

DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

The following guidelines apply to all detached dwellings and freehold terraces. Apartments, strata title and other units not held in freehold will be subject to additional design criteria as listed below.

1. General:
 - (i) Easements over infrastructure have not been shown which may affect setbacks. Eaves must not protrude into easements.
 - (ii) The maximum height of unattached buildings shall not exceed 8.5m and for attached buildings or lots greater than 450sqm a building height of 10.5m may be permitted as measured from the natural ground level.
 - (iii) It is assumed that the pad level of each block will be the average of the four corners of the block. Buildings will be built to this pad level unless the consent of property owners on both sides of the block is obtained to vary the pad level.
 - (iv) Where allotments are so marked, the house construction must comply with the current Australian Standard for Domestic Construction regarding acoustics (AS 3571:1989 *Acoustic-Road traffic noise intrusion Building siting and construction*) such that the indoor noise levels from AS/NZS 2107:2000 of 40dB(A) for bedrooms and 45dB(A) for living rooms are achieved.
2. Eaves and Roof Pitch:
 - (i) All roofs must incorporate eaves of at least 450mm to any street or park frontage.
 - (ii) Hip roofs are preferred to be of a pitch of between 20 and 35 degrees.
 - (iii) Skillion roofs are preferred to be a pitch of between 7 and 15 degrees.
 - (iv) Roof pitches outside of these requirements will be considered on architectural merit.
3. Setbacks:
 - (i) Setbacks are as per the Setback Table included on the Plan of Development unless otherwise specified, **in this Design Criteria.**
 - (ii) Setbacks to the first floor and second floor (where permitted) are the same as those of the ground floor excluding on build to boundary walls where any floors above the ground floor must be setback a minimum of 1.0 metre.
 - (iii) All setbacks are measured to the wall. No projection will be closer to a side boundary than 450mm including gutter of fascia, with the exception of any eave returning to a build to boundary wall.
 - (iv) Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
 - (v) Build to boundary lines are nominated on the Plan of Development. Build to boundary wall lengths are to accord with Note 14 of this Plan of Development.
 - (vi) Parapets are considered to be a wall and are to comply with the Setback Table included on the Plan of Development.
 - (vii) Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments.'
 - (viii) Front setbacks on corner lots are determined by the frontage that the front facade is addressing, for example, if the facade is facing the primary frontage it needs to be in accordance with the front setback.
4. Site Cover and Amenity:
 - (i) Site cover for each lot is not to exceed the following:
 - a. 80% for dual attached lots;
 - b. 70% for build to the boundary lots;
 - c. 60% for lots that do not use a build to boundary;
 - d. 60% Multi Family Strata (MFS) lots.
 - (ii) Total outdoor private open space accessible from the ground floor dwelling, either covered or uncovered, should be generally flat without any fall exceeding 70mm vertical for every 1.0 m horizontally. The total outdoor space should equal at least 15% of the total site area. Refer to specific requirements for MFS lots.
5. Parking, Garages and Carports:
 - (i) It is the requirement that at least one covered space per dwelling is off street.
 - (ii) All garages and carports to primary and secondary frontages on detached, MFF, MFS, SMT and GAR lots must be setback a minimum of 5.0m to the wall of the garage and a further 240mm to any garage door. The eave requirement must comply with item 2(i) above. The extended roofs allowed in note 3(iv) are not permitted in front of garage doors or carports. (Excluding Multi-family freehold product).
 - (iii) TCF product, excluding those on a corner lot must have a single or tandem garage integrated into the dwelling, with 5.0m to the front wall at the garage and a further 240mm to the garage door. Corner lot TCF product can provide a double garage or carport on the secondary frontage at the rear of the house with a 1.0m side setback to the wall and a further 240mm to the garage door.
 - (iv) All TCD product must locate the garaging to the rear lane. TCD product over 5.99m wide can have a double garage (max width 6.0m) with the wall setback a minimum of 0.9m with a further 240mm to the garage door. TCD product under 6.0m wide can only have a single or tandem garage to the same setback requirements.
 - (v) Carports must include a roof design, design features and materials which are consistent with the form and materials of the home.
 - (vi) Carports must include either a garage door at the front or screening to the rear.
 - (vii) Double garages for narrow lots (10m-12.49m) are to comply with Note 16 on this Plan of Development.
6. Driveways:
 - (i) The driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the construction of a driveway will be allowed. Where there is a footpath within the verge (either installed or to be installed post house construction) the material of the footpath including joints and edges must be maintained with the driveway commencing from either edge.
 - (ii) Maximum driveway grades within lots must not exceed 1:5, or 1:4 with transitions at both ends of the driveway.
 - (iii) The finish of the driveway is not to be plain concrete.
 - (iv) Driveways must be offset at least 300mm from the side property boundary.
 - (v) Driveways must be completed prior to occupation and be located as shown on the approved Functional Layout Roadworks Plan, unless otherwise agreed to by DSDIP.
 - (vi) Driveways across the verge must comply with the local council requirements and widths cannot exceed 3.0m for a single garage or 5.0m for a double garage.
 - (vii) Driveways are to accord with Logan City Council's standards. Prior to construction, approval from Logan City Council for Vehicular Access to Residential Premises is required.
7. Retaining Walls, Earthworks and Sloping Land:
 - (i) Retaining wall heights must not exceed those nominated in the Retaining Wall Heights table included on the Residential Plan of Development.
 - (ii) If these requirements are not able to be achieved, construction methods other than slab on ground construction are to be used. If elevated construction is to be used, under floor services must be located or screened to minimise their appearance to adjoining properties and public spaces.
 - (iii) Retaining walls forward of the building line to any street, park or lane front or visible from any public realm cannot exceed 1.0 m in height. All other retaining walls cannot exceed 1.8m in height without stepping elements incorporated.
 - (iv) Where the block allows for build to the boundary, the build to the boundary wall must be projected to 150mm 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 wall above it.
 - (v) The front wall of the home must not be more than 50% below the midpoint level of the front boundary.

