

Legend

- Site Boundary
- - - Stage Boundary
- - - Existing Easements

Allotment Details

- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- Preferred Garage Location
- Preferred Driveway Location
- Preferred Private Open Space Location

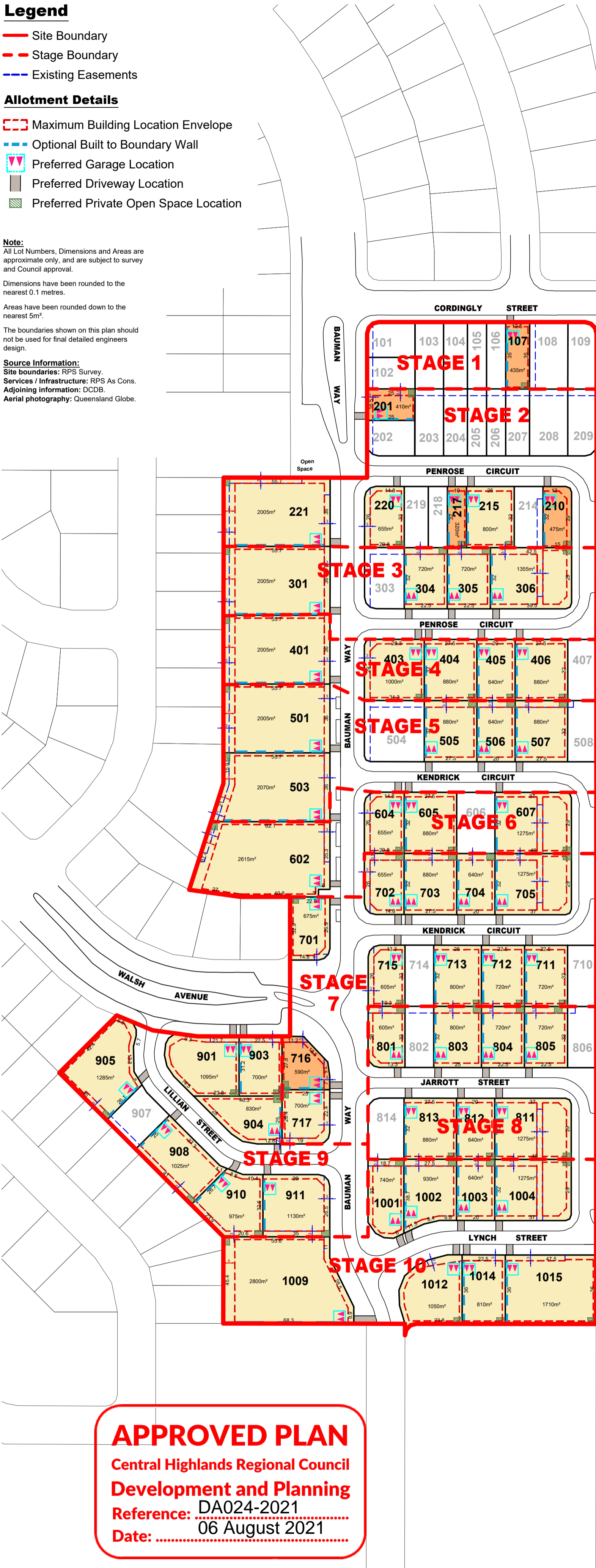
Note:
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Services / Infrastructure: RPS As Cons.
Adjoining information: DCDB.
Aerial photography: Queensland Globe.



Notes:

General

1. The Plan of Development only applies to development involving a "House", as defined under the Blackwater Urban Development Area - Development Scheme July 2011.
House - means "a residential use of premises for a one household which containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling. The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence, and may be constructed under the primary dwelling, attached to it or free standing".
2. Where development does not comply with **all** requirements of the Plan of Development, the relevant local planning instrument and/or Queensland Development Code (QDC) at the time of lodgement will apply.
3. The maximum height of buildings shall not exceed 2 storeys or 8.5m above natural ground level.
4. All lots must contain a house.

Building Setbacks

5. Setbacks are as per the Plan of Development Table unless otherwise dimensioned on the plan.
6. The location of optional built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted, side setbacks shall be in accordance with the Plan of Development Table.
7. Built to boundary walls, if adopted, are to have a maximum length of 9m and a maximum height of 3.5m above natural ground level.
8. Built to boundary walls, if adopted, are only permitted for *Class 10a buildings* as defined by the Queensland Development Code and the Building Code of Australia (e.g. garage, carport, shed or the like).
9. Boundary setbacks are measured as the shortest distance from the building's outer most projection to the lot boundary.
10. Maximum building location envelopes shown on the plan are diagrammatic only - setbacks must align with the Plan of Development Table. Maximum building location envelopes are subject to maximum site cover requirements, proposed easements and/or other underground services.

Building Articulation and Street Surveillance

11. Buildings must address the Primary Street Frontage as identified on the Plan of Development. The Primary Street Frontage is defined as the frontage where the main vehicular access (driveway) is located.
12. All buildings must have casual surveillance of the street by way of porches, balconies or windows.
13. Buildings with a width of more than 10m that are visible from a Street must be articulated to reduce the mass of the building by incorporating:
 - Windows recessed into the façade;
 - Building recesses providing variation in the façade (100mm minimum);
 - Balconies, porches or verandahs provided; and
 - Window hoods provided.
14. Any 2 storey building must provide fixed privacy screens to all side boundary windows or balconies.
15. Building character and identity should be demonstrated through:
 - A variety of building materials and finishes; and
 - Varied roof forms and roof pitches.
16. Buildings must incorporate at least two openings to all habitable rooms, including internal windows to facilitate cross ventilation. Opening includes door / doorways.
17. Buildings not orientated to within 20 degrees of a north south orientation must include sun shading devices over windows, balconies, or porches.

Outdoor Living Spaces

18. Private open space accessible from the ground floor must not be less than 12m² with a minimum dimension of 2.4m.

Fencing

19. Fencing between lots must be solid 1.8m in height, and:
 - If on the front boundary, be placed a minimum 1.0m behind the front building façade;
 - Fences on corner lots should be designed as front fences addressing both streets (rather than a front and side fence); and
 - Fences on corner lots are to incorporate a variety of materials or a combination of colours or recesses so as to be decorative in nature.

On-site Car Parking and Driveways

20. On-site carparking must be provided as follows, with a minimum of 1 space covered per dwelling:
 - a) Studio, 1 and 2 bedrooms = 1 car space
 - b) 3+ bedrooms = 2 car spaces
21. Double garages are not permitted on lots with a frontage of less than 10m wide.
22. On-site car parking can be provided in tandem.
23. Carports must not be enclosed and are to be constructed from light weight materials.
24. Garages / carports should be located on the side boundary shown as the optional built to boundary wall, whether or not the dwelling has adopted the built to boundary wall.
25. Provide materials and finishes to the driveway surface in order to reduce the visual impact of these surfaces when viewed from the street. One or a combination of coloured aggregate, cement paving and/or patterns in the surface design can be used.

| POD Table | Lots <600m ² | | Lots 600m ² and Over | |
|----------------------------------|-------------------------|-------------|---|-------------|
| | Ground Floor | First Floor | Ground Floor | First Floor |
| Front Setback | | | | |
| Front / Primary Frontage | 2.4m | 2.4m | 2.4m | 2.4m |
| Garage | 4.5m | N/A | 4.5m | N/A |
| Carport | 1.0m | N/A | 1.0m | N/A |
| Rear Setback | | | | |
| Rear | 0.9m | | As per Queensland Development Code (QDC). | |
| Side Setback | | | | |
| Built to Boundary (Optional) | 0.0m | 1.0m | As per Queensland Development Code (QDC). | |
| Non Built to Boundary | 0.9m | | As per Queensland Development Code (QDC). | |
| Corner Lots – Secondary Frontage | 2.5m | 2.5m | 2.5m | 2.5m |
| Maximum Site Cover | 60% | | 50% | |

