, streets follow ridges, gullies, and/or are perpendicular to slope. <br> - Minimise cul-de-sacs where possible. Where proposed, cul-de-sac length is desirably no greater than 10 lots. |
| Typical Road Typologies | - Roads are designed generally in accordance with the approved Context Plan. <br> - Street network includes (where relevant): <br> - A trunk connector providing access to neighbourhood connector streets; <br> - Neighbourhood connector streets providing direct access to properties and connections to neighbourhood destinations; <br> - Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and <br> - Neighbourhood lanes - provide direct property access either at the front or rear of lots. |
| On-Street Car parking | On-street car parking to be provided at a minimum rate of 0.5 spaces per residential lot. |
| Total Park Area Required | - Minimum 1.9 ha |

Note: Parks to be provided generally in accordance with the requirements of the
Open Space Master Plan Rates of Provision \& Accessibility

## REFERENCE MATERIAL

| PDA Guidelines and Practice Notes | - Guideline 1 - Residential 30 (May 2015) <br> - Guideline 5 - Neighbourhood Planning and Design (May 2015) <br> - Guideline 6 - Street and Movement Network (April 2012) <br> - Guideline 7 - Low Rise Buildings (May 2015) <br> - Guideline 12 - Park Planning and Design (May 2015) <br> - Guideline 13 - Engineering Standards (May 2015) <br> - Guideline 18 - Development Interfaces (May 2015) |
| :---: | :---: |

FIGURE 1: FIXED ELEMENTS - ROL 10

3.0 DESIGN CRITERIA
3.1 HOUSE (DETACHED)

The following criteria apply to a House (Detached) proposals.

## Planning Context

In accordance with the provisions of the Greater Flagstone
Urban Development Area Development Scheme OCctober 2011 ) (Development Scheme), building work and operational work are exempt development where in accordan
associated with, this Plan of Development (PoD).
All relevant provisions of this PoD must be satisfied prior to
the issuance of a Build ding Approval e issuance of a bur
The provisions of the Development Scheme will apply where
development does not comply with all provisions of the Plan
of Development development does
The Development Scheme definitions prevail over all other
planning instruments to the extent of any inconsistency.

## General

All development is to be undertaken in accordance with the Developnad building
by future easements and/or services
Where allotments are so marked on ROL 10: Plan of
Development - Envelope Plans, residential buildings must
be designed and constructed to comply with AS3671-1989 be designed and constructed to comply with AS3671-1989
Acoustics - Road Traffic Noise Intrusion - Building, Siting Acoustics- Road (rafic-plan specificic acoustic design) or
and Construction (loor-
as per acceptable forms of construction from QDC MP4.4 as per acceptable forms of construction from QDC MP

- Buildings in a Transport Noise Corridor. Refer to the - Buildings in a Transport Noise Corridor. Refer to the
approved Noise Impact Assessment for further informa


## Setbacks

Setbacks are as per Table 4: Plan of Development Table -
House (Detached) (Table 4). unless specified otherwise on this sheet.
The permitted location of built to boundary walls are
indicated on the ROL 10: Plan of Development - Envelope
indicated on the ROL 10: Plan of Development - Envelope
Plans.
Built to boundary walls are not mandatory. Where built to
boundary walls are not adopted, side setbacks shall be in accordance with the requirements of the Non-Built to Boundary Setbacks nominated in Table 4
All boundary setbacks are measured to the wall of the
The dwelling and associated projections (gutters etc.) must be located wholly within the subject ot, unless encroachment rights are secured by way of easement (or
other suitable mechanism).
Other than built to boundary walls, the outside face of the fascia, or the roof structure where there is no fascia, or
attached sunhoods or the like (not including retractable attached sunhoods or the like (not including retractatal
blinds, fixed screens, rainwater fittings, or ornamental blinds, fixed screens, rainwater fittings, or ornamental
attachments) is permitted to extend 600 mm within the
prescribed setback, however cannot encroach closer than patrecrribeds setback, however
450 mm from the boundary.
10. The length of the built to boundary wall is not to exceed $50 \%$
of the lot depth, or 15.0 m , whichever is the greatest.