All garages and carports to primary and secondary frontages (with the exception of MFF lots) must be setback a minimum of 5.0m to the wall of the garage and a further 240mm to any garage door. All garages and carports for MFF lots must be setback a minimum of 2.0m to the wall of the garage and a further 240mm to any garage door. The eave requirement must comply with item 2(i) above. The extended roofs allowed in note 3(iv) are not permitted in front of garage doors or carports.

8.External Building Materials:

No raw, unfinished or untreated materials are permitted for external building works. This includes galvanised iron, zinc or aluminium coated steel, corrugated or unpainted fibre cement sheeting and bare, painted or uncoloured concrete block work or commons brickwork. Other materials will be considered on their architectural merits eg natural stone.

9.Front Facade Articulation:

Facades of the home fronting the street must include a highly visible entry and two of the following elements - a verandah, porch or portico, feature window, front facing entry doors, oversized entry doors or feature walls to enhance the presentation of the home to the street.

10.Homes with more than one Visible Facade (Corner Homes):

Homes which have a secondary street frontage or are located directly adjacent to a park must be designed to address these frontages through the use of feature windows, decorative fencing, and detailing to match the front elevation.

11. Fencing:

- (i) No front fencing is desirable on primary street frontages in order to ensure the predominance of landscaping in front of buildings.
- (ii) Any fencing on the primary street frontage is to be a maximum of 1.2 metres in height and decorative in style, with the exception of regulation fencing required around pools.
- (iii) Fencing up to 1.5 m in height will be permitted on primary street frontages if it is:
 - a. an open style fence that is 50% transparent, or
 - b. is a courtyard wall constructed of face brickwork or masonry piers with coloured render or textured finish, or
 - c. is of architectural merit.
- (iv) Fencing provided to a secondary street frontage can be up to 1.8 metres in height and must be decorative fencing.
- (v) All side fencing must either return to the house a minimum of 1.0 metre behind the front building line or continue forward of the front building line as decorative fencing.
- (vi) Decorative fencing is to be constructed of rendered and painted masonry piers or painted or stained posts, with infill panels of coloured metal tube, painted or stained timber palings or horizontal battens. Timber paling fences will only be accepted if they are painted in a colour which complements the design of the home, and treated with decorative capping or trims and provided with pronounced posts.
- (vii) Secondary fencing must finish 4.0m behind the front wall of your home.
- (viii) Untreated or coloured metal sheeting, fibrous cement or non-decorative timber fencing is not acceptable as a decorative fence.
- (ix) Fencing and retaining walls erected by Lend Lease must not be altered, removed or modified in any way, without the prior written approval from Lend Lease.
- (x) Fencing for TCD lots to the rear lane must include a fence to the portion of the lane frontage not occupied by the garage. This portion of fence must include a pedestrian entry from the lane.