APPROVED PLAN

Central Highlands Regional Council
Development and Planning
Reference: DA024-2021
Date: 06 August 2021

PLAN REF: 148252 – 04

Rev No: A
DATE: 12 JULY 2021
CLIENT: EDQ
DRAWN BY: JC
CHECKED BY: MD

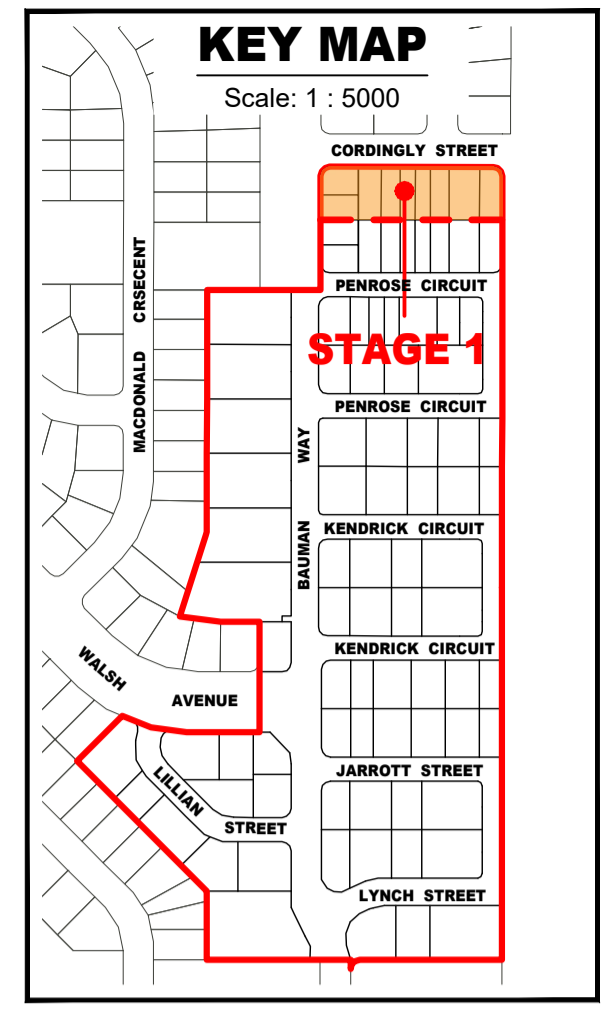
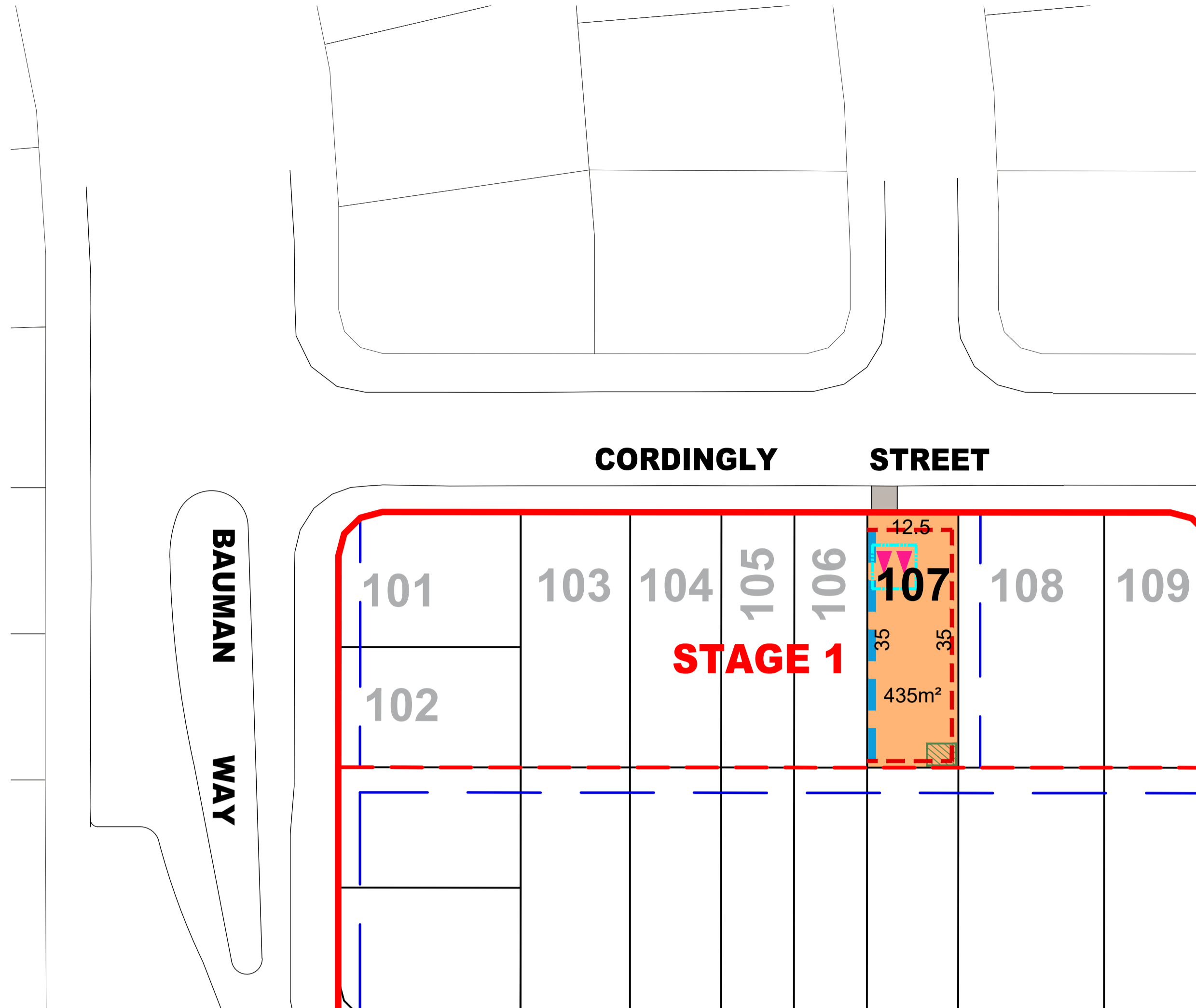


BLUE RIDGE
PLAN OF DEVELOPMENT
STAGES 1 - 10

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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W rpsgroup.com



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Services / Infrastructure: RPS As Cons.
Adjoining information: DCDB.
Aerial photography: Queensland Globe.

APPROVED PLAN
Central Highlands Regional Council
Development and Planning
Reference: DA024-2021
Date: 06 August 2021