For corner lots (excluding a corner intersecting with a For corner lots (excluaing a corner intersecting with a
laneway, no building or structure over 2 m high is buil within
a $6 \mathrm{~m} \times 6 \mathrm{~m}$ truncation at the corner of two road frontages a $6 \mathrm{~m} \times 6 \mathrm{~m}$ trun
(refer Table 4).
12. The primary street frontage elevation is to be articulated
to reduce the mass of the building by one or more of the tollowing:
a. Windows recessed into the façade
b. Balconies, porches or verandahs
c. Window hoods
d. Shadow lines created on the building through minor
changes in the façade ( 100 mm minimum)
13. Entrance porticoes may be located closer to the property
boundary than stated in Table 4, provided that the portico a. Is located no less than 1.4 m from the front property boundary,
b. Does not exceed maximum height of 4.5 m , c. Does not exceed a width of 3.0 m ; and

## Building Height

4. The maximum building height is 9.0 m .

TABLE 4: PLAN OF DEVELOPMENT TABLE - HOUSE (DETACHED)

Site Cover
16. The maximum Site Cover of all buildings and structures
roofed with impervious materials, does not exceed the

| PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL |  |
| :---: | :---: |
| Approval no: DEV2022/1277/7 | eens |
| Date: 15 December 2023 |  | roofed with impervious materials, does not exceed the

Private Open Space and Amenity
7. Each house / dwelling unit has a clearly defined outdoor
a. Has an area of at least:
$12 \mathrm{~m}^{2}$ with a minimum dimension of 2.4 m for a 3 or more bedroom house/ dwelling unit;
$9 \mathrm{~m}^{2}$ with a minimum dimension of 2.4 m for a 2 $9 \mathrm{~m}^{2}$ with a minimum dimension of 2.4 m for a 2
bedroom house / dwelling unitio ; $5 \mathrm{~m}^{2}$ with a minimum dimension of 1.2 m for a 1 room or 1 bedroom house / dwelling unit.
b. Is accessible from a living area; and
c. Has a ground slope of not more than 1 in 10 ;
d. Provides visual privacy from outdoor living

Provides visual privacy from outdoor living spaces
on adjacent lots.

## Eaves and Roof Pitch

18. Eaves, or other architectural features which add visual
interest to wall/roof junctions (such as parapets), are
required to all walls excluding those built to the bounda required to all walls excluding those built to the boundary.

## Parking and Driveways

20. A minimum of two on-site car parking spaces must be
provided for each dwelling one of which must be within a garage.

A single storey dwelling on a lot with a primary
frontage equal to or greater than 10 m and less than
12.5 m must adhere to the following criteria 12.5 m must adhere to the following criteria: The front facing building wall, which comprises the
garage door, to not exceed an external width of 5.7 m The garage door

- Width does not exceed 4.8 m ; and
- Has a minimum 450mm eave above it; and - Setback a minimum of 240 mm behind - Has a sectional, tilt or roller door. The front façade of the dwelling is to be forward of the alignment of the garage wall, and include the
following: - A front Aront entrance door with glass inserts and / or
windows or with a sidelight where the front door
is solid is solid. If the front facade includes a habitable
room with window, a sidelight is not required; or room with window, a sidelight is not required; or
A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600 mm forward of the entrance door. The
verandah, portico or porch is to include front verandah, portico or porch is to include front
piers with distinct materials and/or colours. A double storey dwelling on a lot with a primary frontage equal to or greater than 10 m and le
12.5 m must adhere to the following criteria: The front facing building wall, which comprises the
garage door, to not exceed an external width of 5.7 m The garage door
- Width does not exceed 4.8 m ; and
the pillar of the garage door: and
- Has a sectional, tilt or roller door.

The front entrance door is to be visible and
identifiable from the street. identifiable from the street.
dwelling on a lot with
A dwelling on a lot with a primary frontage of 12.5 m
or greater must adhere to the following criteria: Must have a garage door not exceeding $40 \%$ of the lot frontage
Double garages are to be setback 1.0 m behind the Double garages are to be setback 1.0 m behind the
main face of the dwelling at the ground floor
For a dwelling on a lot with a primary frontage less than
10.0 m the garage door width must not exceed 3.0 m .
23. The maximum width of a driveway at the lot boundary shal be:
a. 4.8 m for a dwelling with a double garage with a lot b. 3.5 m for a dwelling with a double garage with a lot

