



NOTES:

Height

1. The maximum height of buildings shall be 8.5m to the peak of the roof. Single storey, 4.5m height limit applies to Lots 4001-4014.

Setbacks

2. Setbacks are as per the Plan of Development Table unless otherwise specified on the plan.
3. Built to boundary walls are optional. The location of the 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. Lots 4020-4033 to have a 1m rear boundary setback. Lots 4007-4014 to have a 2.5m rear boundary setback.
4. Setbacks are measured to the outer edge of the wall or balcony. Eaves, hoods, screens and projected architectural elements may extend a maximum of 1 m into the setbacks or to a minimum of 450mm from the boundary, whichever is the lesser. Lot 4001 to have a 2m setback on southern boundary where adjacent to Lot 1082 only.

Parking

5. 2 car spaces per dwelling of which both are enclosed.

Private Open Space

6. Dwellings with their main living area located at ground level must have a private open space area of at least 25m² with a minimum dimension of at 3m, and preferably accessible from the main living area.
7. Dwellings with their main living area above ground level must have a private open space area of at least 8m² for 1 bed with a minimum dimension of 2m, 12m² for 2 bed with a minimum dimension of 2.5m, 16m² for 3 bed or greater with a minimum dimension of 3m, and preferably accessible from the main living area.
8. Patios and covered outdoor living areas or recreation areas are included in the above private open space requirements.

Fencing

9. Fencing to the primary street frontage to be at least 50% transparent and not to exceed 1.2 metres in height.
10. Fencing to public open space to be at least 50% transparent and not to exceed 1.8 metres in height.
11. Fencing on secondary street frontages to be at least 25% transparent, have a maximum height of 1.8 metres
12. Fencing to be a maximum of 1.8m high to all side and rear boundaries.

PLAN OF DEVELOPMENT TABLE

Frontage / width of Lots	12.5m - 13.99m	14.0m - 15.99m	16.0m - 17.99m	18.0m +
Frontage Setback (m)				
Front / Primary Frontage	4.5	4.5	4.5	4.5
Garage	5.5	5.5	5.5	5.5
Side Setback (m)				
Side Boundary (Level 1)	1	1	1	1
Side Boundary (Level 2)	1.5	1.5	2	2
Built to Boundary Wall	0	0	0	0
Corner Lots - Secondary Frontage	2	3	3	3
Rear Setback (m)				
Rear Boundary	2	2	2	2
Park & Open Space	3	3	3	3
Other Requirements				
Built to Boundary Wall				
a. Maximum length	12m	12m	12m	12m
b. Maximum height (Ground floor level only)	3.5m	3.5m	3.5m	3.5m
Site Cover (an additional 10% of site cover is allowed for porches, patios and covered outdoor areas)	60%	60%	50%	50%

Note:

- All setbacks in metres. Lot widths are based on average lot width.
- Lots 4001-4006 vehicular access restricted to 'new road 14' only and this is confirmed as their primary frontage

Building Design

13. All homes are to have a window or balcony from a habitable room that faces the street and open space.
14. The Garage cannot be the closest part of the home to the street and must be setback at least 1 m behind another part of the home.
15. Garages are to have a maximum internal width of 7 metres and be no greater than 50% of the site frontage for lots greater than 14 metres wide.
16. A maximum of 1 driveway per dwelling
17. Refuse bins are to be located behind the building line and screened from view.
18. Carports are only permitted if they are at least 1m behind the building line and 500mm below the peak of the roof.

Lots 4001 - 4006 only

19. Dwellings must be oriented to address the primary street frontage;
20. Vehicular access is restricted to the primary street frontage only;
21. Pedestrian access is permissible from the primary frontage and Riverside Esplanade via the approved stairway only;
22. All Dwellings must include at least 1 large window or balcony from a habitable room which faces each street frontage and/or pedestrian laneway to facilitate casual surveillance.
23. All Dwellings must present an attractive and well-articulated façade to each street frontage and/or pedestrian laneway. Designs must utilise a variety of colours, materials and roof forms to avoid monotonous facades and contribute to a positive streetscape character.

Lots 4003, 4004 & 4020-4033 only

24. Prior to the commencement of any building or construction works within the prescribed lots that encroach on the deeper trunk sewer's zone of influence, submit and gain approval by Council's Logan Water for any proposed buildings or structures in accordance with the conditions of this approval. The applicant shall demonstrate compliance with the Performance Requirements of Queensland Development Code, MP 1.4 - Building over or near relevant infrastructure to the satisfaction of Council. Assessment shall apply to any existing or planned Logan Water infrastructure irrespective of the limitations of MP 1.4.

Definitions

- a. The secondary frontage of the lot is deemed to be the frontage of the greater dimension or as indicated on the Site Development Plan.
- b. Site cover is the proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outermost projections (excluding eaves) of the building(s) and expressed as a percentage.

The term does not include:
any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure, and/or sun shading devices.

LEGEND

- STAGE BOUNDARY
- BUILDING ENVELOPE
- BUILT TO BOUNDARY LINE
- NO VEHICULAR ACCESS

Client:

AVJENNINGS
SPV No.20 Pty Ltd

Site Address:

348 - 474 Cusack Lane,
Jimboomba

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G	07/08/23	SUB-STAGING	SJH	AG
F	31/05/23	EMT & BDY UPDATE	SJH	AG
E	14/04/23	UPDATE	SJH	FG
D	14/04/23	Note 24, sewer zone	SJH	MG
C	28/02/23	UPDATE LOT 4048	SJH	TG
B	16/01/23	UPDATES	SJH	EDL
A	28/10/22	UPDATED NOTES	SJH	FG
-	20/10/22	ORIGINAL ISSUE	SJH	FG
Issue	Date	Description	DRN	CHK

Scale at A3: 1:2500

Date: 07-08-23

Design:

Drawn:

Checked: SJH

FG / EDL

Drawing Title:

PLAN OF
DEVELOPMENT
STAGE 4A

Drawing No: 5544 P POD STG 4A 001 G Rev. No: