

Notes:

General

- All development is to be undertaken in accordance with the Development Approval.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Built to boundary walls are optional except where identified as mandatory on the Plan of Development. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Mandatory Built to Boundary Walls are to have a maximum length of 9m and a maximum height of 3.5m. Where the Built to Boundary Wall exceeds the maximum length, articulation must be provided to and approved by EDQ Development Assessment.
- Optional Built to Boundary Walls are to have a maximum length of 9m and a maximum height of 3.5m. Where the Built to Boundary Walls exceed the maximum length, articulation must be provided to and approved by EDQ Development Assessment.
- Boundary setbacks are measures to the wall of the structure.
- First Floor setbacks must not exceed the minimum ground floor setbacks
- Garages must not project forward of the front building setback
- Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm

Parking

- Off street car park 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).
- Double garages are not permitted on single storey dwellings on a lot less than 12.5m wide except where a laneway allotment or are in accordance with Hillclose Design Guideline Annexure A.
- Double garages are not permitted on any lot less than 10m wide except where a laneway allotment.
- All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.
- Maximum width of any garage shall be no more than 40% of the lot frontage on any lot less than 12.5m wide or are in accordance with Hillclose Design Guideline Annexure A.
- Garages and carports served off a Laneway must be built to 0.5m rear setback unless otherwise dimensioned (lots 527, 528, 529). Refer Practice Note No. 12 Rear Lanes: design and development.
- Garages are to located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot .
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
- For Urban Allotments where a carport is proposed instead of a garage, it may be built no closer than 1.5m from the front boundary and:
 - The carport - has a minimum dimension of 2.5m x 5m and a maximum dimension of 3m x 6m (excluding eaves);
 - The carport is not fully enclosed but may have up to two walls on the side or rear;
 - The side setback of the carport roofline must be in accordance with the non built to boundary setbacks in the Plan of Development Table, except where it is aligned with the built to boundary line; and
 - The roofline and materials must be consistent with the roofline and materials of the dwelling.

Site Cover and Amenity

- Site cover for each lot is to be in accordance with the Plan of Development table unless approved by EDQ Development Assessment
- 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 - minimum 12m² with a minimum dimension of 2.4m
- Where adjoining a residential boundary, erect a screen along the common boundaries. The side boundary fences are to extend from the rear boundary to align with the front façade 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 must be 1.8m in height and constructed from timber.
- 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 1.5 metres above floor level on the site elevations of the buildings.
- All balustrades that are visible from the street are to be 50% visually permeable

Fencing

- Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid and have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
- Fencing on lanes where along private open space, carparking and service areas can be screen fencing at 1.8m high where it can be 50% transparent for no more than 50% of the boundary (including the Garage).

Building Articulation

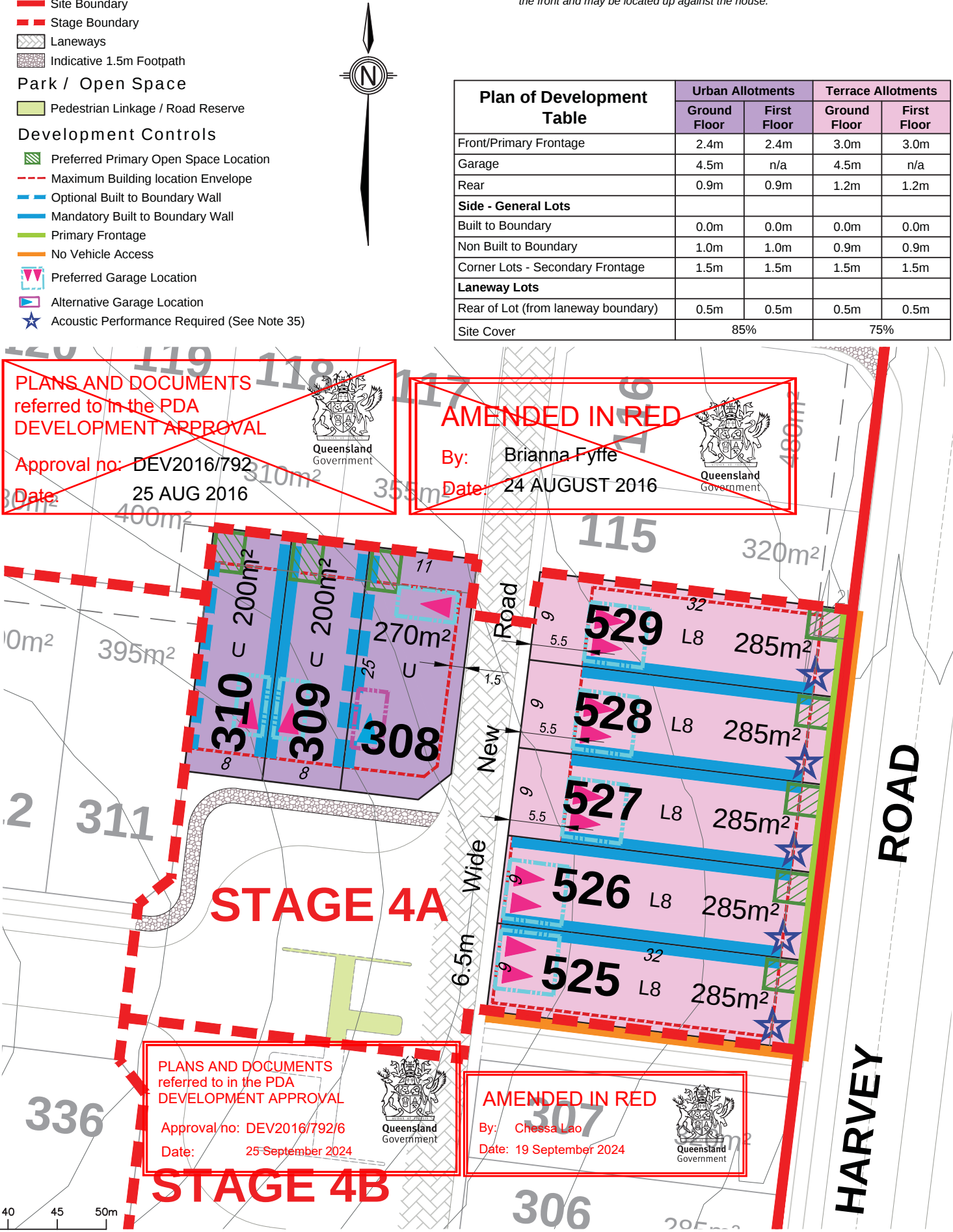
- All dwellings must have a porch, alcove or verandah providing an entry to the building which is visible from the street.
- Carports and garages should be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All buildings must incorporate two or 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