12. Landscaping:

- (i) At least 50% of your front yard is landscaped with grass and/or garden beds. A significant portion of this area must include gardens with trees and/or shrubs capable of growing 3.0m tall and at least 600mm high at the time of planting.
- (ii) Please refer to the preferred Yarrabilba plant species list for guidance.

13. Outdoor Structure and Services

- (i) All outdoor structures visible from the street or public spaces including but not limited to, roof or wall mounted air-conditioning units, satellite dishes, antennas, water tanks and clotheslines must be suitably screened and located to minimise detrimental visual impact. Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.
- (ii) Please refer to the preferred Yarrabilba plant species list for guidance.

14. Build to Boundary Wall Lengths and Particular Requirements

- (i) The maximum length of build to boundary for any detached lot, SMT or GAR shall be 15m.
- (ii) The maximum length of build to boundary for any TCF product shall be 18m and for and TCD product shall be 20 m.
- (iii) For the MFF product, build to boundary walls are to generally accord with the relevant approved Typical House Plans - Lots less than 250sqm

15. ADDITIONAL DESIGN CRITERIA FOR MULTI FAMILY STRATA (MFS) LOTS (CONSTITUTES MULTIPLE RESIDENTIAL DEVELOPMENT)

- (i) MFS lots are defined as a set of two or more dwellings on a single allotment which address all street frontages with the appearance of a traditional single residential dwelling.
- (ii) Each dwelling must include a laundry, food preparation area, sanitary facilities, bin storage area and clothes drying area. The clothes drying and bin storage areas must not be visible from any street frontage.
- (iii) All dwellings must be sited in accordance with the Residential Plan of Development.
- (iv) Buildings must address all streets as primary frontages with a minimum of one (1) dwelling per street frontage.
- (v) Lots that have park frontage are to address the park through the inclusion of at least three of the following design elements:
 - a. A verandah, porch or portico;
 - b. Awning and shade structures;
 - c. Variation to roof and building lines;
 - d. Inclusion of window openings; and
 - e. Use of varying building materials and treatments.
- (vi) All buildings with a width of more than 10 metres that are visible from a road or a park are to be articulated to reduce the mass of the building by one or more of the following:
 - a. Windows are recessed into the facade;
 - b. Balconies, porches or verandahs are provided;
 - c. Window hoods are provided; or
 - d. Shadow lines are created on the building through minor changes in the facade (100mm minimum).
- (vii) The extent of garages must not exceed 40 percent of the lot frontage on any street frontage except where Double Garages on Narrow Lot Requirements are met.
- (viii) Private outdoor living space must be provided at a minimum of 25m² for each dwelling. Outdoor living space must:
 - a. Incorporate a minimum of one single area of 16m² on the ground floor or 12m² for elevated areas of outdoor living space;
 - b. Primary outdoor spaces must be accessible from the indoor living spaces and must have a minimum dimension of 4.0 metres for ground level living or 2.0 metres for elevated outdoor living spaces. Primary spaces must not have a slope of more than 10%; and
 - c. Private outdoor living spaces must be clearly delineated for each dwelling.

16. Double Garages on Narrow Lots Residential Lots

Double garages for Lots between 10m -12.49m in width are permitted provided the following design criteria are followed:

1. The garage door:
 - i. Width must not exceed 4.8m;
 - ii. Must have a minimum 450mm eave above it;
 - iii. Must be setback a minimum of 230mm behind the pillar of the garage door; and
 - iv. Must have a sectional, tilt or roller door.
- 2a. Excluding the garage, the front façade of the dwelling must include a front verandah, porch or portico extending 1600mm forward of the front wall with the following:
 - i. Front piers with distinct materials and/or colours to the front façade of the dwelling;
 - ii. A front door and windows with a sidelight.

OR

2b. Alternatively, the front wall of the house can be setback to align with the rear of the garage if a gatehouse and front yard landscaping or courtyard wall and front yard landscaping on the front property boundary are part of the proposal. Pergola structures between the gatehouse and the house entry can also be included.

AMENDED IN RED

18 MAY 2016
By: KMcGill (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

18 MAY 2016

MEDQ

THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEETS 1 TO 4 [Dgn No. P02V02.ROL2-POD150303]

PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION TWO PLAN OF DEVELOPMENT - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

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