

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 4784/2012/MA MC/E
Date: 14 November 2025

-  Site Boundary
 Stage Boundary
 Precinct Boundary
 Proposed Services
 Proposed Auxiliary Lot
 Primary Private Open Space
 Maximum Building Envelope
 Optional Built to Boundary Wall
 Mandatory Built to Boundary Wall
 Preferred Garage Location



DEVELOPMENT CONTROL NOTES

- [illegible]

Selfback

- 6. **Setbacks on the Plan of Development** **take into** **consideration** **specified on plan.**
 - Boundary setbacks are measured to the **face of the structure** and **not** **to the centerline** of the structure.
 - gutter, mass structure, like building setbacks** as follows:
 - **Primary street** (frontage up to 1.5m from the boundary) – **setback**
 - **Secondary street** (frontage up to 1.5m from the boundary) – **setback**
 - **Side setback up to 450mm into the rear setback**
 - **Rear setback up to 450mm into the rear setback**
 - All dwellings must provide an **area of minimum 450m** depth is provided, **except where a B10 or Boundary B10** depth is **provided**, **and** **where there is a B10 or Boundary B10** depth is **provided**.
- 10. Upper floor setbacks must not exceed the minimum ground level setbacks.
 - 11. A corner lot, for the purposes of determining setbacks, is a lot that adjoins two streets and is bounded by two street frontages. The corner lot is a lot that adjoins a street and a lane. This evidence includes but is not limited to a survey, driveway, pedestrian foot connection / threshold, driveway buffer for open space and therefore in these cases, a secondary street setback does not apply.
 - 12. **Setbacks are interpreted as having no front boundaries and two side boundaries for the purposes of determining building setbacks (as no rear boundary setback applies).**
- 13. For corner allotment, setbacks apply to any building or structure greater than 2m high as follows:
 - In the case of Villa and Premium Villa Corner Lots the setback is measured to the **face of the structure** and **not** **to the centerline** of the structure.
 - In the case of **Primary** and **Secondary** Corner Lots the setback is measured to the **face of the structure** and **not** **to the centerline** of the structure.
 - In the case of **Corner** **Primary** **Corner** **Lot** **and** **Traditional** **Corner** **Lot** the setback is measured as the **face** that joins the points on the lot and a street frontage that is **not** **at least 1.5m** from the back boundary. **Setbacks are measured to the face of the structure** and **not** **to the centerline** of the structure.

14. **B. Boundary Walls** are mandatory where said footage walls are more than 12.4m. **B. Boundary Walls** are optional for Boundary walls with a vertical eave height of 12.4m or less. All the alignments nominated by the Planning Commission shall be followed. **B. Boundary Walls** are not adopted in the Plan of Development. Where **B. Boundary Walls** are not adopted, the following shall apply:
 - **B. Boundary Walls** shall be a minimum height of 2.1m and a maximum height of 4.5m and a mean height of more than 3.5m and the total length of all buildings or parts of buildings built to boundary is not more than 5.1m.
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 - For lots with side setbacks to 2m wide, setbacks should start from the front of the building (2m from side boundary).
 - For lots with side setbacks to 3m wide, setbacks should start from the front of the building (3m from side boundary).
 15. **Private outdoor parking space** must be provided for each dwelling, not less than 19m² in areas with a minimum dimension of 4.00m.
- Quaker Living Space

Outdoor Living Space

17. Private outdoor living space, must be provided for each dwelling, not less than 16m² in areas with a minimum dimension of 4.0m.
 18. Fences, screens, retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the two (2) road frontages - Refer to NP 1.1 & MP 1.2 of the **QDC Development Code (QDC)**.
- Parking and Driveways

Parking and Driveways

- Garages: 19. Onsite parking provisions pursuant with Table 12.6.1 (Lots 450m² or more) &/or Table 12.6.2 (Lots under 450m²) of the Residential Code (Part 12, division 6) as well as MP 1, 1 & MP 1.2 of CM Development Code (CDC),
- Driveaway:

Driveway:

20. A maximum of one driveway per dwelling is permitted.
21. The maximum width of a driveway where crossing the verge:
 - Shall be 3.5m for single garages, and
 - 4.8m for double garages.

- 4.8m for double garages.

23. Driveways should avoid on-street works such as a dedicated on-street parking bays, drainage pits and service pillars.

bays, drainage pits and service pillars.

24. The minimum distance of a driveway from an intersection of two streets shall be 6.0 metres.

Service areas and Bin Storage

- 25. All clothes drying, bin storage and service areas (air conditioning, hot water, etc) must be screened from view from the street or adjoining open**

water, etc) must be screened from view from the street or adjoining open space

- SEQ Service Provider's Asset(s)

SEQ Service Provider's Asset(s)

26. Offsets from all SEQ Service Provider's Asset(s) to be in accordance with applicable Service Provider requirements and/or easement provisions as nominated.

nominated.

- ## Definitions

Definitions

- Site Cover - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

Plan of Development Table		Villa Allotments		Premium Villa Allotments		Countryside Allotments		Premium Country, Traditional & Premium Traditional Allotments	
		Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
First Floor									
Living		3.5m	3.5m	3.2m	3.5m	4.5m	4.25m	4.85m	4.65m
To Articulation Elements*		3.0m	3.0m	3.0m	3.0m	3.5m	3.0m	3.5m	3.5m
Garage		5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Corner Allotments									
Secondary Frontage		2.0m width balcony terrace	3.0m	2.0m width balcony terrace	3.0m	3.0m	3.0m	3.0m	3.0m
General Lots									
Side - General Lots									
Built to Boundary side		Ministry	1.0m	Optional	1.0m	Optional	1.0m	Optional	2.0m
Not Built to Boundary side		0.75m	1.0m	1.0m	1.5m	1.25m	1.75m	1.5m	2.0m
Rear Allotment									
Rear lot (depth >28m)		3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Rear Lot (depth ≤ 28m)		1.0m	1.5m	1.0m	1.5m	1.0m	1.5m	1.0m	1.5m
Site Coverage (Maximum)									
Site Coverage (Maximum)		60%	60%	60%	60%	60%	60%	60%	60%
Garage Location									
Garage Location		Garages to be located along the built to boundary wall							
On Site Parking Requirements (Minimum)		Minimum of two parking spaces provided in-side, covered and enclosed, which 1 space is to be used for the delivery of goods and services. Double garages acceptable. Double garages only permitted on two storey dwellings.							
Notes: * - Articulation elements permitted within the front setback only, include front porch and associated features, verandahs, first floor balconies and bay windows.									