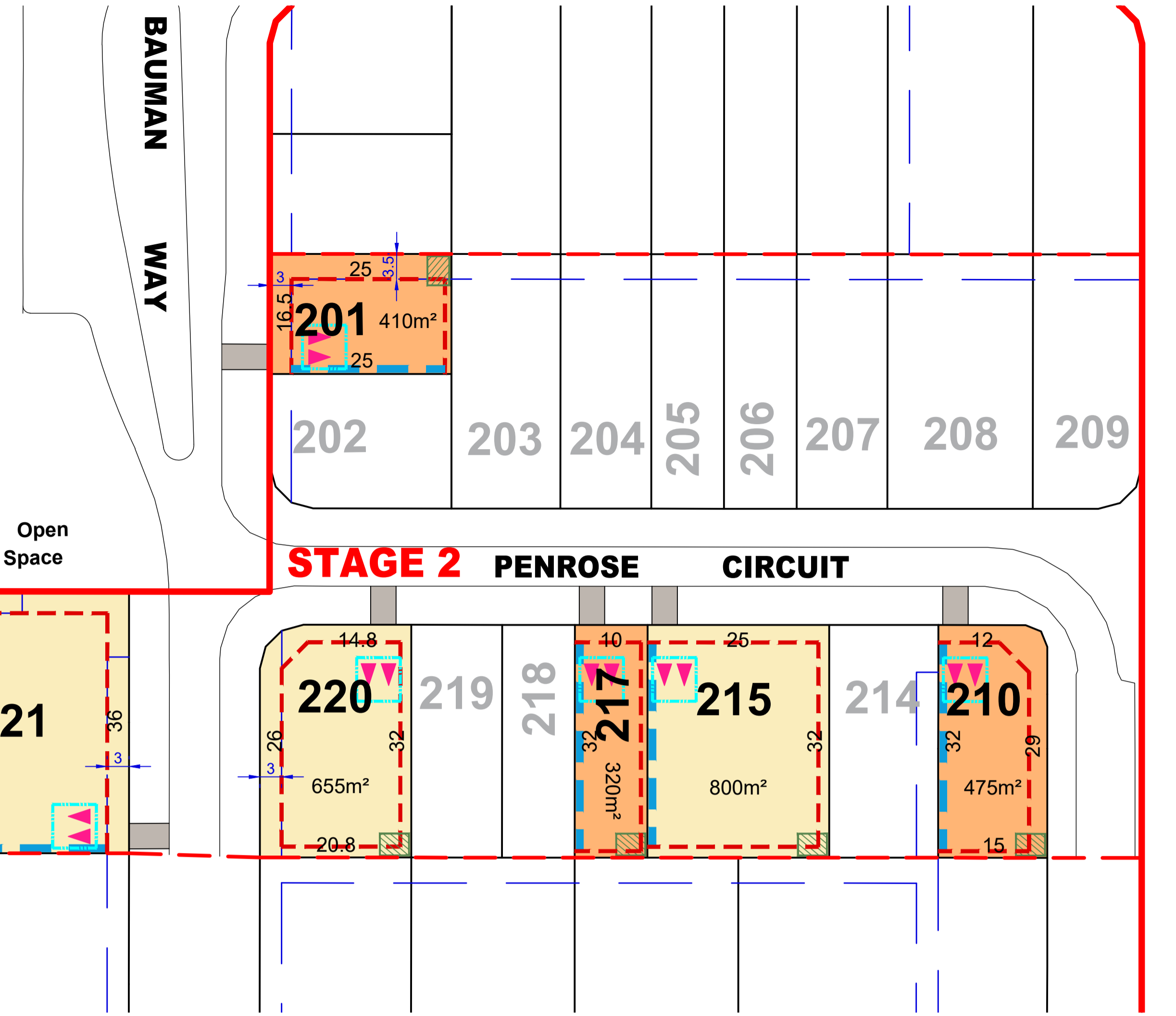
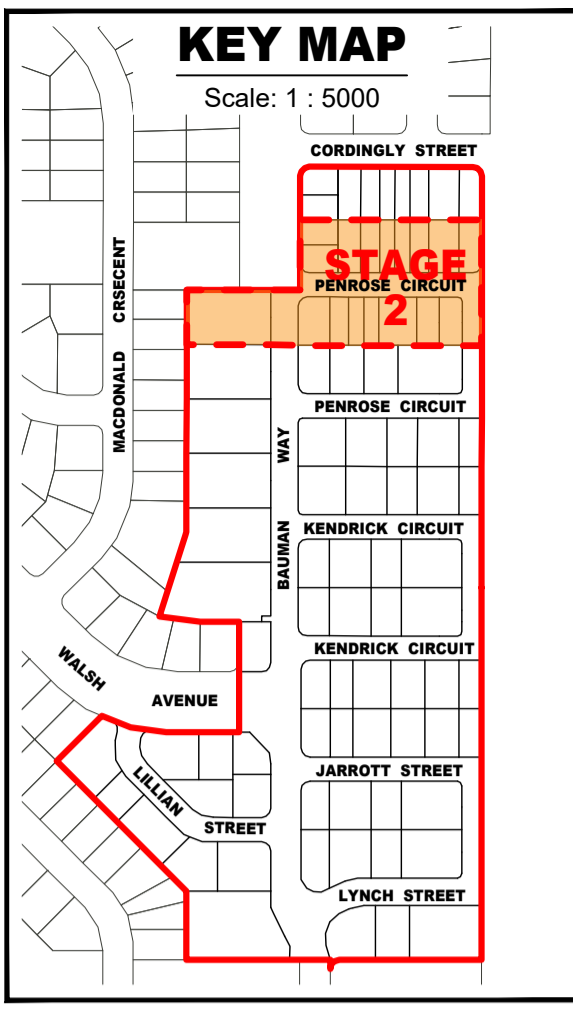
PLAN REF: **148252 – 05**
Rev No: **A**
DATE: 12 JULY 2021
CLIENT: EDQ
DRAWN BY: JC
CHECKED BY: MD

1 : 500 @ A2

**BLUE RIDGE
PLAN OF DEVELOPMENT
STAGE 1**

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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Development and Planning
Reference: DA024-2021.....
Date: 06 August 2021.....

