

*Concession for open structures supported on post (pier) can be located 1 ft. from secondary road frontage.

	Stage 6 (ha)
Total Stage Area	6.10
Linear Park	0.37
Neighbourhood Recreation Park	0.00
Open Space Corridor	2.16
Indicative Stormwater Management Area	0.13
Pedestrian Link	0.09
Total Area of Road	1.51
Total Area of Residential Allotments	1.93

	Stage 6 (m)
Length of New Road	376
Total Length (m) of Road (21.0m)	270
Total Length (m) of Road (16.0m)	346
Total Length (m) of Road (5.0m)	0
Total Length (m) of Esplanade Road (16.0m standard road with median) to Road 5.0m + 14 (10m)	243

NOTES

(1) This plan was prepared for the purpose and exclusive use of the COLLEGE DROP-OUTS to accompany an application to the JPSMCH (JPS COLLEGE) for an interest in reconfiguration of the land described in this plan and is not to be used for any other purpose. The COLLEGE DROP-OUTS shall not be held responsible for landowners' JPS to accept no responsibility for any loss or damage to the land. The COLLEGE DROP-OUTS shall not be held responsible for any loss or damage to the land. The COLLEGE DROP-OUTS shall not be held responsible for any loss or damage to the land. The COLLEGE DROP-OUTS shall not be held responsible for any loss or damage to the land.

(2) The contents shown in this plan are suitable only for the purpose of the application. The COLLEGE DROP-OUTS shall not be held responsible for any loss or damage to the land. The COLLEGE DROP-OUTS shall not be held responsible for any loss or damage to the land. The COLLEGE DROP-OUTS shall not be held responsible for any loss or damage to the land. The COLLEGE DROP-OUTS shall not be held responsible for any loss or damage to the land.

(3) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate. The COLLEGE DROP-OUTS shall not be held responsible for any loss or damage to the land. The COLLEGE DROP-OUTS shall not be held responsible for any loss or damage to the land. The COLLEGE DROP-OUTS shall not be held responsible for any loss or damage to the land. The COLLEGE DROP-OUTS shall not be held responsible for any loss or damage to the land.

(4) This plan may not be copied unless these notes are included.

[illegible]

Note: Borehole locations as per Taylor Mining Services OMRM Borehole Location Plan May 2010, M1144_2010.05.10_01



Brisbane Office
Level 11
18 Little Gribb Street
Millbank Q4 4064
PO Box 1399
Millbank Q4 4064

p: (07) 3642 1000
f: (07) 3642 1001
e: info@landpartners.com.au
a: www.landpartners.com.au



DRAWN	TKW	DATE	13/02/2023
CHECKED		DATE	

APPROVED	DATE

UDN
BRSS8266-000-6-1

CLANCPARTNERS 2011

Pursuant to the Economic Development Act 2012, this plan forms part of the MEDQ Delegate's approval for

Approval No : 7231/20/MAPDA/B

Date: 14 February 2023

NOTE: The contents of this plan are subject to relevant Council, State and Federal Government Approvals. Pavement Layout is indicative only and subject to detail design.

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY

NOTES

NOTES

General

- **Setbacks and maximum building location envelopes** are subject to future proposed easements, building exclusion zones and/or other underground services.
 - The maximum height of buildings shall not exceed 2 storeys or 9m whichever is **lesser**.
 - Letter boxes should be located in close relationship to the front entry.
- Setbacks:**
- **Setbacks listed in the Site Setback Table** are the minimum distance required **unless** otherwise specified on plan.
 - Setbacks can be greater unless restricted by these Development Controls.
 - Built to boundary walls are mandatory on 7.5-11.9 m allotments. Built to Boundary walls are optional for lots equal to or greater than a 12.0m lot.
 - Built to boundary walls shall have a maximum length of 15 metres and a maximum height of 3.5 metres.
 - Built to boundary walls on lots with a frontage equal to or greater than 14.0m applies to garages only.
 - Boundary setbacks are measured to the walls or support of the structure.
 - Indicative driveways typically correspond with BTB walls, if a dwelling does not incorporate BTB walls, the garage and driveway may be located on the opposite side boundary where standard side setbacks apply.
 - Eaves should not encroach (other than where dwellings are built to boundary) closer than 300mm to the lot boundary.
 - Open structures such as a portico, entry porch or under roof recreational areas can encroach within the front or secondary frontage setback but must not be closer than 1.0m from the boundary to the supporting structure.
 - On corner lots, no building or structure over 2m high is built within 4m by 4m truncation at the corner of the 2 road frontages.
- Notes applicable to Terrace Home Lots:**
- Built to boundary wall length is to comply with the requirements outlined in PDA Guideline 7 - Low Rise Buildings.
- Building Design:**
- Front doors of dwellings are to address the primary street frontage.
 - Each street or park frontage must be addressed with the inclusion of two or more of the following design elements in the related facade:
 - verandahs / porches
 - entertaining awnings and shade structures,
 - variation to roof and building lines,
 - inclusion of window openings.
 - Use of varying building materials compliant with AS 3699-2009.
- All buildings** shall have a width of more than 10m that are visible from the street or open space are to be articulated to reduce the mass of the building by one or more of the following design elements:
- windows / doors recessed onto the facade,
 - balconies, porches or verandahs,
 - window hoods,
 - minor changes in the building facade (minimum 100mm).

Parking

- Minimum off-street requirements are 2 spaces per dwelling, which may be achieved in tandem, with one space provided in front of the garage or carport.
- 7.5–9.9m allotments with a single storey dwelling are to have a tandem parking space provided in front of the garage or carport.
- Double width garages are not permitted on 7.5–9.9m wide allotments unless contained within a two-storey dwelling that has a 1m upper storey or roof projection over at least 50% of the garage opening width.
- Double width dwellings are permitted on 10–12.4m wide allotments within a single storey dwelling provided that they include the following design elements:
 - habitable rooms fronting the public street and projecting forward 1.0m from the garage.
 - 1.0m eave overhang for double garage or alternatively an arbour or architectural awning to add depth and cast shadow.
 - a front door incorporating glass or a side/entrance incorporating glass.
 - incorporation of a large or multiple habitable room windows fronting the public street.
 - a combination of materials and colours including a minimum of 3 different materials and complementary colours on the front facade or on the front garden.

Site Cover

- Site cover for each dwelling is specific to the allotment type and shown in the Site Setback Table.
- Private Open Space:**
- Private open space criteria are detailed in the Site Setback Table.
 - The space can be made up from areas in two locations providing the area containing the specified circle is accessed from the main living area.
 - Private open space area to have a minimum width of 3m.
- Fencing:**
- Fencing on all primary street frontages to be either 50% transparent or not to exceed 1.2m in height. Where private open space is provided within the front or secondary setback, the fence can be up to 1.5m in height and 20% transparent for at least 60% of the boundary.

Undermining:

- No habitable building construction is permitted within the Felspar Fault Zone.
- Energy:**
- All dwellings to have a minimum energy rating of 6 stars under NatHERS & taking into account the B,C,A and the Queensland amendments as outlined in QDC MP4.1 A1 (d) (i) (iii).

NOTE: Boreholes within in Stage 7 to be remediated prior to plan sealing of Stage 6.

NOTE: Boreholes within in Stage 7 to be remediated prior to plan sealing of Stage 6.