



TILLERMAN

PARK RIDGE



DESIGN GUIDELINES

JUNE 2023



TILLERMAN

PARK RIDGE

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01

Introduction

The Design Guidelines are in place to protect the investment of your home and ensure surrounding homes are of an equally high standard. They encourage a variety of contemporary styles and modern designs that will be harmonious to surrounding environment and provide a distinctive neighbourhood character.



02

Statutory Obligations

It is the responsibility of the Purchaser/Builder/ Building Certifier to ensure compliance with any applicable statutory requirements, such as Building Regulations, planning requirements and current Queensland energy rating standards. Approval from the Design Review Committee (DRC) is not an endorsement that plans comply with such requirements.

03 The Design Review Committee Approval

- 3.1 All house designs and building works including fencing, retaining walls and outbuildings require approval from the Design Review Committee (DRC). Approval from the DRC is required prior to applying for a building permit for the construction of a new dwelling.
- 3.2 The DRC will assess all designs and if they are compliant with the design guidelines, provide a letter for approval along with an endorsed copy of the plans and external colour schedule. If the design submitted does not comply, the DRC will advise the applicant on the areas of non-compliance and the required amendments.
- 3.3 Applicants will then be required to submit amended documents in order to gain approval.
- 3.3 Please refer to the Developer Approval Application Form at the rear of this document for further information. The Application form must accompany the submission documents.
- 3.4 Before construction can commence, your house plans must be approved by the Design Review Committee (DRC) prior to the application of a building permit.
- 3.5 Design approval from the DRC does not exempt the plans from any building or statutory regulations and the plans are not checked against these requirements.
- 3.6 The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against (and must comply with) the current version of the Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DRC.
- 3.7 The DRC also reserve the right to waive or vary any requirements of the Design Guidelines, this will not set a precedent nor imply any such action will apply again.

04 Approval Process

The following steps illustrate the process to build

PURCHASE YOUR LOT



SELECT YOUR NEW HOME



LODGE YOUR SUBMISSION



DRC APPROVAL



OBTAIN A BUILDING PERMIT



COMMENCE CONSTRUCTION



COMPLETE CONSTRUCTION



4.1 Site Plan (Scale 1:200)

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining wall, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed out-buildings.

4.2 Floor Plans (Scale 1:100)

Must indicate room names, key dimensions and window positions.

4.3 Elevations (Scale 1:100)

Must include all 4 elevations and indicate building heights, finished floor to ceiling heights, roof pitch, eaves depth, external finishes, existing ground levels and retaining walls.

4.4 External Colour and Material Selection

Must include brands, colour names and colour swatches where possible.

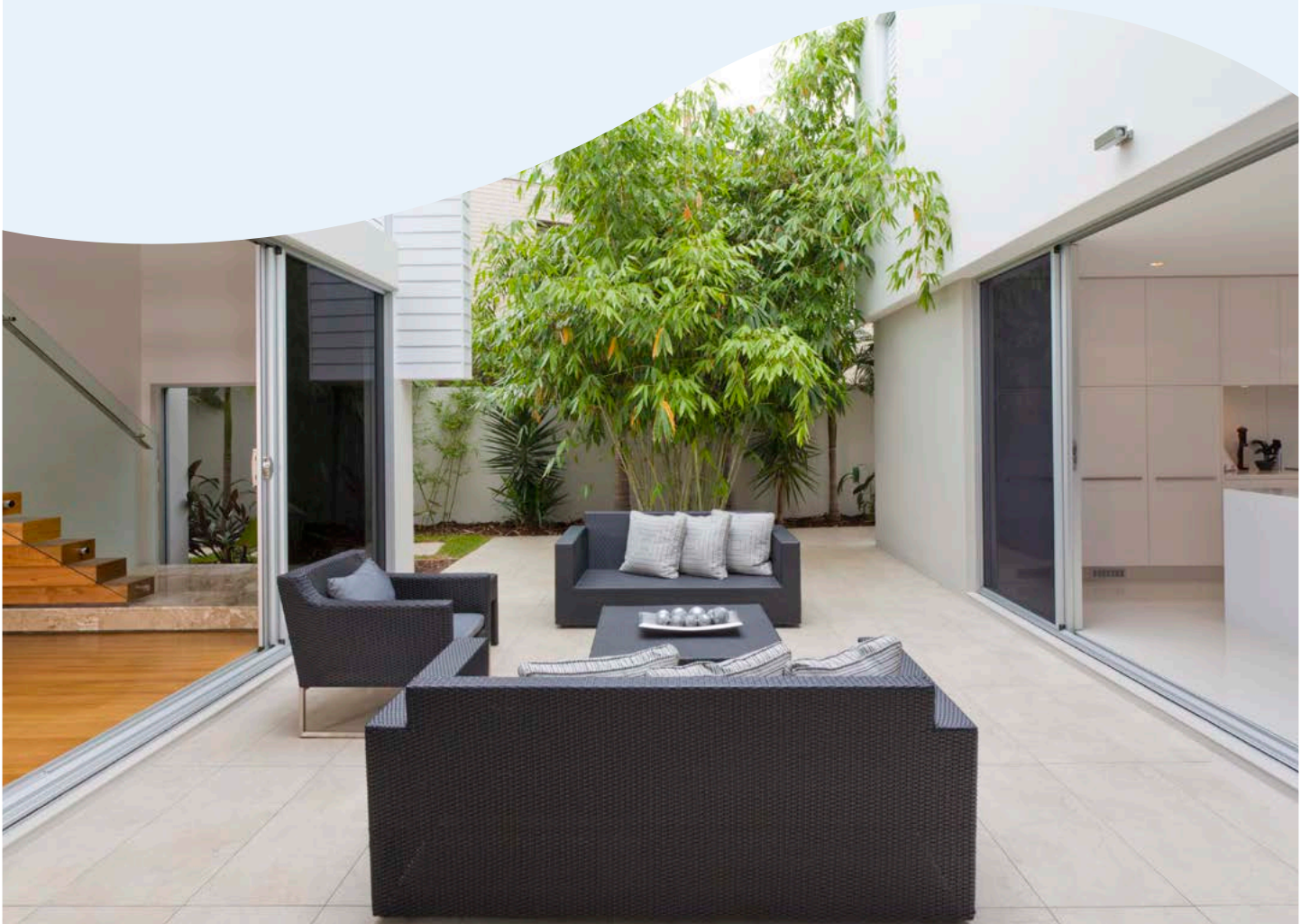
4.5 Where to Send Your Application

Submit via the design assessment portal link Beveridge Williams Design Application Portal or email to planlodgement@bevwill.com.au. Attachments must be in PDF Format.

The DRC will endeavour to assess proposals in the shortest possible time, which is generally within 10 business days of receipt of a completed and compliant application.

05 Allowable Land

- 5.1 No more than 1 dwelling may be constructed on the lot.
- 5.2 Lots cannot be further subdivided.
- 5.3 Relocatable homes are not permitted.
- 5.4 "Dual Key" dwellings are not permitted.
- 5.5 Dual Occupancy and Dual Occupancy (Auxiliary Unit) are not permitted development.



06 Minimum Floor Area

- 6.1 Minimum 100m² on lots less than 350m².
- 6.2 Minimum 120m² on lots between 350m²–600m².
- 6.3 Minimum 150m² on lots over 601m².
- 6.4 Floor area excludes garages, porches, verandas, pergolas, balconies or alfresco areas.