| INDICATIVE ALLOTMENT TYPE <br> (Primary reference for allotment type is the ROL 10: Plan of Development - Envelope Plans) |  |  | VILLA | PREMIUM VILLA | COURTYARD | PREMIUM COURTYARD | TRADITIONAL | PREMIUM TRADITIONAL |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| INDICATIVE ALLOTMENT WIDTH (FRONTAGE) |  |  | 10 m | 12.5m | 14 m | 16 m | 18m | 20 m |
| FRONT SETBACKS |  |  |  |  |  |  |  |  |
| PRIMARY FRONTAGE <br> For lots with multiple street frontages: <br> a. A lot only has one primary frontage. <br> b. The primary frontage for a corner lot is as per the ROL 10: Plan of Development - Building Envelope Plan (if nominated) |  | To Wall (Ground Floor) | 3.0 m | 3.0 m | 3.0 m | 4.0 m | 4.5m | 4.5m |
|  |  | To Wall (First Floor) | 3.0 m | 3.0 m | 3.0 m | 4.0 m | 4.5 m | 4.5 m |
|  |  | To Garage Door | 5.0 m | 5.0 m | 5.0 m | 5.0 m | 5.5 m | 5.5 m |
| SECONDARY FRONTAGE <br> Note: A Pedestrian Link is not a secondary frontage |  | To Wall (Ground Floor) | 1.5 m | 2.0 m | 2.0 m | 2.0 m | 3.0 m | 3.0 m |
|  |  | To Wall (First Floor) | 2.0 m | 2.0 m | 2.0 m | 2.0 m | 3.0 m | 3.0 m |
|  |  | To Garage Door | 5.0 m | 5.0 m | 5.0 m | 5.0 m | 5.0 m | 5.0 m |
| SIDE / REAR SETBACK |  |  |  |  |  |  |  |  |
| From a boundary of a lot marked ( $\boldsymbol{\rightarrow}$ ) on ROL 10: Plan of Development - Envelope Plan or <br> From any part of the side or rear boundary of a lot where: <br> - on the low side of a retaining wall; and <br> - the total wall height at that part of the side or rear boundary is greater than 2.0 m total height. <br> Note: Where a retaining wall is less than or equal to 2.0 m on any part of the side or rear boundary of a lot, standard setback provisions apply for that part of the side or rear boundary of a lot. |  | Ground Floor | 2.5 m | 2.5 m | 2.5 m | 2.5 m | 2.5 m | 2.5 m |
|  |  | First Floor | 2.5 m | 2.5 m | 2.5 m | 2.5 m | 2.5 m | 2.5 m |
| For all other side / rear boundaries | Rear Setback | Ground Floor | 1.5 m | 1.5 m | 1.5 m | 1.5 m | 1.5 m | 1.5 m |
|  |  | First Floor | 2.0 m | 2.0 m | 2.0 m | 2.0 m | 2.0 m | 2.0 m |
|  | Side Setback - Built to Boundary | Ground Floor | 0-0.3m | 0-0.3m | 0-0.3m | 0-0.3m | 0-0.3m | 0-0.3m |
|  |  | First Floor | 0.9 m | 1.0 m | 1.0 m | 1.0 m | 1.5 m | 1.5 m |
|  | Side Setback - Non-Built to Boundary | Ground Floor | 0.9 m | 1.0 m | 1.0 m | 1.0 m | 1.5 m | 1.5 m |
|  |  | First Floor | 0.9 m | 1.0 m | 1.0 m | 1.5 m | 2.0 m | 2.0 m |
| SITE COVER |  |  | 65\% | 65\% $70 \%$ | 60\% | 60\% | 60\% | 60\% |
| LEGEND $\qquad$ LOT BOUNDARY MAXIMUM BUILDING ENVELOPE $\qquad$ (GROUND FLOOR) $\qquad$ MAXIMUM BUILDING ENVELOPE (FIRST FLOOR) OPTIONAL BUILT TO BOUNDARY WALL DOUBLE GARAGE PREFERRED LOCATION $\square$ INDICATIVE DRIVEWAY LOCATION | CORNER (GENER | LOTS <br> AL) |  |  |  |  |  |  |

frontage equal to or greater than 10 m and less than
12.5 m ; or 3.0 m for a dwelling with single or tandem garage on
any lot frontage.
24. Garages are to be located as nominated on the ROL 10:
Plan of Development - Envelope Plans, or in an alternate
location subject to confirmation that there is no conflict wit location subject to confirmation that there is no conflict with
25. A maximum of one drivewa

A maximum of one driveway per dwelling is permitted unless
it is a corner lot where a maximum of two driveways are permitted ( 1 per frontage).
26. The driveway finish must not be plain concrete
7. Driveways are to be.
a. a minimum distance of 6 m from an intersection of
one street with another street; and
approval/ permit requirements of Logan City Council.
28. Carports are only permitted where:
a. Located behind the façade of the dwelling which
b. For corner lots, set back a minimum of 3.0 m from
the secondary street frontage.

## Retaining Walls

Oner has wals erected by the developer, retaining walls: must be tiered 1 m vertical and 1 m horizontal where
forward of the building line to any street, park or lane and visible from the public realm; and
b. cannot exceed 1.5 m in height without stepping 30. For sloping lots:
a. Where a built to boundary wall is permitted, this wall
must be projected to at least 150 mm below the likely must be projected to at least 150 mm below the likely
pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The
build down of the build to boundary wall must be in build down of the build to boundary wall must be in
a material consistent with the visible section of the a material consistent with
wall immediately above it.

