

T LOTS 7.5-9.9m TOWNHOUSE



LOTS 15.0-17.99m ECONOMY TRADITIONAL



MANDATORY TWO STOREY PRODUCT AND MANDATORY BUILT TO BOUNDARY WALL (UNLESS A CORNER LOT)

(V) LOTS 10.0-12.49m VILLA

CY LOTS 12.5-14.99m COURTYARD

(TR) LOTS 18.0-21.99 TRADITIONAL

LOTS 22.0m+ MEDIUM DENSITY SITE

## IMPORTANT NOTES:

### ALLOTMENT SITE REQUIREMENTS

	AV. LOT WIDTH (m)	TYPICAL AV. LOT SIZE (m²)	MINIMUM BUILDING SETBACKS (REFER TO NOTES BELOW)							PRIVATE OPE	N SPACE (POS)	OTHER REQUIREMENTS				
LOT TYPE			FIRST STOREY (LESS THAN 4.5m) SECONDARY STOREY (4.5-8.5m)									LENGTH AND HEIGHT OF ZERO BOUNDARY WALL				
			FRONT (m)	FRONT GARAGE (m)	REAR (M)	OPTIONAL ZERO LOT LINE	SIDE SET BACK (m)	SECONDARY ROAD SETBACK	FRONT (m)	REAR (m)	ZERO LOT LINE	SIDE SET BACK (m)	MINIMUM AREA (m²)	MINIMUM CIRCLE DIAMETER (m)	MAXIMUM SITE COVERAGE (%)	- BOUNDARY WALL
TOWNHOUSE (T)	7.5-10.0	225	3	5.5	1.5	MANDATORY	0.75	0.75	3	1.5	1	1.5	60	4	75	MAX. TOTAL LENGTH: 80% OF THE LEGTH OF THE BOUNDARY MAX. HEIGHT: 7.5m
VILLA (V)	10.0-12.49	320	3	5.5	1.5	YES	0.75	0.75	3	1.5	1	1.5	80	5	60	MAX. TOTAL LENGTH: 60% OF THE LENGTH OF THE BOUNDARY MAX. HEIGHT: 3.5m (MAX SINGLE LENGTH 9m)
COURTYARD (CY)	12.5-14.99	375	3	5.5	1.5	YES	0.75	0.75	3	1.5	1	1.5	80	5	60	MAX. TOTAL LENGTH: 60% OF THE LENGTH OF THE BOUNDARY MAX. HEIGHT: 3.5m (MAX SINGLE LENGTH 9m)
ECONOMY TRADITIONAL (ET)	15.0-17.99	450	4.5	5.5	1.5	NO	1.0	2	4.5	1.5	N/A	2	80	5	50	N/A
TRADITIONAL (TR)	18.0-21.99	540	6.0	6.0	1.5	NO	1.5	3	6.0	1.5	N/A	2	-	-	50	N/A
MEDIUM DENSITY SITE (MD)	22.0 & ABOVE	660	6.0	6.0	1.5	NO	1.5	3	6.0	1.5	N/A	2	-	-	50	N/A
	EOD NON	7EDO LOT L	NE BULINDADA	CETBACKC AD	E ME & CLIDED	TO THE OUTEDN	OCT DDO IECT	IONI (OMB)	•						1	1

× FOR NON ZERO LOT LINE BOUNDARY SETBACKS ARE MEASURED TO THE OUTERMOST PROJECTION (OMP)

×× OMP INCLUDES ARCHITECTURAL FEATURES SUCH AS PIERS, PYLONS, EAVES, ETC.

NOTE - THIS IS A QUANTIFIABLE STANDARD THAT IS AN ALTERNATIVE PROVISION TO THE QDC, PART MP1.1, A1 (a), (b) AND (c), A2 (a), (b) AND (d) AND PART MP1.2, A1 (a), (b) AND (c), A2 (a), (b) AND (d). NON-COMPLIANCE WITH THIS PROVISION FOR A DWELLING HOUSE REQUIRES A CONCURRENCE AGENCY RESPONSE FROM COUNCIL.