PLAN REF: **148252 - 06**
Rev No: **A**
DATE: 12 JULY 2021
CLIENT: EDQ
DRAWN BY: JC
CHECKED BY: MD

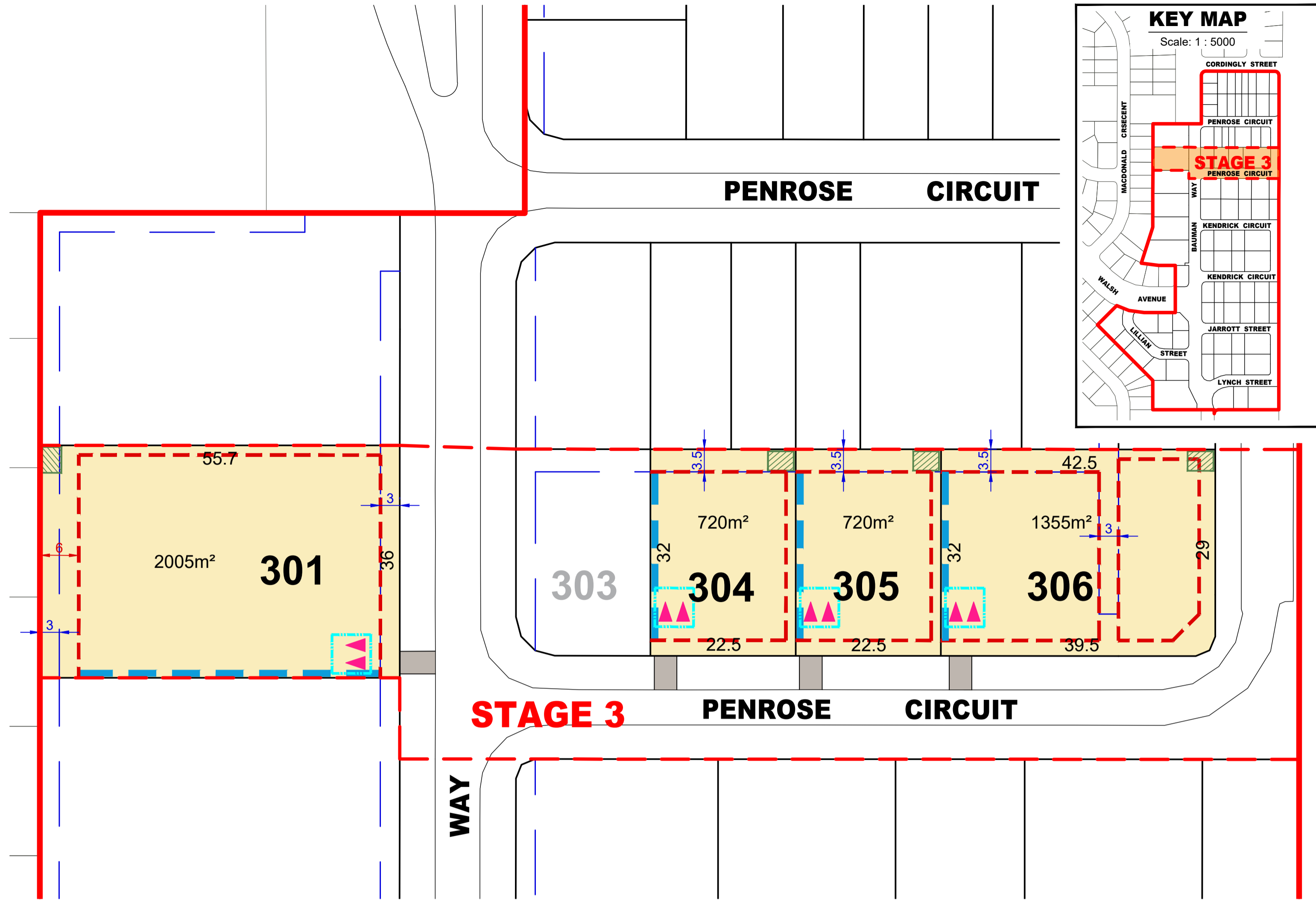
0 5 10 15 20 25 1:500 @A2

**BLUE RIDGE
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STAGE 2**

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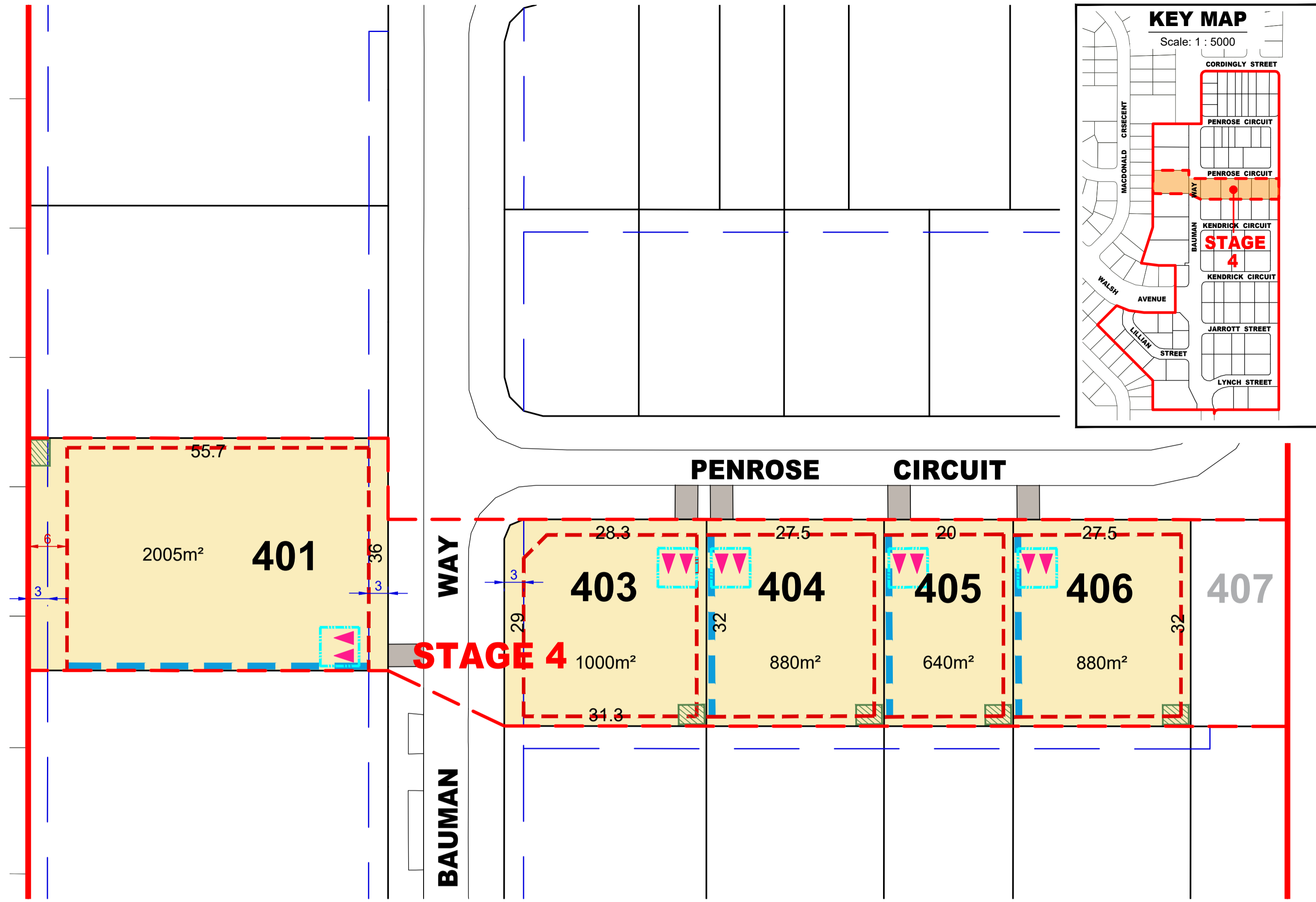
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| Front / Primary Frontage | 2.4m | 2.4m | 2.4m | 2.4m |
| Garage | 4.5m | N/A | 4.5m | N/A |
| Carport | 1.0m | N/A | 1.0m | N/A |
| Rear Setback | | | | |
| Rear | 0.9m | | As per Queensland Development Code (QDC). | |
| Side Setback | | | | |
| Built to Boundary (Optional) | 0.0m | 1.0m | As per Queensland Development Code (QDC). | |
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| Corner Lots – Secondary Frontage | 2.5m | 2.5m | 2.5m | 2.5m |
| Maximum Site Cover | 60% | | 50% | |

Legend

- Site Boundary
- - - Stage Boundary
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Allotment Details

- ▭ Maximum Building Location Envelope
- ▭ Optional Built to Boundary Wall
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Adjoining information: DCDB.
Aerial photography: Queensland Globe.

APPROVED PLAN
Central Highlands Regional Council
Development and Planning
Reference: DA024-2021
Date: 06 August 2021

