



- Legend**
- Site Boundary
 - - - Stage Boundary
 - - - Existing Easements
 - - - Future Lots (on Lot 145 on SP321788)
 - Street Trees (to be retained)
 - Street Trees (to be **relocated**)
 - ⊗ Stormwater Manhole
 - ⊙ Communications Pit
 - ⊙ Existing Street Lights
 - Existing Green Boy

- Allotment Details**
- ▭ Maximum Building Location Envelope
 - ▭ Optional Built to Boundary Wall
 - ▭ Preferred Garage Location
 - ▭ Preferred Driveway Location
 - ▭ Preferred Private Open Space Location
 - ▭ Allotments 450sqm - 599sqm
 - ▭ Allotments 600sqm and Over

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: Fyfe Pty Ltd.
Lot Layout: Fyfe Pty Ltd, Urbis.
Adjoining information: Fyfe Pty Ltd.
As Com: Fyfe Pty Ltd.
Contours: Fyfe Pty Ltd.
Street Lights and Street Trees: Digitized (Nearmap).

Notes:

General

1. All development is to be undertaken in accordance with the Development Approval.
2. The maximum height of buildings shall not exceed 2 storeys or 8.5m above natural ground level.
3. All lots must contain a house.

Building Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise dimensioned on the plan.
5. 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.
6. Built to boundary walls are to have a maximum length of 9m and a maximum height of 3.5m above natural ground level.
7. 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 or the like). Sheds are not permitted to be built to boundary - standard side setback applies.
8. Eaves should not encroach (other than where building is a built to boundary) closer than 300mm to the lot boundary, excluding the Primary Street Frontage where eaves should not be closer than 2.4m.
9. Boundary setbacks are measured as the shortest distance from the outermost projection of the building or structure to the vertical projection of the lot boundary.
10. Maximum building location envelopes 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 are to address the Primary Street Frontage. The Primary Street Frontage is defined as the frontage where the main vehicular access (driveway) is located.
12. All buildings are to have casual surveillance of the street by way of porches, balconies or windows.
13. Buildings are to be articulated to reduce the mass of the building by incorporating two or more of the following design elements:
 - Windows recessed into the façade;
 - Building recesses providing variation in the façade (100mm minimum);
 - Roof overhangs;
 - Balconies, porches or verandahs; or
 - Window hoods / screens.
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 to incorporate at least two openings to all habitable rooms, including internal windows to facilitate cross ventilation. Opening includes door / doorways.

Outdoor Living Spaces

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

Fencing

18. Fencing to Primary Frontages must be setback 1.0m behind the front building wall.
19. Fencing on corner lots along the street frontages should be designed as front fences addressing both streets (rather than a front and side fence). 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.
20. Fencing between lots must be solid 1.8m in height and be constructed as either good neighbour timber fencing with capping and finish, or Colorbond style fencing, and must finish a minimum of 1.0m behind the front building wall.
21. Fencing interfacing with a park must not exceed 1.5m in height and be no more than 25% transparent.

On-site Car Parking and Driveways

22. On-site car parking must be provided as shown, with a minimum of 1 space covered per dwelling:
 - a) Studio, 1 and 2 bedroom dwelling = 1 car space
 - b) 3+ bedroom dwelling = 2 car spaces
23. On-site car parking can be provided in tandem.
24. Carports must not be enclosed and are to be constructed from light weight materials.
25. 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 BTB setback.
26. The maximum width of a driveway shall be 4.8m at the lot boundary.
27. Driveways must avoid on-street assets, such as street lights, drainage pits, street trees, existing water meter connections and service pillars otherwise relocations are at the home owners cost and reasonability to negotiate with the asset owner.
28. Provide materials and finishes to the driveway surface in order to reduce the visual impact of these surfaces when viewed from the street. One of a combination of coloured aggregate, cement paving and/or patterns in the surface design can be used.

Plan of Development Table	Ground Floor	First Floor
Front Setback		
Front / Primary Frontage	2.4m	2.4m
Garage	5.5m	N/A
Carport	0.0m	N/A
Rear Setback		
Rear	1.5m	2.0m
Park	1.5m	2.0m
Side Setback		
Built to Boundary	0.0m	2.0m
Non Built to Boundary	1.5m	2.0m
Corner Lots		
Secondary Frontage to Street	2.5m	2.5m
Site Cover		
Maximum Site Cover	Lots 450sqm - 599sqm: 60% Lots 600sqm and Over: 50%	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1097
Date: 01/08/2022

AMENDED IN RED

By: M. Bais
Date: 25 July 2022

PLAN REF: **151044 - 01**
Rev No: **B**
DATE: 22 JULY 2022
CLIENT: EDQ
DRAWN BY: NV
CHECKED BY: MD

0 10 20 30 40 50 1:1,000 @ A2

**CLEARVIEW RISE
PLAN OF DEVELOPMENT
STAGE 3**

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