1. Where on a lot with a rear retaining wall exceeding 2.0 m
above ground level (or where identified on the Plan of Development - Envelope Plans), the Rear Setback is as per All retaining walls over 1.0 m in height must be certified by
an RPEQ.
Fencing
2. Primary frontage requirements:
a. The maximum fence height is 1.8 m ;
b. Fences are not permitted along road frontages
c. Side boundary fences are to be recessed at least 1 m behind the wall addressing the primary road
frontage (as seen on the right). 34. Secondary frontage requirements:
a. Fences to Secondary Frontages (Side) of Corner
Lots may extend beyond the face of the secondar Lots may extend beyond the face of the secondary
facade only on the basis the fencing visible from the facade only on
public area is:

A maximum fence height of 1.8 m ;
Solid up to a height of 1.2 m with any fencing above
1.2 m in height being at least $50 \%$ transparent or the
fence can be at least $25 \%$ transparent poverall where
tence can be at least $25 \%$ transparent overall where
the transparency is consistent across the full area of
the tence (ie. transparent sections cannot be located
solely at ground level); and
Does not extend for lengths
Does not extend for lengths greater than 10 m without
a landscaped recess 2 m in length and 0.75 m deep a landscaped recess
(ais seen on tight).
trian link requirements
35. Pedestrian link requirements:
a. Fences to pedestrian links

A maximum fence height of 1.8 m ; and
Solid up to a height of 1.2 m with; any fe
Solid up to a height of 1.2 m with any fencing above
1.2 m in height being at 1 east $50 \%$ transparent or the
1.2 m in height being at least $50 \%$ transparent or the
fence can be least $25 \%$ transparent overall where
the transparency is consistent
the transparency is consistent across the full area of
the fence (i.e. transparent sections cannot be located

solely at ground level).


PRIMARY FRONTAGE Structures $^{\text {PRIMARY FRONTAGE }}$

## and Services

36. All ancillary structures (e.g. garden sheds, gazebos, pools)
and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of
solar panels and solar hot water systems which may be located where most efficient.
37. Screened dyying areas are to be located behind the main
face of the dwellings. face of the dwellings Rubbish bin areas are to be located behind the main face
of the dwellings or stored so as to not be visible from the of the dwelling
public realm.

## Secondary Dwelling

## 39. A secondary dwelling is only permitted where:

b. The lot frontage is 12.5 m or more; and
c. It complies with the applicable self assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions
of this PoD. 40. There is to be no more than one secondary dwelling on a
41. Floor area is maximum $45 \mathrm{~m}^{2}$ GFA (note: GFA excludes the
garage and a $4 \mathrm{~m}^{2}$ size covered entry porch area only)
42. Design and siting of buildings and structures to be in
accordance with this Plan of Development. Where not on corner lot, the dwelling/secondary dwelling must have the design effect of one (1) single residential dwelling from the
road/street frontage or within public view.
43. Materials, detailing colours and roof form are consistent with Outdor living space is
44. Outdoor living space is a minimum $9 \mathrm{~m}^{2}$ with a minimum
5. Car Parking and Garaging is minimum one space in
addition to the primary dwelling requirement - with minimum dimensions of $5 \mathrm{~m} \times 3 \mathrm{~m}$
46. Shared minimum driveway with the primary house
47. If the lot is on a corner the dedicated pedestrian entry and
door are visible from and addressing the secondary street.
48. Street Surveillance - on a single street frontage the
secondary dwelling entry must be hidden from view from the
street so as to give the effect that the home is one (1) single residential dwelling.
49. Any Secondary Dwelling is not permitted it's own letterbox
and must be shared with the primary dweling.
50. Any Secondary Dwelling is unable to be separately titled to

No separate infrastructure servicing to the secondary
dwelling is permitted (ie. water, gas, electricity).

## illing and Excavation

52. Filling or excavation of a lot is to be a maximum of 50 m 3 in
volume or top dressing of less than 100 vertical millimetres from ground level (ground level definition as per Greater Flagstone Development Scheme)

### 3.2 HOUSE (ATTACHED)

Planning Context
In accordance with the provisions of the Greater Flagstone 2011) (Development Scheme), building work and operational ork are exempt development where in accordance with, or ssociated with, this Plan of Development (PoD).
All relevant provisions of this PoD must be satisfied prior to he issuance of a Building Approval.
The provisions of the Devoly with all provisions of the Plan of Development.
The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

## General

All development is to be undertaken in accordance with the Development Approval
Nominated building location envelopes may be constrained
Where allotments are so marked on ROL 10: Plan of
Development - Envelope Plans, residential buildings must
be designed and constructed to comply with AS3671-1989 be designed and constructed to comply with AS3671-198 Acoustics - Road Tratfic Noise Intrusion - Building, Sititing
and Construction (floor-plan specific acoustic design ) as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