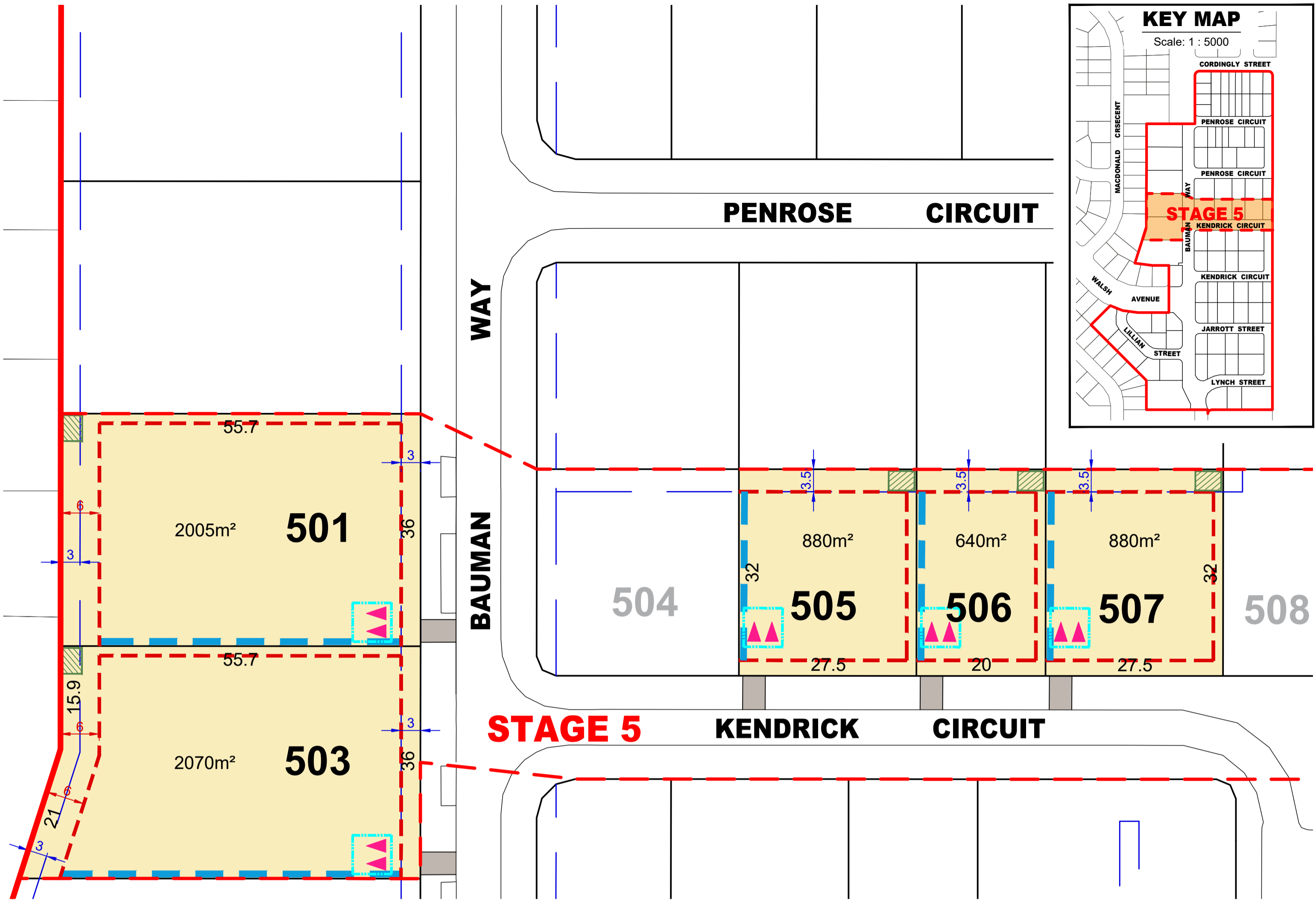
PLAN REF: **148252 – 08**
Rev No: **A**
DATE: 12 JULY 2021
CLIENT: EDQ
DRAWN BY: JC
CHECKED BY: MD

1 : 500 @ A2

**BLUE RIDGE
PLAN OF DEVELOPMENT
STAGE 4**

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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- Private open space accessible from the ground floor must not be less than 12m² with a minimum dimension of 2.4m.

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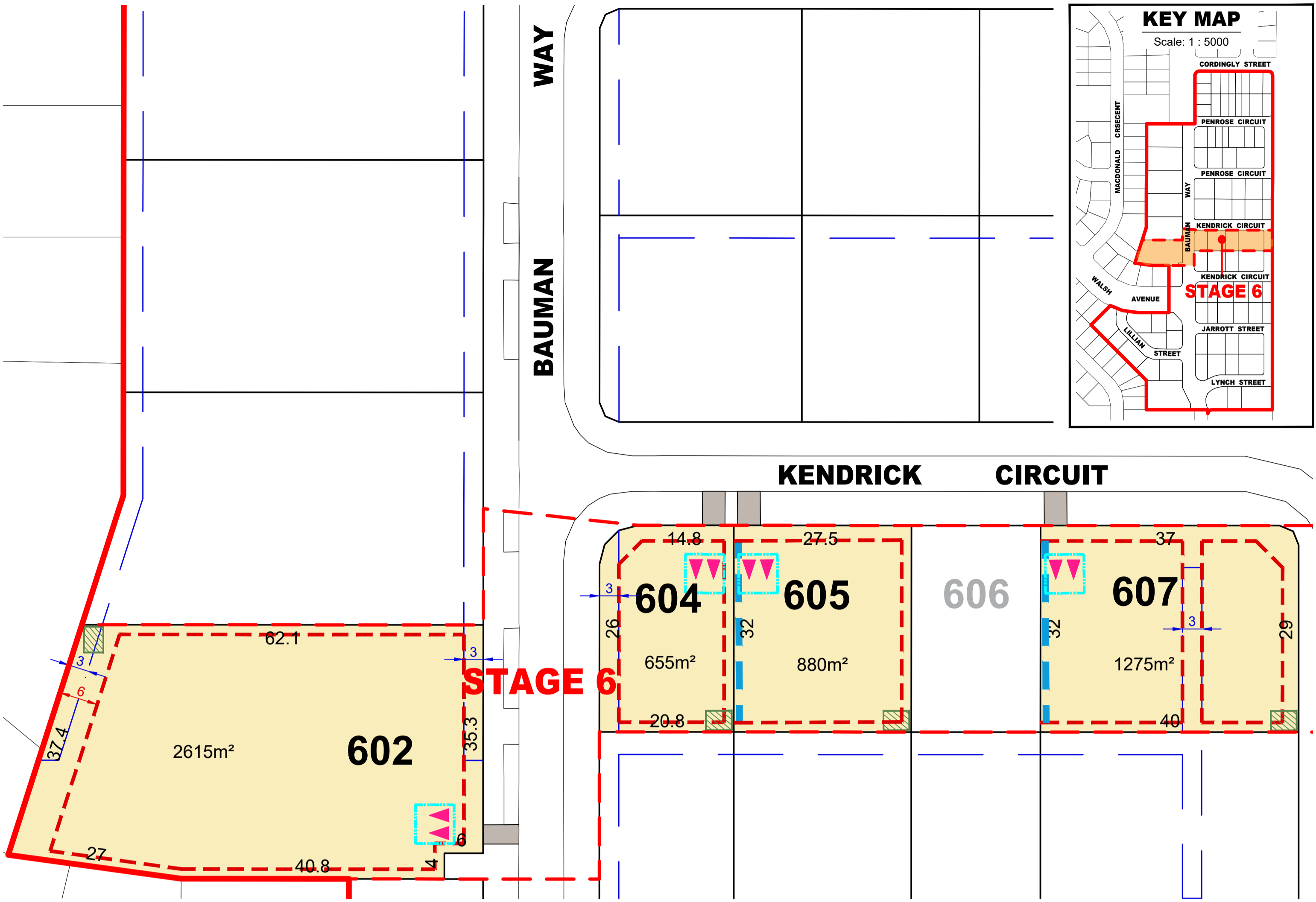
PLAN REF: **148252 – 09**
 Rev No: **A**
 DATE: 12 JULY 2021
 CLIENT: EDQ
 DRAWN BY: JC
 CHECKED BY: MD