07 Service Connection

- 7.1 Your home must be connected to all available in ground services according to the service provider's standards.
- 7.2 The estate will be serviced with underground NBN infrastructure.

08 Construction Timeframes

- 8.1 Construction of your home is encouraged to begin within 12 months of settlement of your land. If construction does not occur within 12 months, lots must be turfed and maintained.
- 8.2 Certificate of Occupancy must be issued no later than 12 months after the commencement of construction.
- 8.3 Landscaping and fencing must be completed within 3 months of the Certificate of Occupancy being issued.



09 Siting Your Home

- 9.1 All homes must comply with siting, setbacks and site cover in accordance with the Council approved Park Ridge Road POD - Appendix A.

10 Identical Facades

- 10.1 Two dwellings with the same front facade must not be built within three house lots. This includes lots either side, opposite and encompassing other street frontages where applicable.

11 Specific Allotment Requirements

- 11.1 Where adjoining an urban collector road, a dwelling must be orientated towards the urban collector, with front doors for all dwellings to address this frontage - Refer to Council approved Park Ridge Road POD - Appendix A.
- 11.2 Bushfire Management Requirements - Refer to approved Bushfire Management Plan for specific lot requirements.
- 11.3 Fencing - Refer to the Specific Fencing Plan - Appendix B - that nominates Developer installed fences and allotment specific fencing which the Buyer must install and Condition 12.8 of Development Approval.

12 Facade Design



- 12.1 To ensure that dwellings constructed within the community are designed to a high-quality standard, they should be designed so that front and secondary street frontage facades are well articulated. Broad flat surfaces extending greater than 6 metres are not permitted.
- 12.2 Entries must be covered and clearly identifiable. Suggested entry features include: Porch, Portico, Verandah or Balconies.
- 12.3 Entry is to project forward of the main building line.
- 12.4 Entries must have a minimum 1.5m depth and/or minimum 1.2m width.
- 12.5 One habitable room window to the facade.
- 12.6 Roller shutters, vertical blinds and grill screens are not permitted.

13 Facade Materials and Colours

- 13.1 External walls of your home must be from a combination of materials and colours. A minimum of two materials and colours are required and both materials and colours must equate to a minimum 30% each.
- 13.2 Materials used on the facade must return a minimum 1m or to the return fence line (whichever is greater) to non-corner lots.
- 13.3 Lightweight infill is not permitted above windows and doors visible to the public.
- 13.4 Unpainted metalwork is not permitted.
- 13.5 Downpipes, gutters and fascia must be colour coordinated with the remainder of the dwelling.
- 13.6 The external colour scheme of your home must be neutral tones that blend in with the surrounding environment. Mute tones are preferred. No bright colours.

White on White

Tranquil Retreat

Grey Pail

White Duck Quarter

Colourbond Surfmist

Still

Western Myall

Colourbond Woodland Grey

Domino

14 Roof Design



- 14.1 Where there is a roof pitch it must be a minimum 22.5°. Where a skillion roof style is incorporated it must have a minimum pitch of 5° and be proportional to the main body of the home.
- 14.2 Flat roofs, parapets and curved roofs may be permitted under architectural merit.
- 14.3 All roofs must incorporate eaves of a minimum 450mm to any street or open space frontages.
- 14.4 All pitched roofs to double storey homes must incorporate 450mm to the entire roof line.
- 14.5 Eaves must return to the point of the first habitable room window or 3.0m, whichever is greater.
- 14.6 Where a parapet wall is constructed eaves are not required.
- 14.7 Roofs must be constructed from either low-profile roof tiles (terracotta, slate or concrete) or pre-finished metal roof sheeting. Galvanised or zinalume roofing is not permitted.
- 14.8 Roof colours are to be of neutral tones.
- 14.9 Roofing must be of low reflective materials.



15 Ceiling Heights

- 15.1 Ceiling heights to the ground floor of double storeys and all single storey homes must be a minimum 2570mm.

16 Corner Allotments

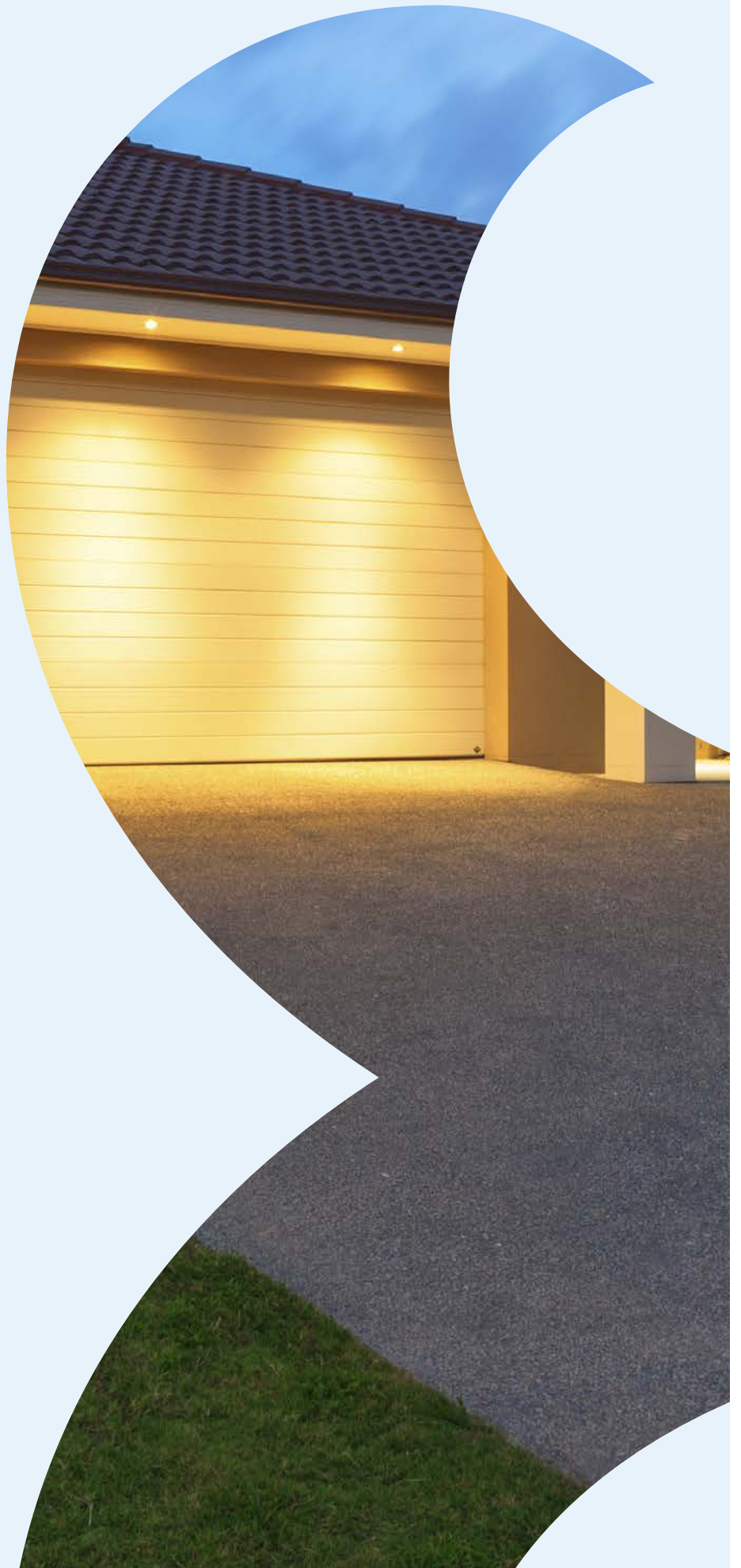
- 16.1 Where addressing a secondary frontage, the dwelling must be designed to include a combination of finishes, windows, glazing and openings to avoid back of house design issues and to facilitate casual surveillance - refer to Council approved Park Ridge Road POD - Appendix A.
- 16.2 Materials used on the primary facade must return along the secondary frontage for a minimum 3m.
- 16.3 Eaves are required to return the full length of the dwelling. Except where a parapet wall has been provided.
- 16.4 Blank walls facing the secondary frontage are not permitted.
- 16.5 Solar panels are encouraged to not be visible to the public realm, including side street where possible.



