

NOTES

General

- All developments is to be undertaken in accordance with the development approval.
- Maximum building height is 2 storeys, except for Urban allotments.
- Maximum building height for Urban allotments is 1 storey.

Orientation

- Dwelling entrances are to be clearly defined and articulated to address the Primary Street Frontage.
- Garages are to be located on southern or western boundary of lot where possible to maximise the solar access from the north-easterly direction.

Setbacks

- Setbacks are as per the Building Setback Table unless otherwise specified.
- Maximum building location envelopes are subject to easements and/or other underground services.
- High-density Development Easements (HDEs) will be registered on mandatory built to boundary walls on lots under 250m². HDEs are not shown on this Plan of Development.
- Built to boundary walls are recommended where road frontage widths are less than 15 metres. Built to boundary walls are optional for lots with road frontage widths equal or in excess of 15 metres, unless identified as mandatory on the POD. Where Built to Boundary walls are not adopted, side setbacks shall be in accordance with the Building Setback Table.
- Built to boundary walls are to have a maximum length of 9 metres and a maximum height of 3.5 metres unless where located on a Terrace or Urban allotment.
- Built to boundary walls for Terrace allotments are to be no more than 75% of the lot boundary length.
- Built to boundary walls for Urban allotments are to be no more than 90% of the lot boundary length.
- Boundary setbacks are measured to the walls of the structure.
- Eaves should not encroach closer than 300mm to the lot boundary (other than where buildings are built to a zero lot line).
- Except for Lot 210, for allotments adjacent to a park the side / rear setback is to be 1.0 metre to a verandah / balcony or 2.4 metres to wall.

Car Parking & Driveways

- On-site car parking 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).
- Garages are to be recessed behind the main building line, with the exception of Urban allotments.
- For all allotments the following applies:
 - Double garages will not be permitted on single storey dwellings on a lot less than 12.5m wide.
 - Double garages will not be permitted on any lot less than 10.0m wide.
 - Double garages may be permitted on a lot greater than 10.0m in width and less than 12.5m in width where the:
 - a. The garage is setback at least 1m behind the main face, excluding balconies, of the dwelling; AND
 - b. The garage doors are articulated, comprise a mix of materials and colours, or are staggered
 - The maximum width of a driveway:
 - a. Serving a double garage shall be 4.8m at the property boundary
 - b. Serving a single garage shall be 3.0m at the property boundary
 - On lots with a frontage of less than 12.5 metres the maximum width of a garage shall be no more than 40% of the lot frontage.
- A maximum of one driveway per dwelling is permitted.
- Driveways must avoid on-street servicing such as dedicated parking bays, drainage pits and service pillars.
- Driveways must be aligned to meet the minimum Ergon setbacks to electrical pillar boxes i.e. 1000mm without bollards, or 600mm if protective bollards are provided.
- The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.

Site Cover and Amenity

- Site cover of each lot is not to exceed 60% at the ground level and 50% at the second level. Urban allotments must not exceed 85% of the lot area at ground level.
- 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 unit - minimum 12m² with a minimum dimension of 2.4m
- Second storey verandas and windows are screened or obscured when overlooking a side or rear boundary or where within 9m of another residence or overlooking Private Open Space.

Fencing & Landscaping

- Private Open Space on each lot is generally located for access to northern, north-easterly or eastern sunlight where possible.
- Fencing on primary frontages is to be 50% transparent with a maximum height of 1.5m; OR solid fencing with a maximum height of 1.2m;
- Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence). Where adjoining a residential boundary, side boundary fences are to extend from the rear boundary to align with the front facade of the building 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 1.8m in height and constructed from timber.

Buildings

- Carports and garages should be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- 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
- For Urban allotments, building designs must also include the following frontage articulation measures:
 - Garage roof line must feature horizontal and vertical differentiation from the main building roof line
 - Front door must incorporate glass or a sidelight incorporating glass
 - Front door must be sheltered from the elements and feature a porch
 - Incorporation of one large or multiple habitable room windows
 - Dwelling designs with identical or similar facades must not be constructed on the same street