Buildings facing a park of more than one street

- For buildings that have more than one street frontage or adjoin park, the building design must ensure an attractive appearance is presented to the street frontage and, if applicable, the park.
- Buildings must address each street frontage or park frontage through the inclusion of, but not necessarily limited to, the following design elements:
 - Verandahs
 - Porches
 - Awning and Shade Structures
 - Variation to Roof and Building Lines
 - Inclusion of Window Openings

Legend

- Site Boundary
- Stage Boundary
- Laneways
- Indicative 1.5m Footpath
- Park / Open Space
 - Pedestrian Linkage / Road Reserve
- Development Controls
 - Preferred Primary Open Space Location
 - Maximum Building location Envelope
 - Optional Built to Boundary Wall
 - Mandatory Built to Boundary Wall
 - Primary Frontage
 - No Vehicle Access
 - Preferred Garage Location
 - Alternative Garage Location
 - Acoustic Performance Required (See Note 35)



Lots <250m²

- Specified below are the approved house plan options for the lots <250m²: Refer to the approved plans.
 - ~~Lots 309 & 310: Stage 4A - Hill Close DA Concepts (Lots 309 & 310) - Concept Plan, prepared by Mondo Architects, Number P 101 dated 1 May 2013, Amended in Red 22 August 2016;~~
 - ~~Stage 4A - Hill Close DA Concepts (Lots 309 & 310) Elevations, prepared by Mondo Architects, Number P 201 dated 1 May 2013, Amended in Red 22 August 2016;~~
- Houses on lots less than 250m² to include the following
 - Landscaping at the front of each lot/dwelling is to be provided at a minimum depth of 500mm along the front boundary and is to reinforce the dwelling entry and positively contribute to the streetscape.
 - Windows to be provided with adequate sun shading and weather protection.

Acoustic Requirements

- Noise attenuation measures (Category 2 construction under Australian Standard 3671:1989) must be incorporated into the building design and construction of buildings on nominated lots to meet the recommended noise levels for sleeping rooms under Australian Standard 2107:2000. Submit to EDQ Development Assessment written confirmation that this requirement has been met, prior to commencement of use.

Definitions:

- Laneway Allotment - Allotments serviced by a laneway.
- Carport - An unenclosed roofed structure which is designed to provide for the weather protection of a motor vehicle. A carport does not include a garage door on the front and may be located up against the house.

Plan of Development Table	Urban Allotments		Terrace Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m
Garage	4.5m	n/a	4.5m	n/a
Rear	0.9m	0.9m	1.2m	1.2m
Side - General Lots				
Built to Boundary	0.0m	0.0m	0.0m	0.0m
Non Built to Boundary	1.0m	1.0m	0.9m	0.9m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m
Laneway Lots				
Rear of Lot (from laneway boundary)	0.5m	0.5m	0.5m	0.5m
Site Cover	85%		75%	

PROJECT
HILLCLOSE
HARVEY ROAD CLINTON

CLIENT
ECONOMIC DEVELOPMENT
QUEENSLAND

PLAN OF DEVELOPMENT
STAGE 4A
ALLOTMENT LAYOUT



RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006

T +61 7 3124 9300
F +61 7 3124 9399
W rpsgroup.com.au

©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment
not permitted. Please contact the author.

Scale 1 : 500	Sheet A3	Plan Ref 102361-62	Rev B
------------------	-------------	-----------------------	----------