17

Garages

- 17.1 All homes must have a double garage which is incorporated into the dwelling roof line and setback in accordance with Council requirements.
- 17.2 The garage door must be sectional or panel lift.
- 17.3 Roller doors are not permitted where visible to the public.
- 17.4 Carports are not permitted.
- 17.5 Boats, caravans, motorhomes, or trailers are not permitted in the front yard or street, they must be garaged or located behind the front fence return.
- 17.6 Garage and setback requirements are to be as per the Council approved Park Ridge Road POD - Appendix A.



18 Driveways



- 18.1 Driveways must be fully constructed prior to the occupation of the dwelling.
- 18.2 Only one driveway permitted per lot.
- 18.3 Acceptable driveway materials are: coloured concrete, or exposed aggregate.
- 18.4 Plain concrete driveways and front paths are not permitted.
- 18.5 Driveway colours should be of muted tones that complement the external colour scheme of your home.
- 18.6 The driveway shall be no wider than the width of the garage opening and tapering to match the width of the crossover.
- 18.7 A minimum 500mm landscape strip is required between the driveway and the side boundary.
- 18.8 Garages are not permitted to be constructed on the corner where the primary and secondary frontages meet.
- 18.9 Crossover relocations are strongly discouraged and will be at the cost of the lot owner.
- 18.10 Driveway locations are to be constructed as per the Council approved Park Ridge Road POD - Appendix A.



19 Fencing

Refer to the Specific Fencing Plan - Appendix B - that nominates Developer installed fences and allotment specific fencing which the Buyer must install.

19.1 Side and rear fencing

To be constructed of capped vertical butted timber palings to a height of 1.8m.

19.2 Return Fencing

To return to the sides of the dwelling a minimum 1.0m from the adjacent building line and be the same height as the side fencing. Must be painted or stained to match the facade.

19.3 Secondary Frontages

1.8m High Feature Fence- Semi-Permeable soft wood pine timber fence battens, painted Dulux Monument. Landscape planting combined with some articulation is encouraged where possible.

19.4 Fencing Forward of the Building Line

Maximum height of 1.2m. Must be at least 25% transparent and painted or stained to match façade

19.5 No solid colorbond fencing - unless approved under the Council Approved POD and Bushfire Management Plan.

Standard Fence



20 Sloping Land

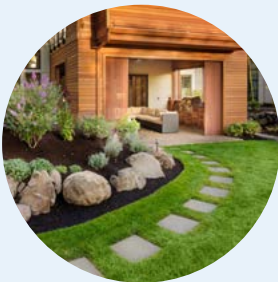
- 20.1 A well designed home on a sloping lot should have minimal excavation work and where applicable attractive retaining walls.
- 20.2 Undercroft areas visible from the primary and secondary streets must be screened. This may be achieved through battening, landscaping or a combination of both.
- 20.3 Advice should be sought from building designers experienced in a wide range of slope sensitive designs.
- 20.4 Where a site excavation is required, it should be minimised where possible.
- 20.5 We strongly recommend the use of batters to any site cut with consideration of landscaping options, as this is more visually pleasing.

21 Retaining Walls

- 21.1 Unless otherwise approved by the DRC, the maximum permissible height for retaining walls visible to the public is 600mm or may extend to 1200mm when terraced with a 500mm planted garden bed between the retaining walls.
- 21.2 Retaining walls to all street frontage must be constructed from architecturally aesthetic materials.
- 21.3 Retaining walls constructed by the Developer are not permitted to be altered or removed.
- 21.4 Unpainted timber sleepers are not permitted unless they are of a high architectural quality.
- 21.5 Unfinished concrete walls/ blocks are prohibited.

22 Landscaping

- 22.1 Landscaping plays an integral part in assisting to soften the built form of the streetscape. It is also a useful element in providing privacy screening and shade during summer. The selection of planting should be appropriate for the conditions of placement, such as orientation, solar access and the topography of the land. Careful landscape and plant selection should minimize the need for garden watering.
- 22.2 Front landscape designs must be submitted at time of developer approval application. Failure to submit landscape plans will prevent an approval being issued. Hand drawn plans are acceptable.
- 22.3 Front landscaping must be completed within 12 weeks of house completion. This includes turfing and planting.
- 22.4 Impermeable hard surface areas must not exceed 40% of the front garden area including driveways and pathways;
- 22.5 A minimum softscape area of 60% of the total front garden area is to be installed. At least 30% of the softscape area must consist of planted garden bed. A minimum of one canopy tree with a minimum mature height of 2m must be included in the front landscaping.
- 22.6 Garden beds must be mulched and mulch must be of natural colour.
- 22.7 Artificial turf is not permitted forward of the front fence.
- 22.8 It is the responsibility of the allotment owner to establish and maintain turf on nature strips.
- 22.9 Letterboxes are required to be constructed in accordance with Australia Post standards and must be designed to match the dwelling, using similar materials and colours. Metal letterboxes on metal posts are not permitted. Must be erected prior to occupancy permit.
- 22.10 Garden sheds must be separated from the main dwelling and located to the rear of the lot.



23

Services

- 23.1 Ancillary items are not permitted to be visible to the main street frontage or secondary frontage or any public open space. These items include Hot Water Services, Ducted Heating Unit, Rainwater Tanks, Clothes Lines, Sheds and Rubbish Bins.
- 23.2 Roof mounted satellite dishes and TV aerials are to be located to the rear of the dwelling.
- 23.3 Air conditioning units are to be located away from public view and must be located below the ridge line.

24

National Broadband Network

- 24.1 Tillerman will provide infrastructure to enable telecommunication providers to install cabling. All homes constructed at Tillerman must include conduits, cabling and housing and comply with NBN Co Limited Building Ready Specifications.

25 Construction Management

- 25.1 During the construction of your dwelling, the builder must install a temporary fence and ensure that all rubbish and building waste is contained within the allotment. Regular rubbish removal must be carried out and any waste bins must be covered to prevent wind-blown matter.
- 25.2 Street trees and nature strips must be protected. Damage to nature strips, paths, kerbs and street trees caused during the dwelling construction is solely the responsibility of the lot owner and their builder, and any rectification required will be invoiced to the lot owner.
- 25.3 Nature strips must be maintained at all times including weed eradication and mowing.



