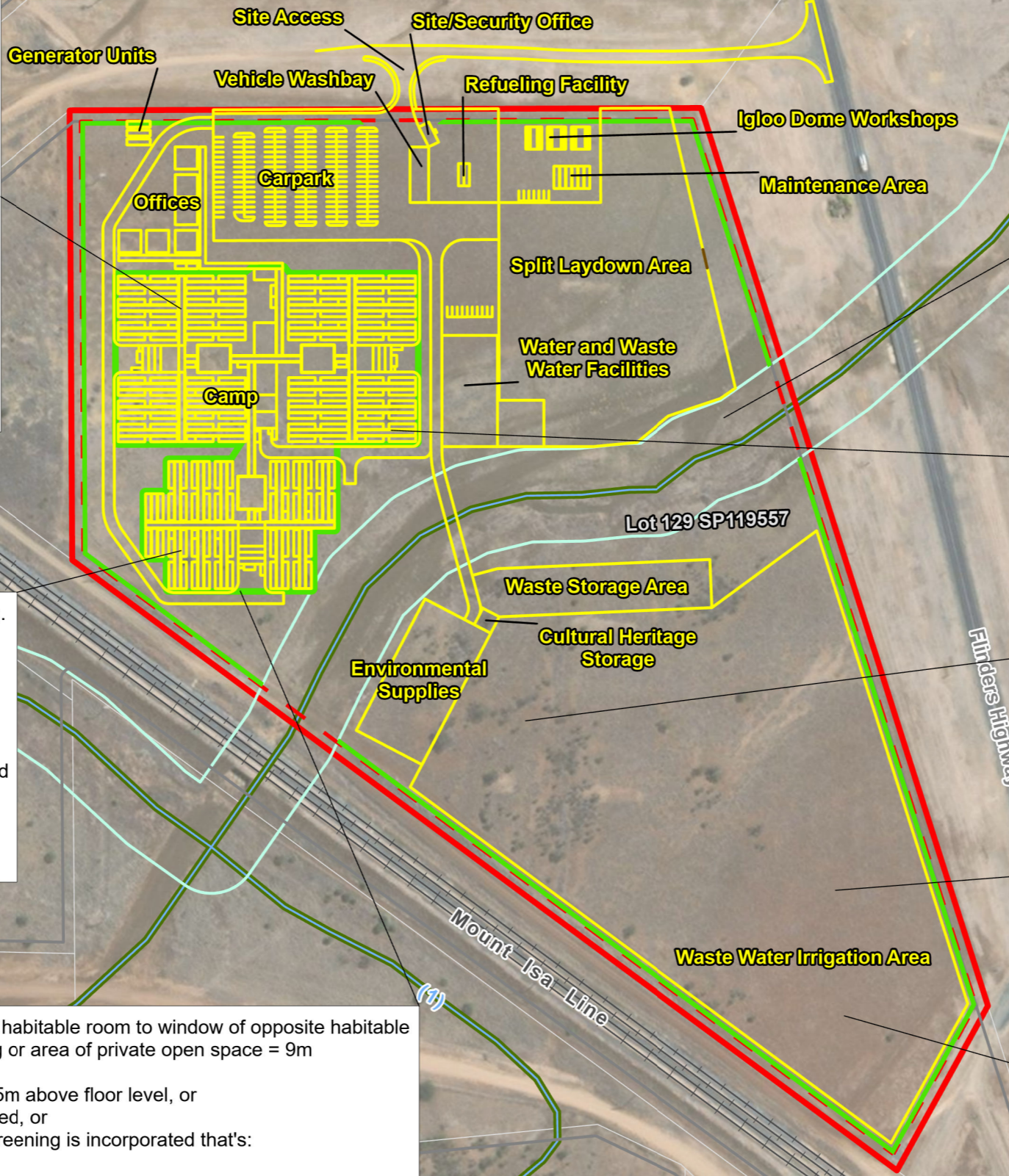


- if main living area is ground level, private open space:
 - is directly accessible from the main living area; and
 - has minimum single area of 25m² per dwelling with minimum 4m width; and
 - has an area with minimum dimensions of 3mx4m that is completely covered for sun and weather protection; and
 - has a maximum gradient of 1 in 10; and
 - is fenced or screened to protect privacy between adjacent dwellings; and
 - does not have air-conditioning units or other services located in this space
- if main living area is above ground level, private open space:
 - has minimum single area of 10m² per dwelling with minimum 3m width; and
 - is directly accessible from the main living area; and
 - is completely covered for sun and weather protection; and
 - is screened to protect privacy between adjacent dwellings; and
 - does not have air-conditioning units or other services located in this space