## Setbacks

4. Setbacks are as per Table 5: Plan of Development Table House (Attached) (Tabl this sheet.
The permitted location of built to boundary walls are Plans.
5. Where built to boundary walls are not adopted, side setbacks shall be in accordance with the Non-Built
ength of Built to Boundary walls shall be no
Length of Built to Boundary walls shall be no more than:
a. $80 \%$ for a house on a lot width of 7.5 m or less
b. $75 \%$ for a house on a lot width of $7.5 \mathrm{~m}-12.49 \mathrm{~m}$
c. $65 \%$ for a house on a lot width of $12.5 \mathrm{~m}-14.9 \mathrm{~m}$ d. $60 \%$ for a house on a lot width of $115 \mathrm{~m}-19.9 \mathrm{~m}$
6. All boundary setbacks are measured to the wall of the
structure.
The dwelling and associated projections (gutters etc.)
must be located wholly within the subject lot, unless encroachment rights are secured by way of easement (or
Other than built to boundary
fascia, or the roof structure where there is no fascia, or attached sunhoods or the like (not including retractable blinds, fixed screens, rainwater fittings, or ornamental within the prescribed setback, however cannot encroach closer than 450 mm from the boundary.
For corner lots (excluding a corner intersecting with a aneway), no building or structure over 2m tign is built within (refer Table 5).
7. The primary s
to reduce the mass of the building by one or more of the ollowing:
a. Windows recessed into the façade
b. Balconies, porches or verandahs
c. Window hoods
d. Shadow lines created on the building through minor
8. Enanges in the façade ( 100 mm minimum). Entrance porticoes may be located closer to the property
boundary than stated in Table 5 provided that the portico: a. Is located no less than 1.4 m from the front property b. Doundary;
c. Does not exceed a width of 3.0 m ; and
d. The portico remains open and not enc

## Building Height

. maximum building height is 90 m
15. Buildings must have no more than 2 storeys.

## Site Cover

6. The maximum Site Cover of all buildings and structures roofed with impervious materials, does not exceed the
maximum site cover indicated in Table 5

## Private Open Space and Amenity

17. Buildings must ensure the provision of natural light and
18. Each house / dwelling unit has a clearly defined outdoo living space which:
a. Has an area of at least:
$12 \mathrm{~m}^{2}$ with a minimum dimension of 2.4 m for a 3 or more bedroom house / dwelling unit;
$9 \mathrm{~m}^{2}$ with a minimum dimension of 2.4 m for a 2
bedroom house / dwelling unit; or
$5 \mathrm{~m}^{2}$ with a minimum dimension of
$5 \mathrm{~m}^{2}$ with a minimum dimension of 1.2 m for
or 1 bedroom house / dwelling unit; and
b. Is accessible from a living area; and
c. Has a ground slope of not more than 1 in 10 ; and Provides visual privacy from outdoor living spaces on adjacent lots.

## Eaves and Roof Pitch

19. Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are
required to all walls excluding those built to the boundary 20. The maximum roof pitch is 40 degrees.

## Parking and Driveways

1. A minimum of two on-site car parking spaces must be garage.
a. Where single storey on lots less than 10 m , single or tandem garages must be used. Where double storey on a lot less than 10m, double garages can be used
provided the garage is setback a min 1.0 m from the second floor balcony/facade and the main entrance addresses the street.
2. The maximum width of a driveway at the lot boundary shall
be:
4.8 m for a dwelling with a double garage on a lot with a width of 12.5 m or greater.
3.5 m for a dwelling on a lot with a width between
c. 3.0 m for a dwelling with a single or tandem garage on any lot.
3. A maximum of one driveway per dwelling is permitted unless it is a corner lot where a maximum of two driveways are
4. Where accessed from a la
(built to a common boundary where possible) to be paired . The driveway finish must not be plain concrete
5. Driveways are to be:
a. a minimum distance of 6 m from an intersection of
one street with another street; and
b. designed and constructed in accordance with
approval / permit requirements of Logan City approval
Council.

## Retaining Walls

Other than walls erected by the developer, retaining walls: a. must be tiered 1 m vertical and 1 m horizontal where
forward of the building line to any street, park or lane and visible from the public realm; and b. cannot exceed 1.5 m in height without stepping
elements incorporated.
29. For sloping lots
a. Where a built to boundary wall is permitted, this wall
must be projected to at least 150 mm below the likely pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The
build down of the build to boundary wall must be in a material consistent with the visible section of the wall immediately above it.
30. Where on a lot with a rear retaining wall exceeding 2.0 m above ground level (or where identified on the Plan of Table 5 .
31. All retaining walls over 1.0 m in height must be certified by
an RPEQ.