\*\* SETBACK MEASURED TO THE GARAGE WALL FOR TOWNHOUSE PRODUCT.

NOTES - EXCLUDES POOLS AND CLASS 10 BUILDINGS AND STRUCTURES (OTHER THAN RETAINING WALLSAND STRUCTURES). FOR REQUIREMENTS FOR POOLS AND CLASS 10 BUILDING AND STRUCTURES (OTHER THAN RETAINING WALLS AND

## SITE COVER

1. SITE COVER (EXCLUDES EAVES, SUN SHADING DEVICES, PATIOS, BALCONIES AND OTHER UNCLOSED STRUCTURES):

CARPARKING SPACES
2. TWO CAR PARKING SPACES ARE PROVIDED PER DWELLING.

3. GARAGE AND CARPORT OPENINGS ARE IN ACCORDANCE WITH THE TABLE BELOW:

PRIMARY OR SECONDARY FRONTAGE	COVERED CAR SPACE OPENING (S) PER STREET FRONTAGE
12.5m OR GREATER	6.0m WIDE MAXIMUM
LESS THAN 12.5m	SINGLE LEVEL: 3.0m WIDE MAXIMUM
	DOUBLE LEVEL: 6.0m MAXIMUM AND RECESSED A MIN. 1.0m BEHIND THE
	FRONT WALL OR BALCONY OF UPPER LEVEL OR FOR A LANEWAY LOT
	(SINGLE OR DOUBLE LEVEL): NO MAXIMUM

## DRIVEWAYS

4. DRIVEWAY CROSSOVERS ARE LOCATED IN ACCORDANCE THE SETBACKS & REQUIREMENTS OF ACCESS & BUILDING ENVELOPE PLANS B00214-ABEP01-04.

5. DRIVEWAYS DO NOT INCLUDE A REVERSING BAY, MANEUVERING AREA OR VISITOR PARKING SPACES (OTHER THAN TANDEM SPACES) IN THE FRONT SETBACK.

8. EACH TOWNHOUSE INCLUDES A BIN STORAGE AREA THAT:

- IS NOT VISIBLE FROM PUBLIC AREAS OR SCREENED FROM PUBLIC AREAS;
   HAS A MINIMUM AREA OF 1.0M X 2.0M;
- IF LOCATED WITHIN THE GARAGE THE AREA MUST BE VENTILATED;
   IF LOCATED WITHIN THE FRONT SETBACK MUST BE SCREENED.

FENCING 9. FENCES TO PRIMARY OR SECONDARY ROAD FRONTAGES SHALL BE GENERALLY OPEN FENCING IN SURROUND FRAME. SOLID MASONRY WALL ELEMENTS ARE PROPOSED TO DEFINE CORNERS AND PROVIDE SCREENING TO NOMINATED PRIVATE OPEN SPACE. FENCES AND SCREENS ALONG PRIMARY OR SECONDARY ROAD FRONTAGES SHALL BE 1.2M.

10. DWELLINGS GENERALLY MUST ADDRESS PRIMARY FRONTAGES WITH A MINIMUM OF A WINDOW AND EITHER A FRONT DOOR OR PEDESTRIAN ENTRANCE. DWELLINGS ON CORNER LOTS MAY HAVE A FRONT DOOR ADDRESSING THE SECONDARY FRONTAGE BUT MUST STILL ADDRESS THE PRIMARY FRONTAGE WITH A WINDOW ON EACH LEVEL.

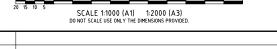
11. A MINIMUM OF ONE HABITABLE ROOM WINDOW OF AT LEAST 1.0M2 OVERLOOKS EACH ADJOINING PUBLIC SPACE (STREET, RESERVE OR PUBLIC OPEN SPACE).