- design incorporates CPTED, buffers for sensitive land uses (e.g. accommodation)
- development footprint is located wholly outside MSES
- minimum floor level = 300mm above 1 in 100yr ARI
- maximum building width or depth = 30m
- maximum residential building height = 8.5m
- maximum residential density = 1 dwelling/250m²
- maximum external residential walls = 15m (L) or recess provided at minimum 7.5m intervals
- communal clothes drying facilities provided
- minimum communal outdoor clothes drying area = 2m²/per dwelling and screened from the street

- minimum distance from window of habitable room to window of opposite habitable room/bathroom of another dwelling or area of private open space = 9m
- if <9m:
 - minimum window sill height = 1.5m above floor level, or
 - if <1.5m, opaque glazing is applied, or
 - permanent and fixed external screening is incorporated that's:
 - solid translucent screen, or
 - maximum opening for perforated panels or trellises = 50%
 - solid 1.8m high fence separates residential activity with ground level windows



- avoid development
- clearing of native vegetation to be rehabilitated

- minimum width of accommodation landscaping = 3m
- maximum tree spacing from centres of trees = 0.75m
- comprises species from SC6.3 Preferred Plant Species Planning Scheme Policy
- provides appropriate buffers to non-residential activities

- maximum residential coverage = 50%
- 50% = 85,173m²
- minimum private and communal open space coverage = 30%
- 30% = 51,104m²

connection to reticulated water supply or single bore with continuous flow rate of 0.25L/sec

entire Site is a stock route reserve (secondary)

Planning Scheme Design Criteria - Residential Activities
Copperstring - Hughenden

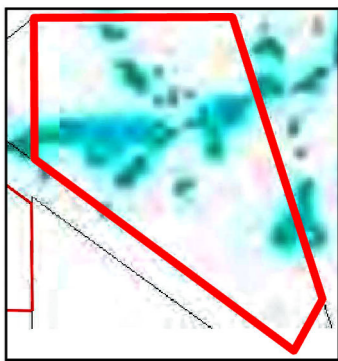


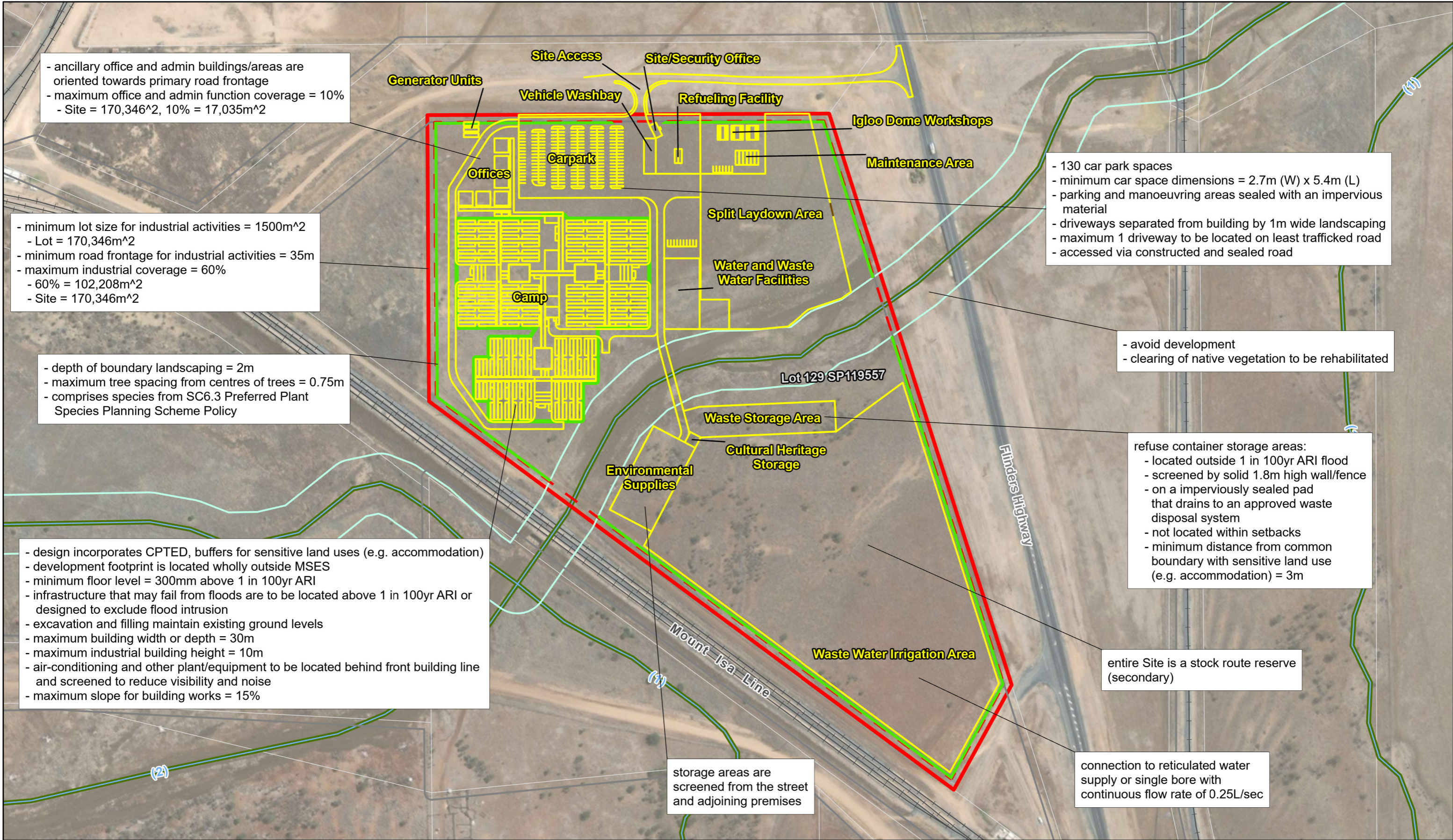
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Scale: 1:3,000 @A3
Coordinate System: GDA2020 MGA Zone 55
MAP REF: P.22.1540
AUTHOR: JB
REV: E
DATE: 8/02/2024
DATA SOURCES: Aerial imagery from ESRI, Data from QSpatial, State of QLD, Project Specific Data

