

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018988/9
Date: 4 June 2024



Queensland
Government

Approved Uses:

- House (including Secondary House)
- Multiple Residential (where a Duplex)
- Utility Installation

Note: Secondary house means a self-contained dwelling unit, containing no more than 2 bedrooms, used for residential purposes where located in conjunction with a primary house on the one lot.

Building Height:

- Residential development has a maximum building height of 2 storeys and 9.5 metres above natural ground level.

Site Cover:

- Site cover shall be determined in accordance with the following table:

Lot Frontage Width	
14 metres or less 60% Site Cover	> 14 metres 60% Site Cover

Setbacks:

- Setbacks shall be determined in accordance with the following table unless a specific setback or building envelope is shown on Sheet 1 or 2:

Lot Widths	>12.5m	12.6m – 14m	14.1m – 16m	> 16m
Dwelling Setbacks (Ground and upper levels)				
Primary frontage	2.5m	3.0m	4.0m	4.5m
Secondary frontage	1.5m	1.5m	2.0m	2.0m
Side setback	1.0m*	1.0m*	1.5m*	1.5m*
Rear setback	1.0m	1.5m	1.5m	1.5m
Side & rear setbacks (for properties adjoining existing rural residential lots)	3.5m	3.5m	3.5m	3.5m
Side & rear setbacks (for properties with a retaining wall greater than 1.2 metres in height)	1.5m	1.5m	1.5m	1.5m
Garage Setbacks				
Primary frontage	5.0m	5.0m	5.0m	5.0m
Secondary frontage	3.0m#	3.0m#	3.0m#	3.0m#

Notes

- *Unless built to boundary is nominated for a side boundary on Sheet 1 or 2.
- # 3m setback applies where 2 off-street car parking spaces are provided, otherwise the required setback is 5.0m
- a) Setbacks are measured to the building wall.
- b) Setbacks are not required to easements shown on this plan.
- c) Secondary frontage is the long street front of a lot located on a corner.

Built to Boundary:

- This Plan of Development nominates locations where built to boundary design is suitable. Built to boundary walls (where applicable) do not exceed:
 - For lots with a frontage width <10metres, 80% of the length of the side boundary.
 - For lots with a frontage with >10 metres, and where identified with a built to boundary wall, 70% of the length of the side boundary.

Frontage Fencing

- The development ensures that:
 - No fencing is provided or
 - The height of a new fence on a street frontage or adjacent to public open space is a maximum of:
 - 1.2 metres where fence construction is solid or less than 50% transparent; or
 - 1.5 metres where fence construction is at least 50% transparent; or
 - 1.5 metres and solid where is screens the dwellings private open space area.
 - Street frontage fences or walls with less than 25% transparency do not exceed 10 metres in length without articulation or detailing to provide visual interest.

Landscaping:

- No specific requirements apply for development that is a:
 - House; or
 - Duplex.
- Lots adjoining existing rural residential properties to the north are required to provide deep planting using native species capable of achieving a minimum height of 5 metres at maturity for the length of the northern boundary.

Street Address:

- Letterboxes are clearly visible and identifiable from the street.
- Address each frontage or park with inclusion of two or more of the following design elements in the related façade:
 - Verandahs;
 - Porches;
 - Awning and shade structure;
 - Variation to roof and building lines;
 - Inclusion of window openings;
 - Use of varying materials;
 - Front door that is clearly visible and identifiable form the street.

Building Articulation – General:

- All building with a width of more than 10 metres that are visible from a street or park, provide articulation to reduce the mass of the building utilising one or more of the following:
 - Windows recessed into the façade;
 - Balconies, porches, or verandahs;
 - Window hoods;
 - Shadow lines are created on the building through minor changes in the façade (100mm minimum).
- All buildings incorporate two or more of the following design elements:
 - Verandahs
 - Roof overhands
 - Window hoods / screens
 - Awning and shade structure.

Private and Communal Open Space:

- All private and/or communal open space shall be provided with a maximum gradient not exceeding 1:10.
- Dwelling Houses and Duplex:
 - With ground floor living areas provide ground floor private open space with a minimum area of 16m2 and a minimum dimension of 4m; or
 - With upper floor living areas provide a balcony, deck, or rooftop terrace with a minimum area of 8m2 and a minimum dimension of 1.5m.
 - Provide private open space in a location that is accessible from a living room.

Refuse Container Storage:

- Refuse storage is to be provided in a screened area behind the dace of the dwelling.

On-site Car Parking:

- Carports and garages are to be compatible with the main building design in terms of height (excluding two storey dwellings), roof form, detailing, materials, and colours.
- Garages:
 - Development has double garages and carports when:
 - On lots >12.5 metres in width; and
 - On lots >10.5 metres and <12.5 metres where the dwelling is two storeys in height; and
 - On lots less than 10.5 metres wide where it is accessed by a rear lane.
 - Car parking rates (House & Duplex):
 - With three or more (3+) bedrooms, must be provided with two (2) car parks, one (1) of which must be covered (e.g. garage / carport).
 - With one (1) or two (2) bedrooms, must be provided with one (1) car park, which must be covered (e.g. garage / carport).
 - Car parking rates (Secondary House):
 - Minimum one (1) car parking space.
 - Car park dimensions:
 - Minimum dimension for on-site parking shall meet the requirements of AS2890.1.
 - Car parking spaces may be tandem, provided they are contained wholly within the lot.

Vehicular crossovers:

- Development provides a maximum crossover width of:
 - Single driveway – 3.0 metres
 - Double driveway – 4.8 metres.
- Development provides a maximum number of driveways or:
 - 2 for a corner lot.
 - 1 where not a corner lot.
- Secondary houses are to have a shared driveway with the primary house; or
- Where a secondary house is on a corner lot a secondary driveway must be provided with a minimum width of 3.0 metres.

THIS POD DOES NOT RELATE TO LOTS 400, 401, 500 OR 501