0 5 10 15 20 25 1:500 @A2

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 STAGE 5**

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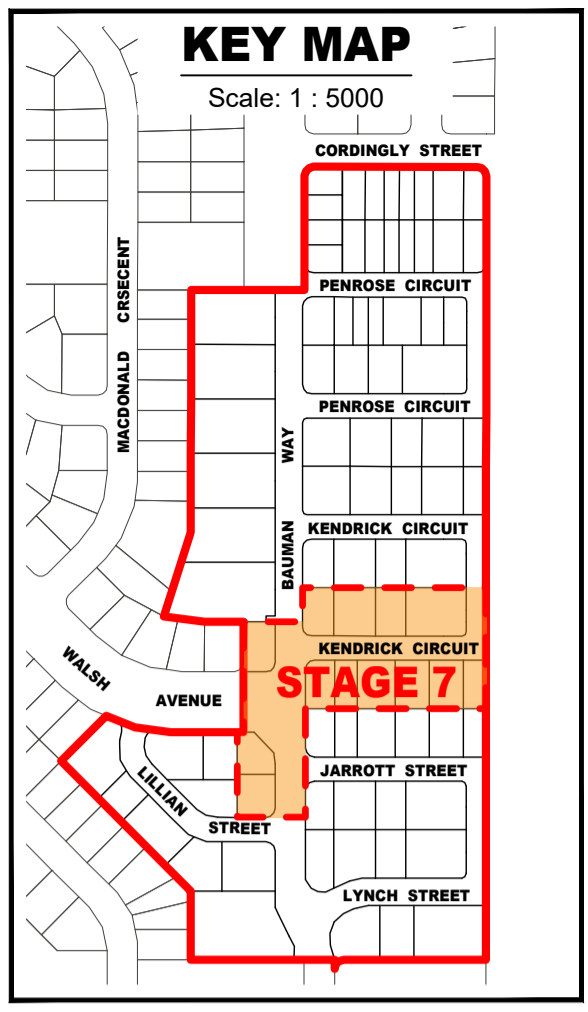
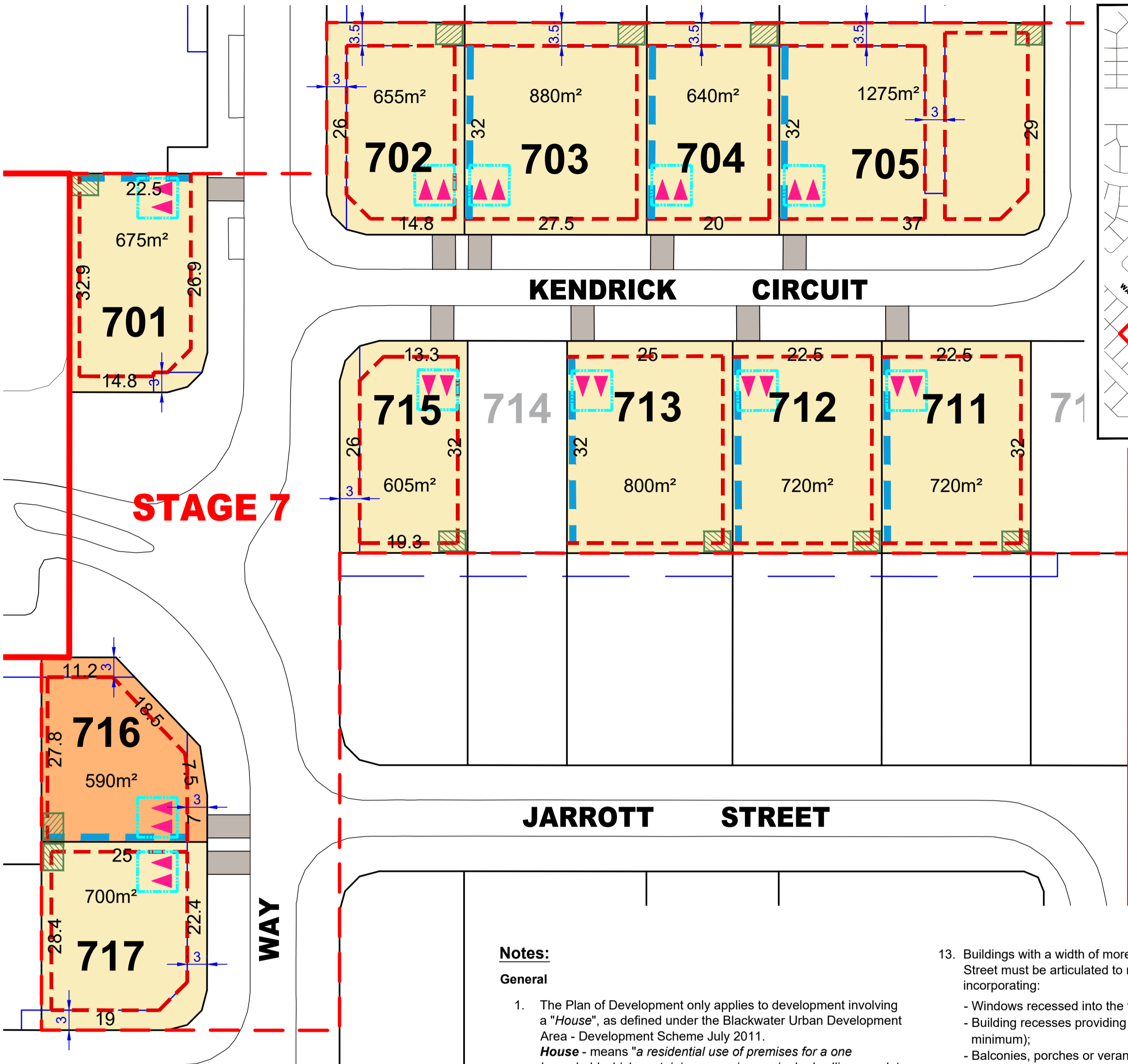
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APPROVED PLAN

Central Highlands Regional Council
Development and Planning

Reference: DA024-2021

Date: 06 August 2021



STAGE 7

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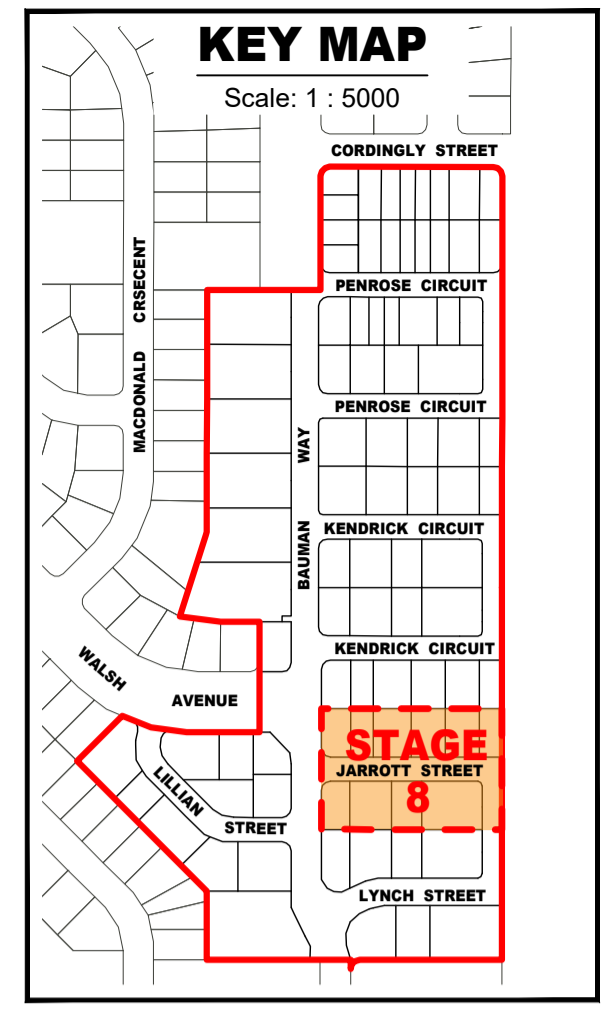
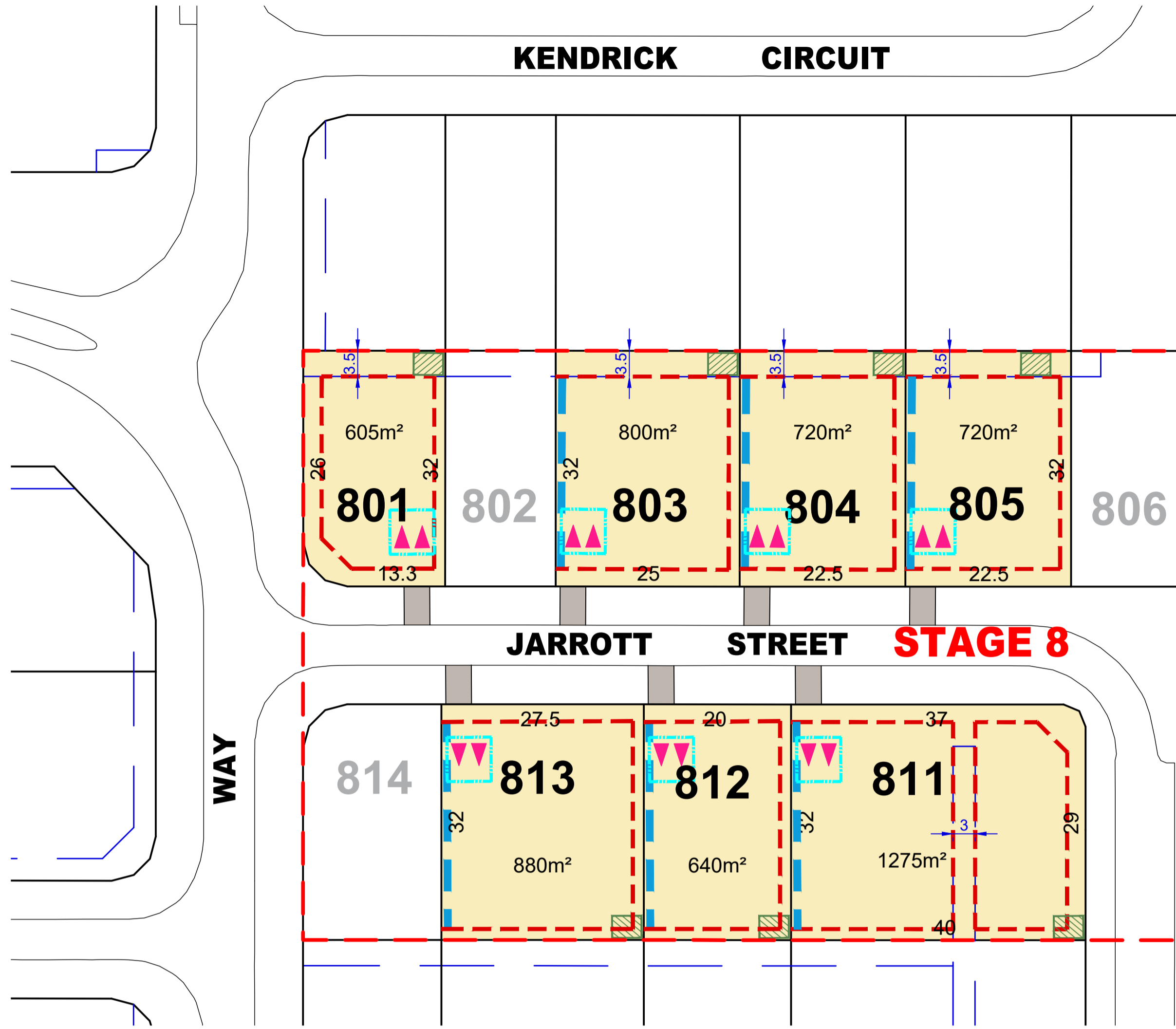
PLAN REF: 148252 – 11
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 Reference: DA024-2021.....
 Date: 06 August 2021