LEGEND

- Site
- Layout
- Refuse Container Storage Area Wall
- Watercourse
- Railway
- MSES Regulated Vegetation [Defined Watercourse]

- Landscaping
- Site Setback (6m)
- Road Buffer (6m)
- Watercourse Buffer (25m)
- Cadastral Boundary
- Lot
- Associated Lot
- 100 ARI Flood





- ancillary office and admin buildings/areas are oriented towards primary road frontage
 - maximum office and admin function coverage = 10%
 - Site = 170,346m², 10% = 17,035m²

- minimum lot size for industrial activities = 1500m²
 - Lot = 170,346m²
 - minimum road frontage for industrial activities = 35m
 - maximum industrial coverage = 60%
 - 60% = 102,208m²
 - Site = 170,346m²

- depth of boundary landscaping = 2m
 - maximum tree spacing from centres of trees = 0.75m
 - comprises species from SC6.3 Preferred Plant Species Planning Scheme Policy

- design incorporates CPTED, buffers for sensitive land uses (e.g. accommodation)
 - development footprint is located wholly outside MSES
 - minimum floor level = 300mm above 1 in 100yr ARI
 - infrastructure that may fail from floods are to be located above 1 in 100yr ARI or designed to exclude flood intrusion
 - excavation and filling maintain existing ground levels
 - maximum building width or depth = 30m
 - maximum industrial building height = 10m
 - air-conditioning and other plant/equipment to be located behind front building line and screened to reduce visibility and noise
 - maximum slope for building works = 15%

- 130 car park spaces
 - minimum car space dimensions = 2.7m (W) x 5.4m (L)
 - parking and manoeuvring areas sealed with an impervious material
 - driveways separated from building by 1m wide landscaping
 - maximum 1 driveway to be located on least trafficked road
 - accessed via constructed and sealed road

- avoid development
 - clearing of native vegetation to be rehabilitated

refuse container storage areas:
 - located outside 1 in 100yr ARI flood
 - screened by solid 1.8m high wall/fence
 - on a imperviously sealed pad that drains to an approved waste disposal system
 - not located within setbacks
 - minimum distance from common boundary with sensitive land use (e.g. accommodation) = 3m

entire Site is a stock route reserve (secondary)

connection to reticulated water supply or single bore with continuous flow rate of 0.25L/sec

storage areas are screened from the street and adjoining premises

Planning Scheme Design Criteria - Industrial Activities
 Copperstring - Hughenden



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 Metre
 Scale: 1:3,000 @A3
 Coordinate System: GDA2020 MGA Zone 55
 MAP REF: P.22.1540
 AUTHOR: JB
 REV: F
 DATE: 14/02/2024
 DATA SOURCES: Aerial imagery from ESRI, Data from QSpatial, State of QLD, Project Specific Data

- LEGEND**
- Site
 - Layout
 - Refuse Container Storage Area Wall
 - Watercourse
 - Railway
 - MSES Regulated Vegetation [Defined Watercourse]

- Landscaping
- Site Setback (6m)
- Road Buffer (6m)
- Watercourse Buffer (25m)
- Cadastral Boundary
- Lot
- Associated Lot
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