CORNER LOTS

12. FOR CORNER LOTS, THE PRIMARY ROAD FRONTAGE SHALL BE CONSIDERED THE NARROW FRONTAGE ADDRESSING A ROAD.

## HIGH DENSITY EASEMENTS

13. BUILT TO BOUNDARY WALLS ARE SUBJECT TO HIGH DENSITY EASEMENTS OVER COMMON BUILT TO BOUNDARY LOT LINES OVER TOWNHOUSE LOTS 1-7 HIGH DENSITY EASEMENTS.



Ī									
₽								Registered Engineer	
.56:26								- Negrater ed Engineer	
2021								Date	Register
	Α	ORIGINAL ISSUE	JT	PDW	СН		04/12/20	ENCINEEDING CED	TIFIC A TION
ate: 23/02/	No. Amendments Drawn Design Design Chk Appd Date ENGINEERING CERTIFICA							HEICA HUN	
	This drawing cannot be copied or reproduced in any form or used for any purpose other than that originally intended without the written permission of Empower Engineers and Project Managers © COPYRIGHT 2020								



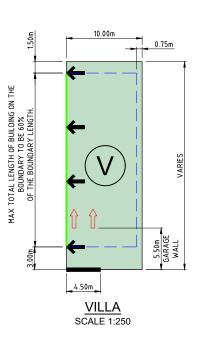


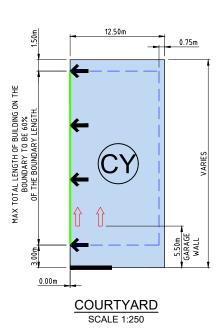
_		
	EAST POINT MACKAY PTY LTD	AHD PSM 118600
	Project EAST POINT - STAGE 1C	RL 7.152M (MGA) COORD
	SETBACK PLAN AND DEVELOPMENT	NOT FOR CON
	REQUIREMENTS FOR RESIDENTIAL PRODUCTS	Project No. Drawii

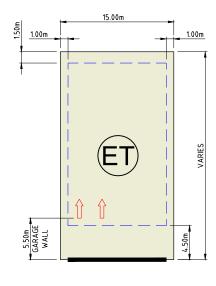


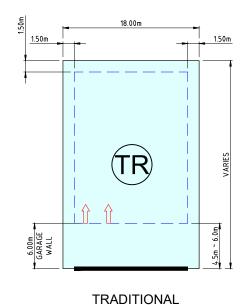












SCALE 1:250

# ECONOMY TRADITIONAL SCALE 1:250

## BUILDING SETBACK IMPORTANT NOTES

REFER TO ACCESS AND BUILDING ENVELOPE PLAN B00214-ABEP01 FOR INDIVIDUAL

- DIMENSIONS SHOWN APPLY TO SINGLE STOREY (4.5m HIGH OR LESS) CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) BUILDINGS, UNLESS SPECIFIED.
- 2. THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES. EXCEPTING THAT DETACHED CARPORTS AND SHEDS SHALL NOT BE CONSTRUCTED FORWARD OF THE BUILDING ENVELOPE ALIGNMENT TO THE STREET FRONTAGE AND SHALL NOT BE CONSTRUCTED FORWARD OF THE MAIN BUILDING LINE OF THE DWELLING HOUSE.
- 3. ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION AS DEFINED BY THE QDC.
- 4. ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER OR ADJACENT TO SEWERAGE SERVICES
- 5. THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA AND COURTYARD ALLOTMENTS SHALL NOT EXCEED 60% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 9.0m. ALL BUILT-TO-BOUNDARY WALL SECTIONS SHALL BE FOR NON-HABITABLE ROOMS ONLY, HABITABLE ROOMS SHALL OTHERWISE ADOPT A MINIMUM SETBACK COMPLIANT WITH SECTION A2 OF MP11 AND MP12 OF THE QDC.
- THE BUILT-TO-BOUNDARY SETBACK SHALL ALLOW FOR THE PROVISION OF FIXED GUTTERING TO THE DWELLING FASCIA WHICH SHALL BE CONNECTED TO A PIPED UNDERGROUND STORMWATER DRAINAGE SYSTEM DISCHARGING TO THE STREET FRONTAGE.
- ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTEMANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFF-TAKES AND SUBSOIL FLUSH POINTS IN ACCORDANCE WITH COUNCIL STANDARDS.