26 Sustainability & Efficient Living

- 26.1 The DRC supports and encourages all efforts made to reduce a household's impact on the environment, particularly by limiting the overall energy and water consumption of the household.
- 26.2 For additional guidance please refer to the Sustainable Living Education Pack.
- 26.3 Designing, building and living in a more sustainable house has numerous long term financial health and comfort related benefits. Environmentally conscious homes also reduce impact on the wider environment and community.

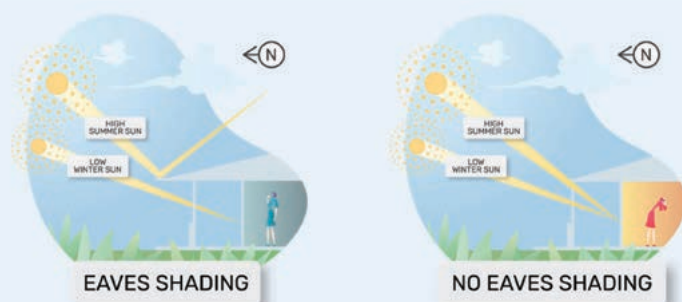
Passive Solar Design

Solar Access and House Orientation

- 26.4 Aim to orientate your living rooms and kitchen towards north to capture more natural day light. This strategy will reduce your need to use electricity for lighting. Naturally bedrooms are a lower priority when it comes to needing daylight.

Shading

- 26.5 By using sufficient shading on the northern side, preferably using eaves, you can let sun light inside in winter but keep the heat out in summer. Eaves let the lower winter sun inside and keep the higher tracking summer sun out. Aim to shade your eastern and western facing walls and windows where possible. Eaves are recommended for all sides of your home for shading and some protection from wind and rain.



Windows

- 26.6 Use larger windows on the northern side of the house to let winter sunlight in but use optimal shading above them. Minimise windows and their sizes on the east and west as these are harder to shade and will expose rooms to more heat in summer.

Colours

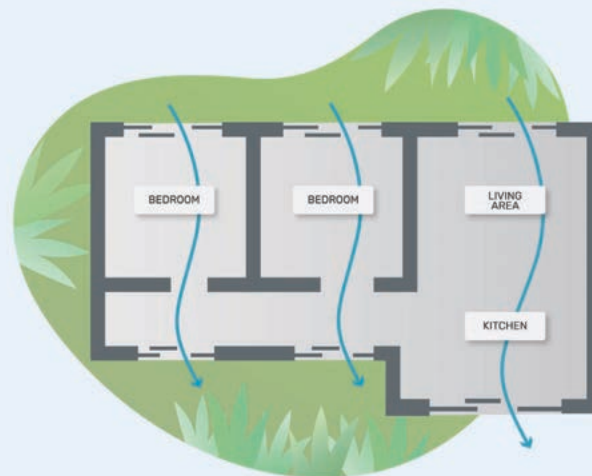
- 26.7 Since lighter colours tend to reflect rather than absorb heat, aim to use a lighter coloured roof and internal walls. This strategy will reduce heat gain and hence your summer cooling bills.

Insulation

- 26.8 Ensure you insulate roof spaces and walls well to significantly reduce greenhouse gas emissions and power bills.

Ventilation

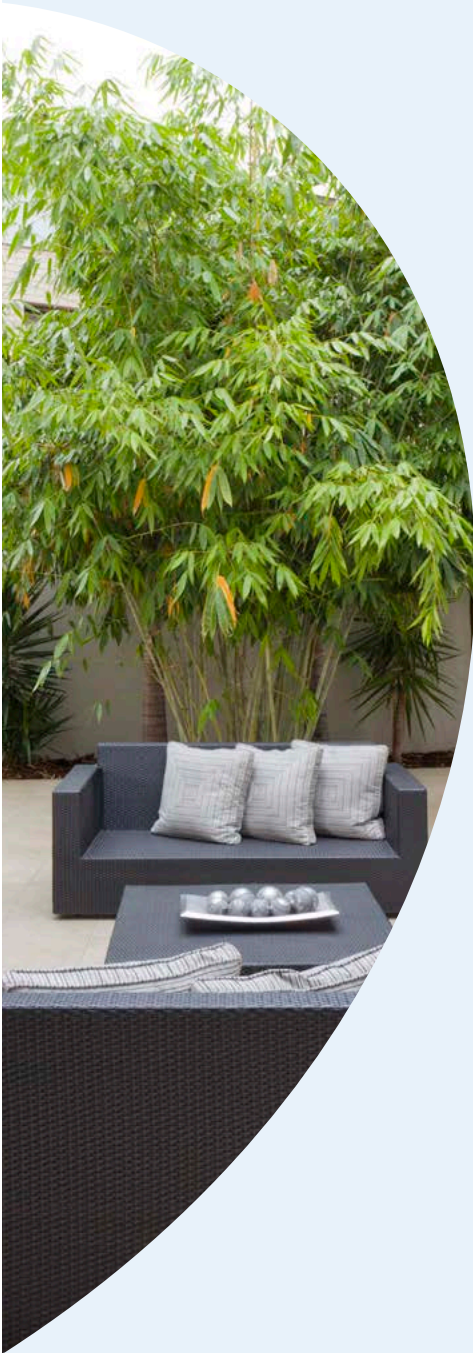
- 26.9 Position your windows to encourage cross ventilation, as air slows down if it has to travel around corners or cannot exit on thru the other side.



- 26.10 Use skylights with ventilation capabilities in bathrooms. Skylights can light a room during daylight hours for free and make it too sunny for mould to accumulate.

- 26.11 Use active ventilation systems to ventilate roof spaces.

- 26.12 Install ceiling fans in living areas and bedrooms



Energy

26.13 Hot water heating, air conditioning and appliances, refrigeration and lighting contribute the most to household energy bills so aim to:

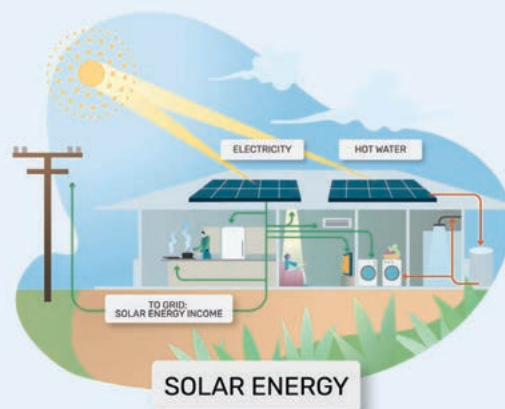
- Preference appliances with higher Star ratings such as TVs, refrigerators, dishwashers, washing machines and computer monitors.
- Use efficient LED lights. Halogen and most other light are relatively inefficient and add heat to a room.
- If you wish to go beyond the National Construction Code minimum for Thermal Performance (for example 6.0 Stars), improve your design and aim for a 'thermal performance energy rating' of 6.5 to 8 Stars using an accredited NatHERS energy assessor to reduce your bills and increase your comfort.

Natural Gas

26.14 You may connect your house to bottled gas for uses such as cooktop/oven cooking, heating and hot water boosting/heating. Using gas instead of coal-fired power station electricity can reduce greenhouse gas emissions, especially if you do not have renewable (roof top solar) energy.