For Allotments less than 250m²

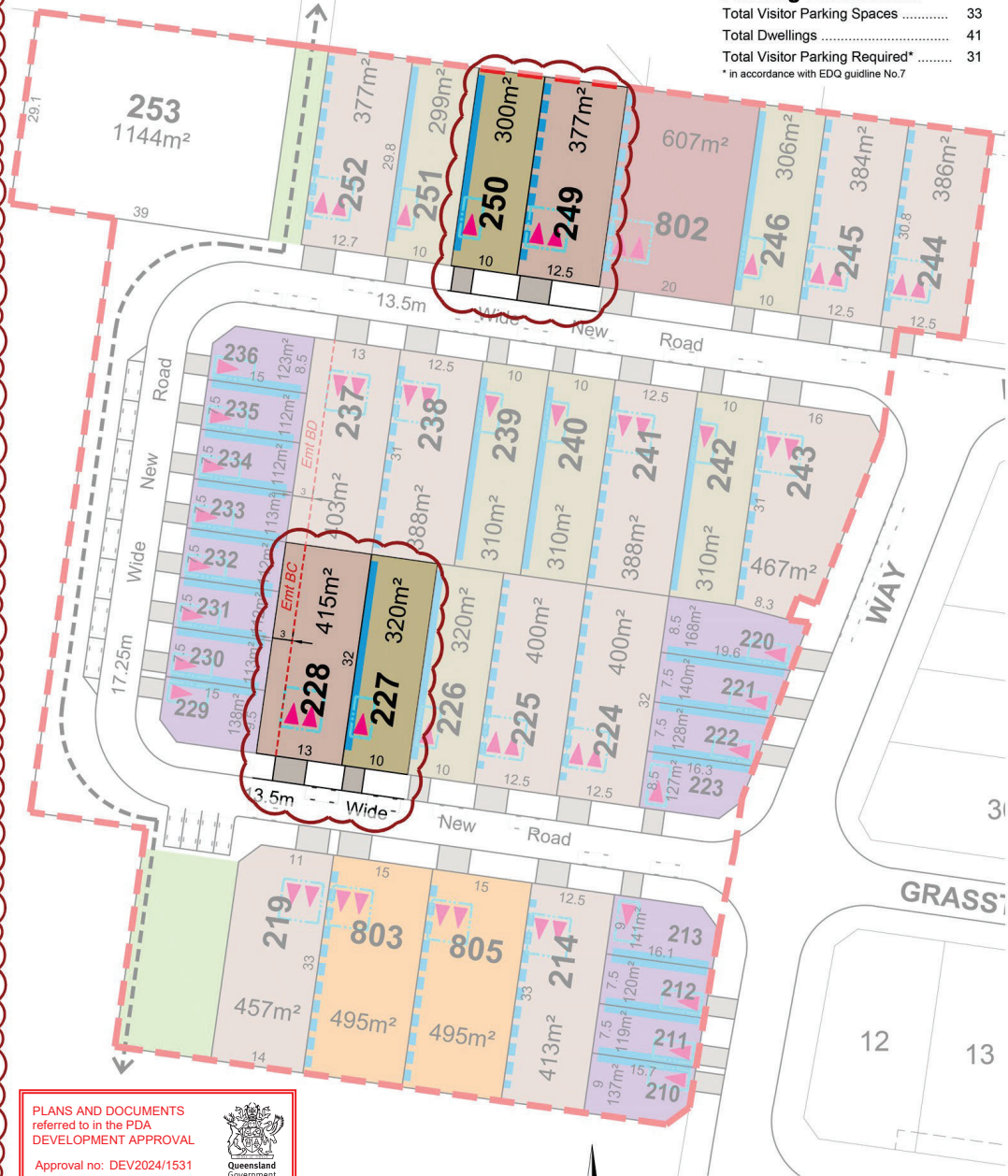
- Houses on lots less than 250m² are to include the following:
 - All second storey windows where within 9 metres of a habitable room or private open space of an adjoining lot are to have fixed external privacy screens or fixed opaque glazing at a sill height less than 1.5m above floor level on the side elevations of the buildings
 - Any proposed front fencing where solid is no more than 1.2m in height unless approved on the POD or house plans

Plan of Development Table

	Urban Allotment		Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
	Lots Under 180m ²		7.5 - 9.9m Wide		10 - 12.4m Wide		12.5 - 14.9m Wide		15 - 19.9m Wide		20m+ Wide	
Front/Primary Frontage	Ground Floor	1.2m	Ground Floor	2.4m	First Floor	2.4m	Ground Floor	2.4m	Ground Floor	2.4m	Ground Floor	2.4m
Garage	0.7m	0.7m	4.5m	n/a	n/a	4.5m	n/a	4.5m	4.5m	n/a	4.5m	n/a
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	2.0m
Side - General Lots												
Built to Boundary	0.0m	0.0m	0.0m	0.9m	0.0m	0.9m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Non Built to Boundary	Mandatory	Mandatory	Mandatory	Mandatory	Optional	Optional	Optional	Optional	Optional	Optional	Optional	Optional
Corner Lots - Secondary Frontage	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
	1.2m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m

Parking Breakdown

Total Visitor Parking Spaces	33
Total Dwellings	41
Total Visitor Parking Required*	31
* in accordance with EDQ guideline No.7	



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2024/1531
Date: 23/08/2024



- For adjoining residential boundaries, a screen fence is to be erected along common boundaries. 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 the adjoining land, the screen fence is to be 1.8m in height and constructed from timber
- All balustrades that are visible from the street are to be 50% visually permeable
- Landscaping at the front of each lot/dwelling is to be provided at a minimum depth of 1.0m along the front boundary, is to feature a two tier design, and is to reinforce the dwelling entry and positively contribute to the streetscape
- Windows to be provided with adequate sun shading and weather protection



Legend

- Stage Boundary
- Proposed Footpath Connection
- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- Existing Easement (Increased Setback Required)
- Indicative Driveway Location
- Indicative On Street Car Park Location
- Preferred Garage Location

PROJECT WOODLANDS ANDERGROVE

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PLAN OF DEVELOPMENT STAGE 8 - LOTS 227, 228, 249 & 250

Scale 1 : 750	Sheet A3	Plan Ref 118709 - 03	Rev N
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Job Ref.	118709	Date	15 JULY 2024
Comp By.	NF	DWG Name.	118709-02-PROP
Checked By.	MD	Locality	ANDERGROVE
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND		