

Plan of Development Table	Premium Villa Allotments		Traditional Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor
<b>Primary Frontage Setback</b>				
Living	3.0m	3.0m	3.0m	3.0m
<b>Corner Allotments</b>				
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m
<b>Rear Setback</b>				
Rear	0.3m	0.5m	1.0m	1.0m
Garage	0.3m*	N/A	5.4m*	N/A
<b>Side - General Lots</b>				
Built to Boundary	0.0m	1.0m	0.0m	1.0m
		Optional		Optional
Non Built to Boundary	1.0m	1.0m	1.0m	1.5m
<b>Garage Location</b>	Preferred Garages are to be located along the built to boundary wall or if no BTB wall on Western or Southern Boundary or Low Side of the Allotment.			
<b>On site parking requirements (minimum)</b>	2 car parking spaces with 1 space to be covered and enclosed Single, tandem or double garage acceptable			
<b>Site Coverage (maximum)</b>	60% for Lots 600m <sup>2</sup> or less; 50% for Lots greater than 600m <sup>2</sup>			

Note: \* Garage or Carport Door

### Development Control Notes

#### General

- All development is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- The maximum height of buildings shall not exceed 8.5m and two (2) storeys, except when existing grades exceed 15% where the building may be up to 10m and 2 storeys in height.
- The maximum site coverage for each lot is to be in accordance with the Plan of Development Table.

#### Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified and/or dimensioned.
- Setbacks are measured to the wall.
- First floor setbacks must not exceed the minimum ground floor setbacks.
- In the case of corner allotments, an additional setback from the street is applicable. The setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
- Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Built to Boundary walls are to have a maximum length of 9 metres and a maximum height of 4.5 metres.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

#### Outdoor Living Space

- Private outdoor living space, must be provided for each dwelling, not less than 20m<sup>2</sup> in area with a minimum dimension of 3.0m.

#### Driveways

- A maximum of one driveway per dwelling is permitted.
- The maximum width of a driveway where crossing the shared access easement shall be:
  - 3.5m for single garages; and
  - 4.8m for double garages.

#### Definitions

**Site Cover** - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.



0 2 4 6 8 10 12 14 1:500 @A3

## BALLOW CRESCENT REDBANK PLAINS PLAN OF DEVELOPMENT OVER LOT 1 ON SP190866 1 INTO 3 ALLOTMENTS

PLAN REF: **132030-129B**  
DATE: 20 May 2020  
CLIENT: PEET  
DRAWN BY: LZ  
CHECKED BY: MD/DG

### Legend

- Site Boundary
- Shared Access Easement
- No Vehicle Access

### Allotment Details

- Primary Frontage
- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Optional Built to Boundary
- Preferred Garage Location
- Bin Collection Location
- Letterbox 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 5m<sup>2</sup>.

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

**Source Information:**  
Site boundaries: DCDB  
Adjoining information: DCDB.  
Aerial photography: Nearmap



**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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