Fencing
32. For front loaded lots the Primary Frontage requirements are
a. The maximum fence height is 1.8 m ;
b. Fences are not permitted along road frontages
c. Side boundary fences are to be recessed at least
1 m behind the wall addressing the primary road frontage (as seen on the right).
33. For rear loaded lots the Primary Frontage requirements are
as follows:
a. The maximum fence height is 1.2 m ;
b. Fences are permitted along the Primary Frontage and the side boundaries forward of
facing the Primary Frontage: and
Fences must be at least $50 \%$ transparent.
34. For all lots the Secondary Frontage requirements are as follows:
a. Fences may extend beyond the face of the secondary facade only on the basis the fencing
visible from the public area is: A maximum fence height of 1.8 m
Solid up to a height of 1.2 m with any fencing above 1.2 m in height being at teast $50 \%$ transparent or the
fence can be at least $25 \%$ transparent poerall where fence can be at least $25 \%$ transparent overall where
the transparency is consistent across the full area of the transparency is consistent across the full area of
the fence (i.e. transparent sections cannot be located solely at ground level); and
Does not extend for lengths greater than 10 m without a landscaped recess 2 m in length and 0.75 m deep
(as seen below)

35. Pedestrian link requirements:
a. Fences to pedestrian links

> A maximum fence height of 1.8 m ; and Solid up to a height of 1.2 m with any fe
1.2 m in height being of 1.2 m with any fencing above
fence can be at least $25 \%$ transparent overall where
the transparency is consistent across the full area of
the fence (i.e. transparent sections cannot be located
the tence (i.e. (transparent sections cannot be located
solely at ground level).
6. Within laneways, 1.8 m high fences are permitted to screen private open space, car parking and servicing areas

Letterboxes
For rear loaded lots, letterboxes for the dwelling shall be ocated on the primary street or park frontage and not in the

## Structures and Services

38. All ancillary structures (e.g. garden sheds, gazebos, poo
and services are to be suitably located or screened to minimise detrimental visual impact from public spac neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be Screened dne most efficient.
. Screened drying areas are to be located behind the main
face of the dwellings
. Rubbish binelings.
of the dwellings or stored so located behind the main face public realm.
Secondary Dwelling
A secondary a. The lot is $400 \mathrm{~m}^{2}$ or more
. The lot frontage is 12.5 m or more; and
If complies with the applicable self assessable
provisions in Schedule 3 of the Development Scheme where not inconsistent with the provision
of this PoD. of this PoD.
39. There is to be no more than one secondary dwelling on a lot.
40. Floo
. Floor area is maximum $45 \mathrm{~m}^{2}$ GFA (note: GFA excludes the garage and a $4 \mathrm{~m}^{2}$ size covered entry porch area only)
Design and siting of buildings and structures to be in
accordance with this Plan of Development. Where not on corner lot, the dwelling/secondary dwelling must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view
Materials, detailing colours and roof form are consistent with 6. Outdoor living space is a minimum $9 \mathrm{~m}^{2}$ with a minimum dimension of 3 m and directly accessible from a main living area.
Car Park
41. Car Parking and Garaging is minimum one space in addition to the primary dwelling requirement - with minimum mensions of $5 \mathrm{~m} \times 3 \mathrm{~m}$.
42. Shared minimum driveway with the primary house.
43. If the lot is on a corner the dedicated pedestrian entry and
door are visible from and addressing the secondary street. 0 . Street Surveillance and addressing frontage the secondary dwelling entry must be hidden from view from the street so as to give the effect that the home is one (1) single
residential dwelling.
44. Any Secondary Dwelling is not permitted it's o
and must be shared with the primary dwelling
45. Any Secondary Dwelling is unable to be separately titled to the primary dwelling
46. No separate infrastructure servicing to the secondary
dwelling is permitted (ie. water gas electricity)

Filling and Excavation
54. Filling or excavation of a lot is to be a maximum of 50 m 3 in from ground level (ground level definition as per Greater Flagstone Development Scheme)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2022/1277/7
Date: 15 December 2023


TABLE 5: PLAN OF DEVELOPMENT TABLE - HOUSE (ATTACHED)


### 3.3 MULTIPLE RESIDENTIAL

The following criteria apply to Multiple Residential Proposals.

## Planning Context

- In accordance with the provisions of the Greater解 cheme (October 2011) (Development Scheme), building work and operational work are exempt with, this Plan where in accordance with, or associated
All relevant provisions of this PoD must be satisfied prior to the issuance of a Building Approval.
The provisions of the Development Scheme will apply Where development does not complan
The Develorment Scheme d all other planning instruments to the extent of any inconsistency.