Renewable Energy

26.15 By installing a rooftop solar photovoltaic (PV) energy system your home can generate electricity during the day which is better for the environment and will reduce your energy bills. Consider a 3kW to 9kW solar energy system for your roof, especially as most cars in the future will be electric and could be charged using your cheaper solar electricity. Aim to install a Solar PV system on your north, east and/or west facing roofs. A north facing pitch of around 22 to 28 degrees is optimal.



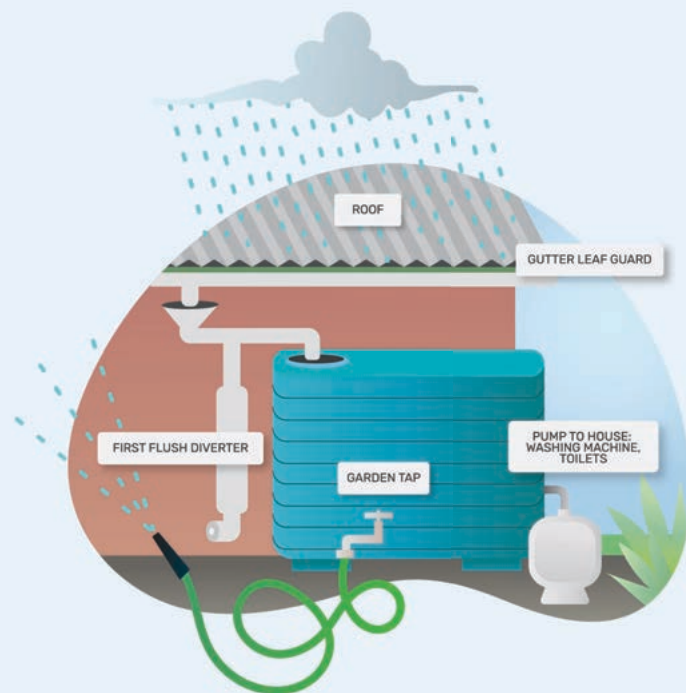
Materials

26.16 Aim to preference materials that have a lower impact such as those with independent certifications or made from natural materials. Aim to avoid materials that contain volatile organic compounds (VOC), such as many paints, finishes and adhesives which can cause irritation and allergies and impact poorly on your health.

Water

Rainwater

26.17 You may install a rainwater tank and harvest free rain from your rooftops. Rainwater can be connected to your toilets and washing machine or used for watering your garden which can reduce your water bills.



26.18 To be water efficient aim to:

- Use water efficient showerheads with a minimum 3 Star Water Efficiency Labelling Scheme (WELS) rating.
- Install Water efficient toilets with 4+ Star WELS rating.
- Purchase dishwashers with 4+ Star WELS rating.

Waste Reduction

26.19 Builders can recycle at least 80% of all construction waste.



Flora and Fauna

26.20 Beyond growing plants for food production, aim to install mainly endemic native plant species as they will adapt to local climate conditions and survive summer and winter conditions better than introduced species. Local species will also require less or no watering and provide native birds and animals with food they need to survive.

Front Landscape

26.21 Aim to landscape at least your front yard with native vegetation or grass as this will keep your house cooler in summer. Avoid planting tree species near your home that will grow tall and shade solar energy panels on your roof or drop leaves onto your roof or gutters.



APPENDIX A

Council Approved Plan of Development

Park Ridge Road POD

133-159 Park Ridge Road, Park Ridge
Prepared for HB Park Ridge

Our Reference: 10652
20 September 2022



1. Overview

This Plan of Development (POD) has been prepared to guide the future development of land at 133-159 Park Ridge Road, Park Ridge (the site). Specifically, this POD enables the development of:

1. Residential uses within the Low Density Residential Zone for the Suburban precinct.

1.1. Purpose of the Plan of Development

The purpose of the POD is to provide a framework for managing development on the site by:

1. identifying the boundary of the site
2. identifying the intended public road network;
3. identifying categories of development and assessment; and
4. providing development assessment provisions to guide the future development of the site.

1.2. Relationship to Planning Act 2016

This plan of development functions as part of the Preliminary Approval that includes a Variation Request to override the Planning Scheme for the site pursuant to section 61 of the *Planning Act 2016* (Act) by:

1. stating the assessment categories for development within the site that are different to the assessment categories for development stated in a local categorising instrument;
2. identifying assessment benchmarks applying to development within the site; and
3. providing assessment benchmarks for the assessment of development within the site.

The development to which the plan of development and the preliminary approval applies is to be completed within 10 years of the preliminary approval taking effect.

1.3. Structure of Plan of Development

1.3.1 Zones

The Park Ridge Road Zoning Plan, provided in **Attachment A**, identifies the zones for the site and includes the following zones:

1. Low density residential zone (Suburban precinct).

1.3.2 Categories of Development

This Plan of development (POD) states the category of development for certain types of development, and specifies the category of assessment for assessable development in the POD in Section 2. Where not stated within Section 2, the category of development for certain types of development are as per the Logan Planning Scheme 2015 (Version 8).

1.3.3 Overlay Codes

Where overlay codes are identified as Assessment Benchmarks for assessable development and requirements for accepted development, the overlay codes applicable to the Planning Scheme in effect at the time of lodgement of future applications applies, with the exception of the following:

1. Biodiversity areas overlay code, where consistent with executed infrastructure agreements titled, 'COM/12/2021/1 - 443-463 Logan Reserve Road LOGAN RESERVE Infrastructure Agreement (Vegetation Clearing) 2021' and 'COM/36/2021 – 133-159 Park Ridge Road, Park Ridge QLD 4125 Infrastructure Agreement (Vegetation Clearing) 2022';
2. Bushfire hazard overlay code, where compliant with the approved Bushfire Management Plan;
3. Landslide hazard and steep slope overlay code; and
4. Waterway Corridors and Wetlands Overlay Code.

All other codes identified in Section 2 are in accordance with the Logan Planning Scheme 2015 (Version 8).

1.3.4 Interpretation

This POD is to be interpreted as follows:

1. Terms defined in the *Planning Act 2016* which are used in the POD have the meaning given in the *Planning Act 2016*;
2. Terms defined in the Logan Planning Scheme 2015 (Version 8), which are used in the POD have the meaning given in the Logan Planning Scheme 2015 (Version 8) unless otherwise defined within this POD;
3. Interpretation of the categories of development within this POD are consistent with the interpretation detailed within Part 1 and Part 5 of the Logan Planning Scheme 2015 (Version 8); and
4. Where there is inconsistency between the provisions within the POD and the planning scheme, the POD prevails over all components to the extent of the inconsistency with the Logan Planning Scheme 2015 (Version 8).

2. Tables of Assessment

The tables in this part identify the categories of development and assessment, assessment benchmarks for assessable development and requirements for accepted development within the planning scheme area.

