

PROPOSED RECONFIGURATION

Lots 1 - 47

Cancelling Lot 5000 on SP302846 and Lot 9001 on SP306214

LEGEND

- General:
- 1. The maximum height of buildings shall not exceed 2 storeys.
 - 1a. Unless otherwise specified, all lots are to contain a house.
- Orientation:
- 2. Entries - Front doors and letterboxes of dwellings are to address the street frontage and be visible from the street.
 - 3. Buildings are to address each street frontage with the inclusion of 4 or more of the following design elements:
 - Verandah or balcony.
 - Porches.
 - Awning and shade structures.
 - Variation to roof and building lines.
 - Inclusion of window openings.
 - Variations to building materials.
- Site Cover and Amenity:
- 4. Site cover as per Plan of Development Table.
 - 5. Minimum private open space requirements:
 - For a one bedroom or studio dwelling, 5m² with a minimum dimension of 2.4m; or
 - For a two bedroom dwelling, 9m² with a minimum dimension of 2.4m; or
 - For a three or more bedroom dwelling, 12m² with a minimum dimension of 2.4m; and
 - The area must be covered and accessed from the main internal living area of the dwelling.
- Setbacks:
- 7. Setbacks are as per the Plan of Development Table unless otherwise specified.
 - 8. Boundary setbacks are measured to the outer most projection.
 - 9. Eaves should not encroach (other than where the building is built to the boundary) closer than 300mm to the lot boundary.
 - 10. Allotments (not on a laneway) with a frontage of 12.5m or more are to have a minimum 4.5m setback to the garage door, with the exception of designs that require a greater setback in order to comply with off-street parking provisions in accordance with Note 14.
 - 11. Allotments (not on a laneway) with a frontage of less than 12.5m and more than 20m in length are to have a minimum of 5.5m setback to the garage door.
 - 12. Allotments (not on a laneway) with a frontage of less than 12.5m and less than 20m in length are to have a minimum of 4.5m setback to the garage door, provided off-street parking requirements are satisfied in accordance with Note 14.
 - 13. In sections where built to boundary walls are not adopted, side setbacks should comply with those noted in the Plan of Development Table for each specific lot type.
- Parking:
- 14. Minimum off-street parking requirement:
 - Studio, one and two bedroom dwellings, 1 space per dwelling
 - Three plus bedroom dwellings, 2 spaces per dwelling, which may be in tandem configuration.
 - At least one space per dwelling must be covered.
 - 19. Double garages will not be permitted on any lots (not on a laneway) less than 10m wide.
 - 20. A double garage on Lots less than 12.5m wide but greater than or equal to 10.0m must adhere to the following design criteria:
 - (a) The front facing building wall, which comprises the garage door/s, may not exceed an external width of 5.7m; and
 - (b) The garage door width must not exceed 4.8m; and
 - (c) The garage door must have a minimum 450mm eave above it and be setback a minimum of 240mm behind the pillar of the garage door; and
 - (d) Must have a sectional, tilt or roller door; and
 - (e) The front façade of the dwelling must include the following:
 - a front entrance door and windows with a sidelight.
 - a front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door.
 - the verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - (f) The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot; and
 - (g) The driveway of the garage is to taper down from the central edge to 3m at the lot boundary, equal to what would have been required if the garage were only a single garage.
 - 21. Any combination of a 'garage', 'carport' or 'open carport' as defined in the Queensland Development Code (QDC) are taken to be a 'garage' under this POD.
 - 22. Garages/enclosed carports serviced off a laneway are to comply with EDQ Practice Note 12 issued March 2014.
- Fencing:
- 23. The solid portion of front fences of walls are not to exceed 1.2m in length.
 - 24. If containing openings that make fence more than 50 percent transparent, the maximum fence height can be 1.8 metres.
 - 25. Mandatory Fencing Treatment on lots adjoining the park are to be
 - 1200mm high black tubular aluminium pool fence w/-100x100 dressed and stained hardwood post.

- Stage Boundary
- Build to Boundary
- Lot Type
- 2 Bedroom (Single Garage)
 - 3 Bedroom (Double Garage)
 - 2 Bedroom (Custom Design)
 - 3 Bedroom (Custom Design)
 - 3.0m Setback
 - 5.5m Setback
- Existing Barrier
- 3.0m High Barrier
 - 1.8m High Barrier

The specified acoustic barrier heights are the minimum that must be achieved.

The barriers must be constructed relative to finished ground level of the lots.

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.



Total Site Area2.40 ha

Total Lots..... 47
Average Lot Area..... 330m²

Total Length of New Road335m

Date: 18th June, 2026	
Scale: 1:1000	A3
Drawn: MJM	
Job No: 44063/001-01	
Plan No: 44063/002	F

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