## General

All development is to be undertaken in accordance with the Development Approval.
2. Nominated building location envelopes may be位strained by future easements and/or services.
Where allotments are so marked on ROL 10: Plan of must be design - Envelope Plans, residentiar build with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

## Setbacks

Setbacks are as per Table 6: Plan of Development didential (Table 6), unless specified
5. All boundary setbacks are measured to the wall of the structure.
6. The dwelling and associated projections (gutters etc.) must be located wholly within the subject lot, unless encroachment rights are secured by way of easement (or other suitable mechanism)
7. Other than built to boundary walls, the outside face fascia, or attached sunhoods or the like (not including retractable blinds, fixed screens, rainwater fittings, or ornamental attachments) of a building is permitted to extend 600 mm winh For corner lots (excluding an 450 mm from the boundary. For corner lots (excluding a corner intersecting with a laneway), no building or structure over 2 m high is built frontages (refer Table 6).
9. The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
a. Windows recessed into the façade
b. Balconies, porches or verandahs
b. Balconies, porches or verandahs
c. Window hoods
d. Shadow lines created on the building through minor changes in the façade ( 100 mm minimum).
0 . Entrance porticoes may be located closer to the property boundary than stated in the Table 6 provided hat the portico:
a. Is located no less than 1.4 m from the front property boundary;
b. Does not exceed a maximum height of 4.5 m ; d. The portico remains open and not enclosed

## Building Height

11. The maximum building height is 9.0 m
12. Buildings must have no more than 2 storeys.

## Site Cover

. The maximum Site Cover of all buildings and structure roofed with impervious materials, does not exceed the
maximum site cover indicated in Table 5 .

## Private Open Space and Amenity

14. Each house / dwelling unit has a clearly defined outdoor
a. Has an area of at least:
$12 \mathrm{~m}^{2}$ with a minimum dimension of 2.4 m for a 3 or more bedroom house / dwelling unit; $9 \mathrm{~m}^{2}$ with a minimum dimension of 2.4 m for a 2
$5 \mathrm{~m}^{2}$ with a minimum dimension of 1.2 m for a 1
room or 1 bedroom house / dwelling unit.
b. Is accessible from a living area;
c. Has a ground slope of not more than 1 in 10;
c. Has a ground slope of not more that living d. Provides visual privacy from
spaces on adjacent lots.

Or communal open space is provided which:
a. has an area of at least $25 \%$ of the area of the lot; and
b. is of a shape which can include a circle with a . Buildings must ensure the provision of natural light and ventilation to core living areas.

## Eaves and Roof Pitch

6. Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls
7. The maximum roof pitch is 40 degrees.

## Parking and Driveways

18. For all allotments the following applies Double garages will not be permitted on a single storey dwelling;
Double garages may be permitted where the dwelling is more than one storey in height, and where the garage is setback at least 1 m behind the main
facade, excluding balconies, of the dwelling:
The maximum width of
The maximum width of a driveway at the lot boundary
\& where crossing the verge:
serving a double garage shall be 4.8 m ; and serving a single garage shall be 3.0 m .
19. Parking spaces on driveways do not have to comply with gradients in AS2890
. A movided for each dwelling car parking spaces must be ne of which must be within 1 For all fro
to dominate the streetscape
20. A maximum of one driveway per dwelling permitted
21. Where accessed from a laneway, garages are to be paired where possible
22. The driveway finish must not be plain concrete
23. Driveways are to be.
a. a minimum distance of 6 m from an intersection
of one street with another street; and
b. designed and constructed in accordance with approval / permit requirements of Logan City
Council.
Retaining Walls
24. Other than walls erected by the developer, retaining
valis
must be tiered 1 m vertical and 1 m horizontal where lane and visible from the public realm; and cannot exceed 1.5 m in height without stepping elements incorporated.
All retaining walls over 1.0 m in height must be certified by an RPEQ.

## Fencing

28. For front loaded dwellings the Primary Frontage
requirements are as follows:
a. The maximum fence height is 1.8 m ; Fences are not permitted along road frontages
forward of the building; and Side boundary fences are to Side boundary fences are to be setback at least
1 m behind the face of the wall addressing the primary road frontage (as seen on the right).
29. For rear loaded dwellings the Primary Frontage equirements are as follows.
a. The maximum fence height is 1.2 m ;
b. Fences are permitted along the Primary Frontage and the side boundaries forward of the façade
facing the Primary Frontage Fences must be at least $50 \%$ transpar
c. Fences must be at least $50 \%$ transparent
30. For all dwellings the Secondary Frontage requirements are as follows:
a. Fences may extend beyond the face of the secondary façade only on the basis the fencing visible from the public area is.
A maximum fence height of 1.8 m
Solid up to a height of 1.2 m with any fencing
above 1.2 m in height being at least $50 \%$
above 1.2 m in height being at least $50 \%$
transparent or the fence can be at least $25 \%$ transparen
transparent overall where the transparency is
consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level); and
Does not extend for lengths greater than 10 m without a landscaped recess 2 m in length and 0.75 m deep (as seen below).