2.1. Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

2.1.1 Low Density Residential Zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house	Accepted development (subject to requirements)	
		Park Ridge Dwelling House Code Logan Planning Scheme 2015 (Version 8) 9.3.1 Dual occupancy and Dwelling house code
	Code assessment	
	If not accepted development (subject to requirements).	Park Ridge Dwelling House Code Logan Planning Scheme 2015 (Version 8) 9.3.1 Dual occupancy and Dwelling house code
	Impact assessment	
	If not accepted development (subject to requirements) or Code assessable development.	Park Ridge Dwelling House Code Logan Planning Scheme 2015 (Version 8)
Park	Accepted development (not subject to requirements)	
		Not applicable
Sales Office	Accepted development (subject to requirements)	
		Logan Planning Scheme 2015 (Version 8) 9.3.6 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code

2.2. Categories of development and assessment— Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Zone	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low Density Residential Zone	Code assessment	
	If in the Suburban precinct <ul style="list-style-type: none"> i. The overall density of the site does not exceed 20 dwellings per hectare; ii. Unless otherwise stated, minimum lot size is 350m²; iii. The number of residential lots less than 350m² does not exceed 15% of total lots provided; and iv. No more than two lots in a row are less than 350m². 	Logan Planning Scheme 2015 (Version 8) 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not Code assessable development	Logan Planning Scheme 2015 (Version 8)

3. Codes

Assessment benchmarks for assessable development and requirements for accepted development for zones are contained in a zone code. The following are the zone codes for the POD:

1. Low Density Residential

Assessment benchmarks for assessable development and requirements for accepted development for development are contained in a development code. The following are the development codes for the POD:

1. Park Ridge Dwelling House Code.

Each code identifies the following:

1. the purpose of the code;
2. the overall outcomes that achieve the purpose of the code;
3. the performance outcomes that achieve the overall outcomes and the purpose of the code; and
4. the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code.

When using this code, reference should be made to section 5.3.2–Determining the category of development and category of assessment and, where applicable, section 5.3.3–Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5–Tables of assessment of the Logan Planning Scheme 2015 Version 8.

3.1. Park Ridge Dwelling House Code

3.1.1 Application

This code applies to:

1. accepted development (subject to requirements) and code assessable material change of use for which the Park Ridge Dwelling House Code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development'
2. material change of use made code assessable in Section 2 of the POD.

3.1.2 Purpose and Overall Outcomes

The purpose and overall outcomes of the Park Ridge Dwelling House code is as per the Dual Occupancy and Dwelling House Code in the Logan Planning Scheme 2015 Version 8.

3.1.3 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
PO1 A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house): a. that is on a lot that is less than 450m ² in size complies with the Performance Criteria specified in QDC part MP 1.1 and the Logan Planning Scheme Dual Occupancy and Dwelling House Code ; or b. that is on a lot that is 450m ² or greater in size complies with the Performance Criteria specified in QDC part MP 1.2 and the Logan Planning Scheme Dual Occupancy and Dwelling House Code .	AO1 A Dwelling House complies with notes and siting provisions identified with 3.2 of this document and Building Envelope Plans, approved as part of a Development Permit for Reconfiguration of a Lot application

3.2. Building Envelope Notes and Siting Provisions

General

1. Unless amended below, development must be in accordance with MP1.1 and MP1.2 of the Queensland Development Code (QDC) and the Logan Planning Scheme Dual Occupancy and Dwelling House Code.
2. Development is to be undertaken in accordance with this Plan and the Development Permit that created these lots.
3. All setback provisions are minimum and are to the building wall. Eaves can extend into setback areas.
4. Double Garages to be provided for all lots, unless noted otherwise.
5. The provision of the Plan of Development Notes override the provisions of the Dual occupancy and Dwelling house code to the extent of any inconsistencies.
6. Dual Occupancy and Dual Occupancy (Auxiliary Unit) are not permitted development.

Setbacks

7. Built to Boundary walls are to be for non-habitable spaces only.
8. Built to Boundary walls are to be in accordance with MP1.1 and MP1.2 of the Queensland Development Code (QDC).

Buildings facing more than one street

9. Dwellings on lots with more than one frontage to a public right of way (including a road, laneways, bikeways, public footpath must address all public frontages.
10. Where addressing a secondary frontage, the dwelling must be designed to include a combination of finishes, windows, glazing and openings to avoid back of house design issues and to facilitate casual surveillance.

11. Where adjoining an urban collector road, a dwelling must be orientated towards the urban collector, with front doors for all dwellings to address this frontage.
12. Nominated road frontage means the road frontage that contains vehicular access, unless nominated on a Plan of Subdivision

This table applies to Dwelling houses only.

Provision	10m-12.49m Frontage Lots	12.5m-13.99m Frontage Lots	14m+ Frontage Lots
Maximum site cover	65%	60%	60%
Front Setback to Building	3.0m	3.0m	3.0m
Front Setback to Garage (Double garage for all lots)	4.5m	4.5m	4.5m
Secondary Frontage Setback (Corner Lot)	1.5m	1.5m	2.0m
Side setback Non-Built to Boundary	As per QDC MP1.1 & MP1.2	As per QDC MP1.1 & MP1.2	As per QDC MP1.1 & MP1.2
Side Setback Built to Boundary	0m	0m	0m
Double Built to Boundary	No	No	No
Rear setback	As per QDC MP1.1 & MP1.2	As per QDC MP1.1 & MP1.2	As per QDC MP1.1 & MP1.2
Setback to Collector Road	2.0m	2.0m	2.0m

ZONING PLAN

NOT TO BE USED FOR ENGINEERING DESIGN
OR CONSTRUCTION

NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

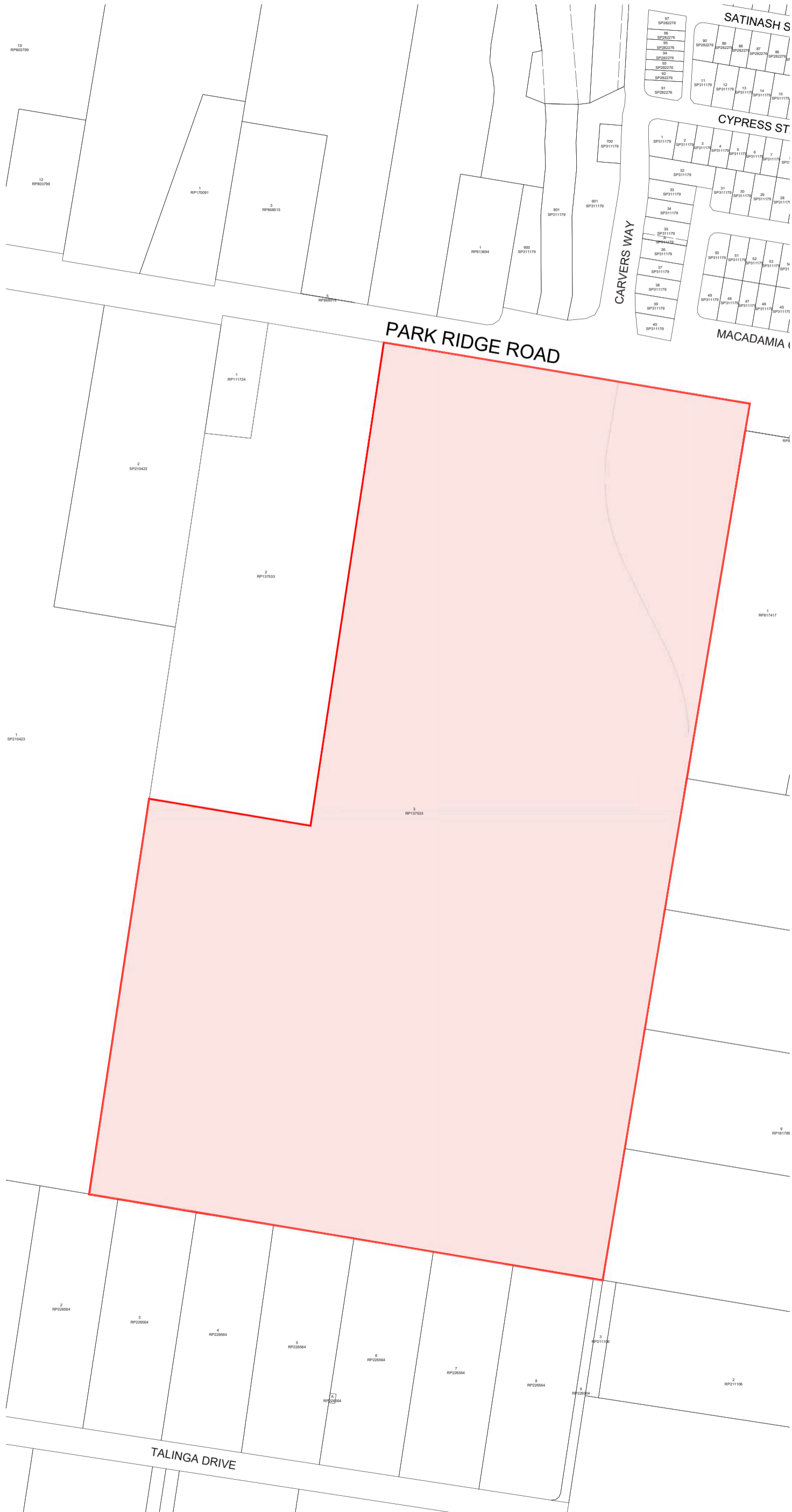
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* This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