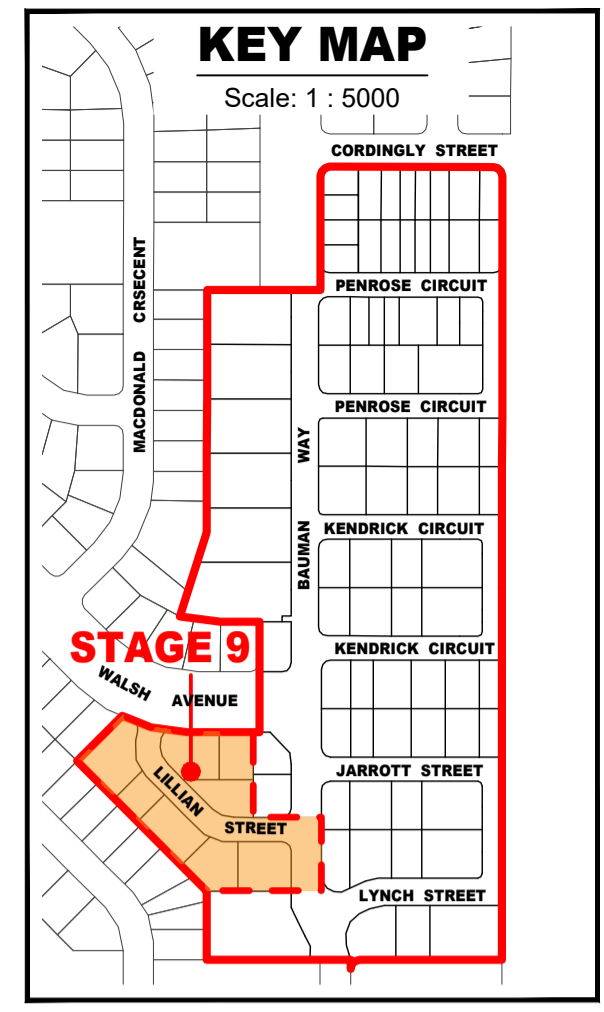
PLAN REF: **148252 - 12**
 Rev No: **A**
 DATE: 12 JULY 2021
 CLIENT: EDQ
 DRAWN BY: JC
 CHECKED BY: MD

0 5 10 15 20 25 1:500 @ A2

**BLUE RIDGE
 PLAN OF DEVELOPMENT
 STAGE 8**

URBAN DESIGN
 Level 4 HQ South
 520 Wickham Street
 PO Box 1559
 Fortitude Valley QLD 4006
 T +61 7 3539 9500
 W rpsgroup.com

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Notes:

General

- The Plan of Development only applies to development involving a "House", as defined under the Blackwater Urban Development Area - Development Scheme July 2011.
House - means "a residential use of premises for a one household which containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling. The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence, and may be constructed under the primary dwelling, attached to it or free standing".
- Where development does not comply with **all** requirements of the Plan of Development, the relevant local planning instrument and/or Queensland Development Code (QDC) at the time of lodgement will apply.
- The maximum height of buildings shall not exceed 2 storeys or 8.5m above natural ground level.
- All lots must contain a house.

Building Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned on the plan.
- The location of optional built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted, side setbacks shall be in accordance with the Plan of Development Table.
- Built to boundary walls, if adopted, are to have a maximum length of 9m and a maximum height of 3.5m above natural ground level.
- Built to boundary walls, if adopted, are only permitted for *Class 10a buildings* as defined by the Queensland Development Code and the Building Code of Australia (e.g. garage, carport, shed or the like).
- Boundary setbacks are measured as the shortest distance from the building's outer most projection to the lot boundary.
- Maximum building location envelopes shown on the plan are diagrammatic only - setbacks must align with the Plan of Development Table. Maximum building location envelopes are subject to maximum site cover requirements, proposed easements and/or other underground services.

Building Articulation and Street Surveillance

- Buildings must address the Primary Street Frontage as identified on the Plan of Development. The Primary Street Frontage is defined as the frontage where the main vehicular access (driveway) is located.
- All buildings must have casual surveillance of the street by way of porches, balconies or windows.

- Buildings with a width of more than 10m that are visible from a Street must be articulated to reduce the mass of the building by incorporating:
 - Windows recessed into the façade;
 - Building recesses providing variation in the façade (100mm minimum);
 - Balconies, porches or verandahs provided; and
 - Window hoods provided.
- Any 2 storey building must provide fixed privacy screens to all side boundary windows or balconies.
- Building character and identity should be demonstrated through:
 - A variety of building materials and finishes; and
 - Varied roof forms and roof pitches.
- Buildings must incorporate at least two openings to all habitable rooms, including internal windows to facilitate cross ventilation. Opening includes door / doorways.
- Buildings not orientated to within 20 degrees of a north south orientation must include sun shading devices over windows, balconies, or porches.

Outdoor Living Spaces

- Private open space accessible from the ground floor must not be less than 12m² with a minimum dimension of 2.4m.