Fe. Fences to pedestrian lin
A maximum fence height of 1.8 m ; and A maximum fence height of 1.8 m ; and
Solid up to a height of 1.2 m with any fencing above 1.2 m in height being at least $50 \%$ transparent or the fence can be at least 25\% transparent overall where the transparency is
consistent across the full area of the fence consistent across
transparent sections cannot be located solely ground level). 32. Within laneways, 1.8 m high fences are permitted to screen private open space, car parking and servicing areas

## Letterboxes



PRIMARY FRONTAGE
letterboxes shall be located on the

## Structures and Services

34. All ancillary structures (e.g. garden sheds, gazebos, pools) and to minimise detrimentalably located or public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
35. Screened drying areas are to be located behind the
main face of the dwellings
main face of the dwellings.
36. Rubbish bin areas are to be located behind the main face of the dwellings or stored so as to not be visible

Filling and Excavation
37. Filling or excavation of a lot is to be a maximum of 50 m 3 in from ground level (ground level definition as per Greater Flagstone Development Scheme)

TABLE 6: PLAN OF DEVELOPMENT TABLE - MULTIPLE RESIDENTIAL

| INDICATIVE ALLOTMENT TYPE <br> (Primary reference for allotment type is the ROL10: Plan of Development - Envelope Plans) |  |  | FRONT LOADED |  |  | rear loaded |  | DUAL LOADED |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| FRONT SETBACKS |  |  |  |  |  |  |  |  |  |  |
| PRIMARY FRONTAGE <br> For lots with multiple street frontages: <br> a. A lot only has one primary frontage. <br> b. The primary frontage for a corner lot is as per the ROL 10: Plan of Development - Building Envelope Plan (if nominated) |  | To Wall (Ground Floor) | 3.0 m |  |  | 3.0 m |  | 3.0 m |  |  |
|  |  | To Wall (First Floor) | 3.0 m |  |  | 3.0 m |  | 3.0 m |  |  |
|  |  | To Garage Door | 5.0 m |  |  | N/A |  | 5.0 m |  |  |
| SECONDARY FRONTAGE <br> Note: A Pedestrian Link is not a secondary frontage |  | To Wall (Ground Floor) | 1.5 m |  |  | 1.5 m |  | 2.0 m |  |  |
|  |  | To Wall (First Floor) | 2.0 m |  |  | 2.0 m |  | 2.0 m |  |  |
|  |  | To Garage Door | N/A |  |  | N/A |  | 5.0 m |  |  |
| SIDE / REAR SETBACK |  |  |  |  |  |  |  |  |  |  |
| From any part of the side or rear boundary of a lot where: <br> - on the low side of a retaining wall; and <br> - the total wall height at that part of the side or rear boundary is greater than 2.0 m total height. <br> Note: Where a retaining wall is less than or equal to $2.0 m$ on any part of the side or rear boundary of a lot, standard setback provisions apply for that part of the side or rear boundary of a lot. |  | Ground Floor | 2.5m |  |  | 2.5m |  | 2.5 m |  |  |
|  |  | First Floor | 2.5 m |  |  | 2.5 m |  | 2.5m |  |  |
| For all other side / rear boundaries | Rear Setback | Ground Floor | 1.5 m |  |  | 1.5 m |  | 1.5 m |  |  |
|  |  | First Floor | 1.5 m |  |  | 1.5 m |  | 1.5m |  |  |
|  |  | To Garage Door | N/A |  |  | 1.5 m |  | N/A |  |  |
|  | Side Setback - NonBuilt to Boundary | Ground Floor | 1.0 m |  |  | 1.0 m |  | 1.5 m |  |  |
|  |  | First Floor | 1.0 m |  |  | 1.0 m |  | 1.5 m |  |  |
| SITE COVER |  |  | 75\% |  |  | 75\% |  | 70\% |  |  |
| PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL <br> Approval no: DEV2022/1277/7 <br> Date: <br> 15 December 202 | CORNER LOT (GENERAL) |  |  |  |  |  |  |  |  |  |

### 3.4 SALES OFFICE

The following criteria apply to a Sales Office

- The hours of operation of the sales office do not commence before 7 am or extend later than 6pm
- A minimum of 2 on-site car parking spaces are provided.


FIGURE 2: INDICATIVE LOCATIONS OF PRIMARY ADVERTISING DEVICES