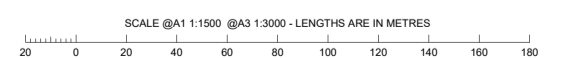
PROJECTION - GDA2020 MGA56

LEGEND - TRUNK WORKS

- Site Boundary
- Suburban Precinct



RP DESCRIPTION: Lot 3 on RP137533



HB PARK RIDGE

BUILDING ENVELOPE PLAN - STAGE 1



NOTE:
BUILDING PROVISIONS SHOWN ARE
INDICATIVE ONLY. REFER TO BUILDING
ENVELOPE NOTES AND TABLE FOR DESIGN
PARAMETERS.

PROJECTION - GDA2020 MGA56

LEGEND

- Site Boundary
- - - Major Contour (1.0m interval)
- - - Stage Boundary
- ⑤ Stage No.
- ▼ Built to Boundary Location
- ⇨ Indicative Driveway Location
- ▨ Proposed Easement for Drainage/Services purposes

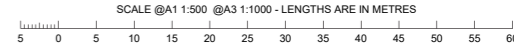
NOTE:
**NO DUAL OCCUPANCIES AND DUAL
OCCUPANCIES (AUXILIARY DWELLINGS)
ARE PERMITTED**

SETBACK NOTES:

1. Unless amended below, development must be in accordance with MP1.1 and MP1.2 of the Queensland Development Code (QDC) and the Logan City Council Dual Occupancy and Dwelling House Code
2. Development is to be undertaken in accordance with this Plan and the Development Permit that created these lots.
3. All setback provisions shown are minimum and are to the building wall. Eaves can extend into setback areas;
4. Double Garages to be provided for all lots, unless noted otherwise.

	WIDTH OF FRONTAGE		
	10m - 12.49m	12.5m - 13.99m	14m+
Front Setback (to Building)	3.0m	3.0m	3.0m
Front Setback (to Garage)	4.5m	4.5m	4.5m
Side Build to Boundary line	0m	0m	0m
Non Build to Boundary line	1.0m	1.0m	1.0m
Rear	1.5m	1.5m	1.5m
Corner Allotment Secondary Road Frontage	1.5m	1.5m	2.0m
Site Coverage	65%	60%	60%