Fencing

- Fencing between lots must be solid 1.8m in height, and:
 - If on the front boundary, be placed a minimum 1.0m behind the front building façade;
 - Fences on corner lots should be designed as front fences addressing both streets (rather than a front and side fence); and
 - Fences on corner lots are to incorporate a variety of materials or a combination of colours or recesses so as to be decorative in nature.

On-site Car Parking and Driveways

- On-site carparking must be provided as follows, with a minimum of 1 space covered per dwelling:
 - Studio, 1 and 2 bedrooms = 1 car space
 - 3+ bedrooms = 2 car spaces
- Double garages are not permitted on lots with a frontage of less than 10m wide.
- On-site car parking can be provided in tandem.
- Carports must not be enclosed and are to be constructed from light weight materials.
- Garages / carports should be located on the side boundary shown as the optional built to boundary wall, whether or not the dwelling has adopted the built to boundary wall.
- Provide materials and finishes to the driveway surface in order to reduce the visual impact of these surfaces when viewed from the street. One or a combination of coloured aggregate, cement paving and/or patterns in the surface design can be used.

| POD Table | Lots <600m ² | | Lots 600m ² and Over | |
|---|-------------------------|-------------|---|-------------|
| | Ground Floor | First Floor | Ground Floor | First Floor |
| Front Setback | | | | |
| Front / Primary Frontage | 2.4m | 2.4m | 2.4m | 2.4m |
| Garage | 4.5m | N/A | 4.5m | N/A |
| Carport | 1.0m | N/A | 1.0m | N/A |
| Rear Setback | | | | |
| Rear | 0.9m | | As per Queensland Development Code (QDC). | |
| Side Setback | | | | |
| Built to Boundary (Optional) | 0.0m | 1.0m | As per Queensland Development Code (QDC). | |
| Non Built to Boundary | 0.9m | | As per Queensland Development Code (QDC). | |
| Corner Lots – Secondary Frontage | 2.5m | 2.5m | 2.5m | 2.5m |
| Maximum Site Cover | 60% | | 50% | |

Legend

- Site Boundary
- - - Stage Boundary
- - - Existing Easements

Allotment Details

- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- Preferred Garage Location
- Preferred Driveway Location
- Preferred Private Open Space Location

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: RPS Survey.
Services / Infrastructure: RPS As Cons.
Adjoining information: DCDB.
Aerial photography: Queensland Globe.

APPROVED PLAN
Central Highlands Regional Council
Development and Planning
Reference: DA024-2021
Date: 06 August 2021

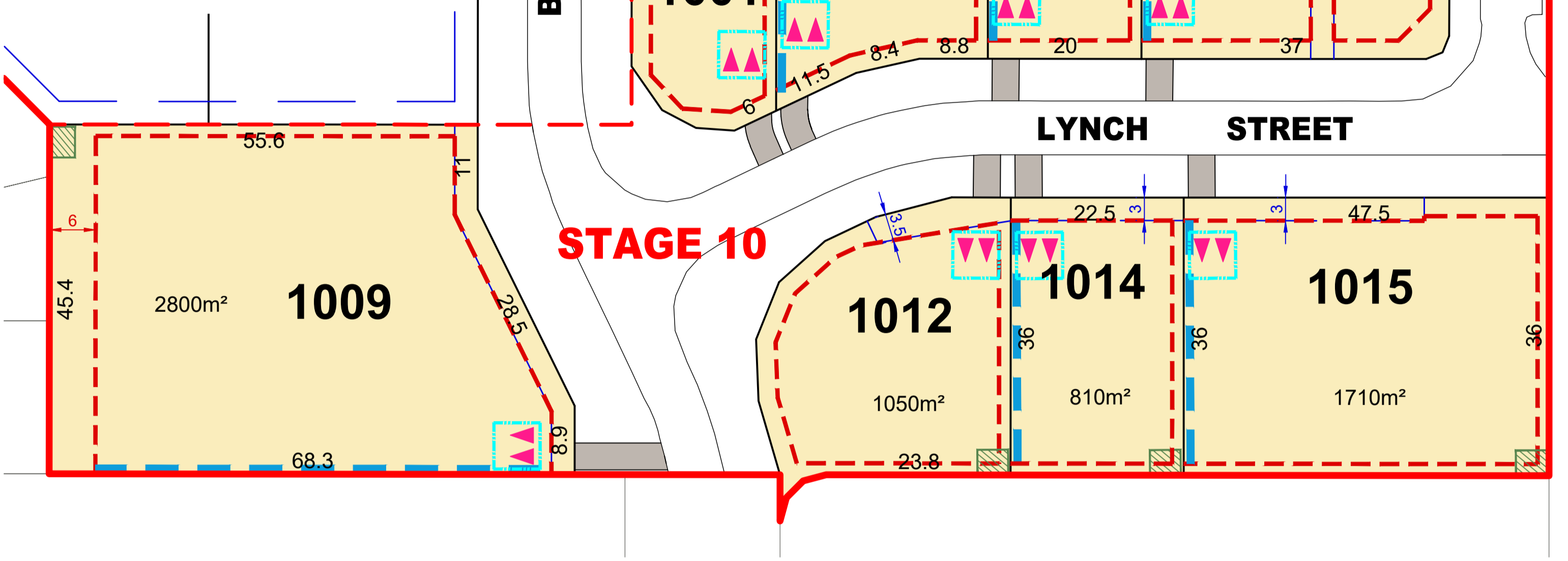
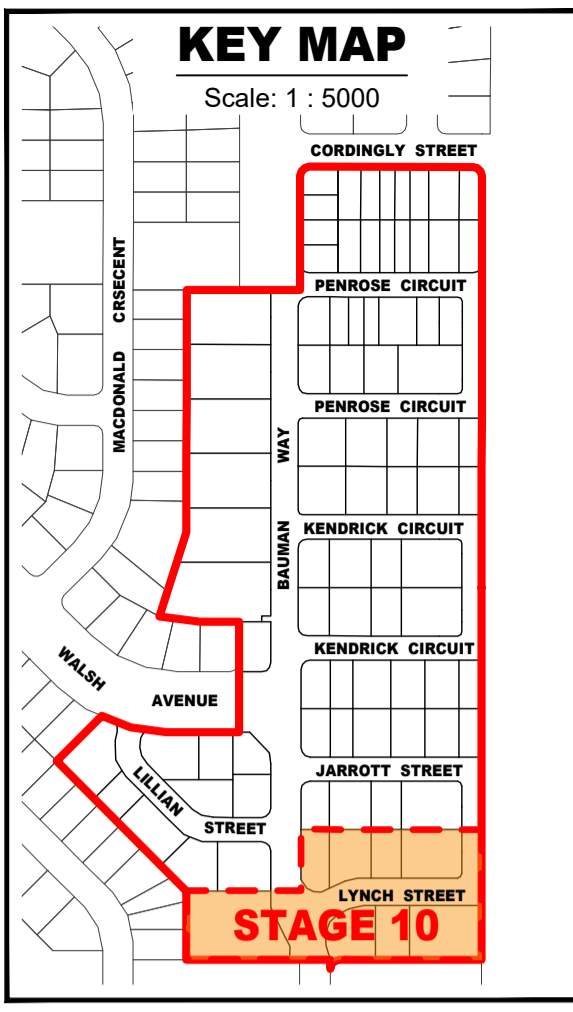
PLAN REF: **148252 – 13**
Rev No: **A**
DATE: 12 JULY 2021
CLIENT: EDQ
DRAWN BY: JC
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0 5 10 15 20 25 1 : 500 @ A2

**BLUE RIDGE
PLAN OF DEVELOPMENT
STAGE 9**

URBAN DESIGN
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Central Highlands Regional Council
Development and Planning
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Date:06 August 2021.....

PLAN REF: **148252 – 14**
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CLIENT: EDQ
DRAWN BY: JC
CHECKED BY: MD

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**BLUE RIDGE
PLAN OF DEVELOPMENT
STAGE 10**

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