## CLIMATICALLY RESPONSIVE BUILDING DESIGN

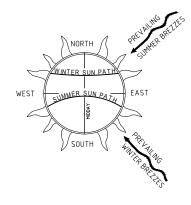
- ALLOTMENTS ALLOCATED A BUILT-TO-BOUNDARY SETBACK SHALL BE TYPICALLY
  DESIGNED AND LOCATED SUCH THAT THE BUILT-TO-BOUNDARY WALL IS LOCATED ON
  THE WESTERN OR SOUTHERN ORIENTATED BOUNDARY TO MAXIMISE THE PREVAILING
  BREEZE AND SOLAR ORIENTATION ON THE ALTERNATE BOUNDARY.
- 2. THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
  - (i) A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL
  - AREAS THAT ARE EXPOSED TO SOLAR RADIATION,
    (ii) AN INTERNAL LAYOUT THAT ENSURES THE LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (IE, LIVING AREAS ORIENTATED NORTH TO
  - NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH),
    (iii) BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO
    EXTERNAL WALLS (IE, CARPORTS, LARGE OVERHANGS AND EXTERNAL SCREENS)
    AND ARE INCORPORATED TO FULLY SHADE WESTERN AND SOUTH-WEST FACING
  - EXTERNAL WALLS, AND
    (iv) A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES
    (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST AND
    ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE

## NOTES:

- 1. REAR ALLOTMENT SETBACKS OF 1.5m APPLY.
- TRADITIONAL ALLOTMENTS, WHERE THE ALLOTMENT DEPTH IS 29.5m OR LESS, A FRONT BOUNDARY SETBACK OF 4.5m MAY APPLY AND WHERE THE ALLOTMENT DEPTH IS GREATER THAN 29.5m A FRONT BOUNDARY SETBACK OF 6.0m OTHERWISE ADDITION
- 3. UNLESS SPECIFIED, SECONDARY FRONT BOUNDARY SETBACKS FOR CORNER ALLOTMENTS ARE:
  - ) TRADITIONAL 3.0m-

BOUNDARIES.

- (ii) ECONOMY TRADITIONAL 2.0m; (iii) VILLA AND COURTYARD 0.75m.
- A 9.0m X 9.0m TRUNCATION APPLIES TO CORNER ALLOTMENT SETBACKS BETWEEN THE PRIMARY AND SECONDARY FRONT



EAST POINT- STAGE 1 TYPICAL LOT DETAIL





BUILT TO BOUNDARY WALL (UNLESS A CORNER LOT)

GARAGE LOCATION - SETBACK TO WALL (IF MORE THAN

GARAGE LOCATION - SETBACK TO WALL (IF MORE THAN ONE ALLOWABLE DRIVEWAY ACCESS IS ACHIEVABLE IDENTIFIES PREFERRED LOCATION)



šL									
Г									
Ψ								Registered Engineer	— I
56:35								negistered Engineer	
02111								Date Regis	ter
3/05/2	Α	ORIGINAL ISSUE	JT	JT	СН		04/12/20		TION
) je	Vo.	Amendments	Drawn	Design	Design Chk	Appd	Date	ENGINEERING CERTIFICA	TIUN
5 T/	This drawing cannot be copied or reproduced in any form or used for any purpose other than that originally intended without the written permission of Empower Engineers and Project Managers © COPYRIGHT 2020								





EAST POINT MACKAY PTY LTD	Datum AHD PSM 118600					
EAST POINT - STAGE 1C	RL 7.152M (MGA) COORD					
TYPICAL LOT DETAIL	NOT FOR CONSTRUCTION					
	Project No. Drawing No. Rev					
	B00214-LD002 A					