RP DESCRIPTION: Lot 3 on RP137533










HB PARK RIDGE

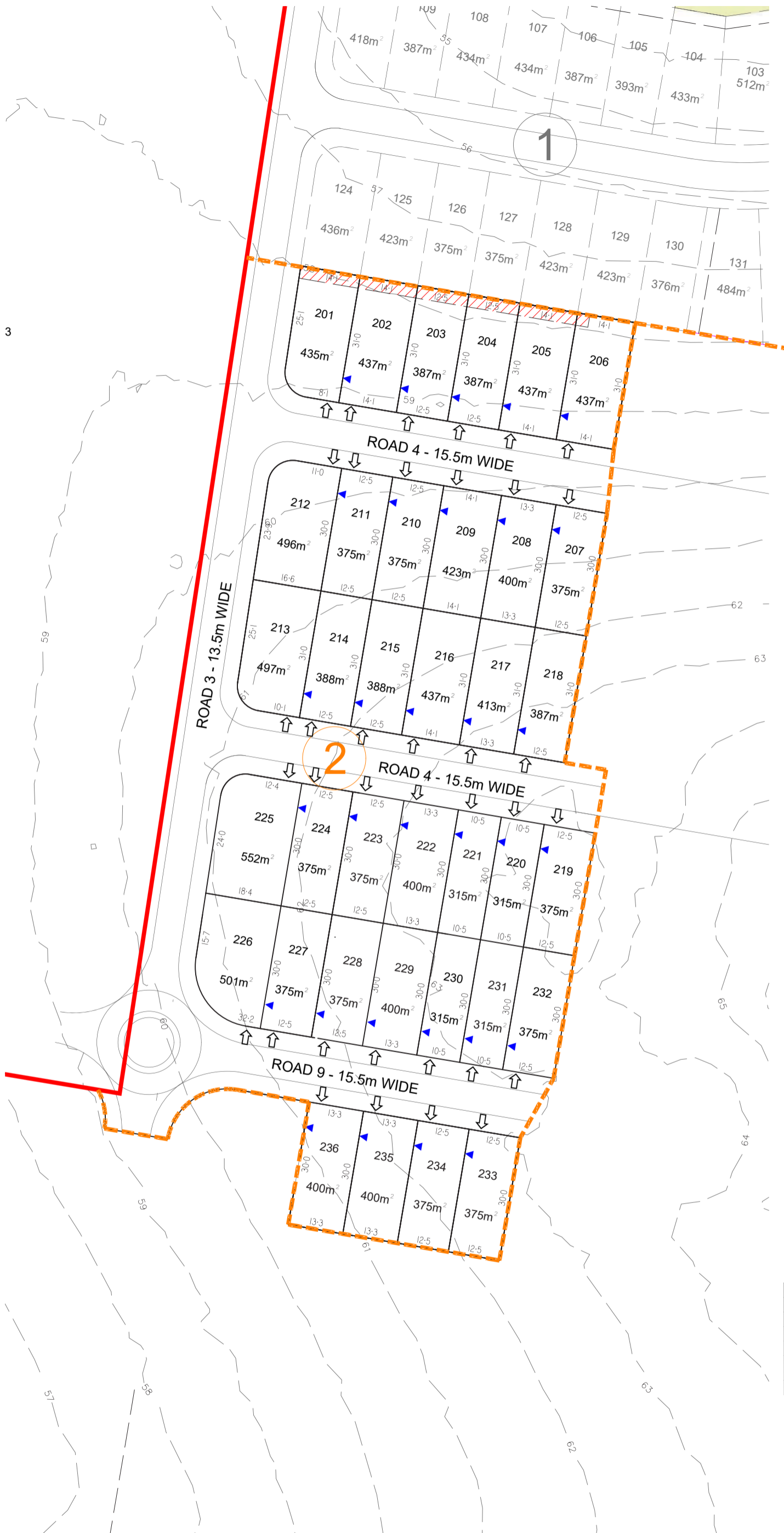
BUILDING ENVELOPE PLAN - STAGE 2

NOTE:
BUILDING PROVISIONS SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

PROJECTION - GDA2020 MGA56

LEGEND

-  Site Boundary
-  Major Contour (1.0m interval)
-  Stage Boundary
-  Stage No.
-  Built to Boundary Location
-  Indicative Driveway Location
-  Proposed Easement for Drainage/Services purposes



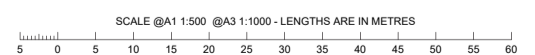
NOTE:
NO DUAL OCCUPANCIES AND DUAL OCCUPANCIES (AUXILIARY DWELLINGS) ARE PERMITTED

SETBACK NOTES:

1. Unless amended below, development must be in accordance with MP1.1 and MP1.2 of the Queensland Development Code (QDC) and the Logan City Council Dual Occupancy and Dwelling House Code
2. Development is to be undertaken in accordance with this Plan and the Development Permit that created these lots.
3. All setback provisions shown are minimum and are to the building wall. Eaves can extend into setback areas;
4. Double Garages to be provided for all lots, unless noted otherwise.

	WIDTH OF FRONTAGE		
	10m - 12.49m	12.5m - 13.99m	14m+
Front Setback (to Building)	3.0m	3.0m	3.0m
Front Setback (to Garage)	4.5m	4.5m	4.5m
Side Build to Boundary line	0m	0m	0m
Non Build to Boundary line	1.0m	1.0m	1.0m
Rear	1.5m	1.5m	1.5m
Corner Allotment Secondary Road Frontage	1.5m	1.5m	2.0m
Site Coverage	65%	60%	60%

RP DESCRIPTION: Lot 3 on RP137533



BUILDING ENVELOPE PLAN - STAGE 3

NOTE:
BUILDING PROVISIONS SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

PROJECTION - GDA2020 MGA56

LEGEND

- Site Boundary
- - - Major Contour (1.0m interval)
- - - Stage Boundary
- ⑤ Stage No.
- ▼ Built to Boundary Location
- ⇨ Indicative Driveway Location
- ▨ Proposed Easement for Drainage/Services purposes
- Proposed Bin Pad

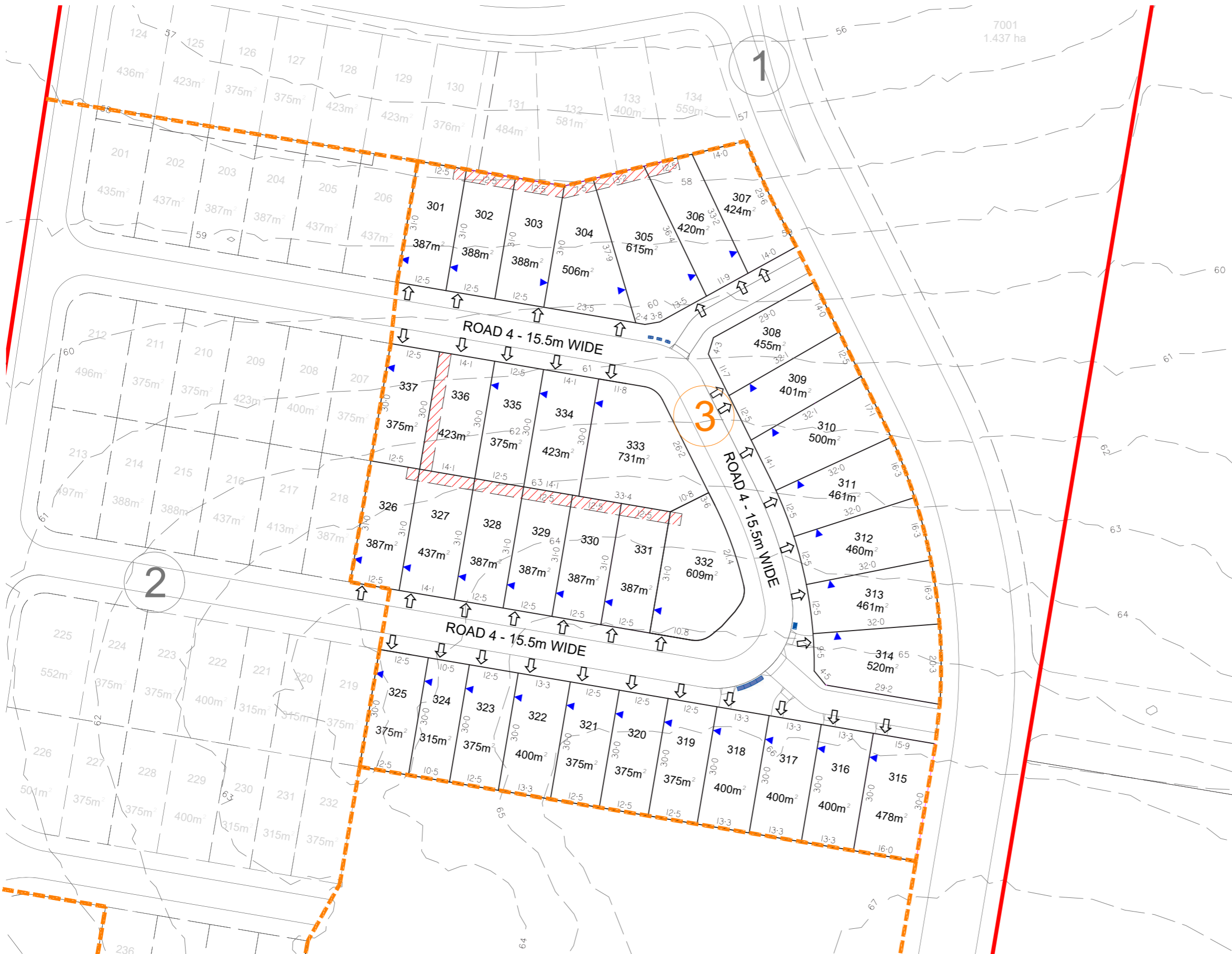
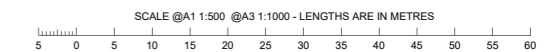
NOTE:
NO DUAL OCCUPANCIES AND DUAL OCCUPANCIES (AUXILIARY DWELLINGS) ARE PERMITTED

SETBACK NOTES:

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3. All setback provisions shown are minimum and are to the building wall. Eaves can extend into setback areas;
4. Double Garages to be provided for all lots, unless noted otherwise.

	WIDTH OF FRONTAGE		
	10m - 12.49m	12.5m - 13.99m	14m+
Front Setback (to Building)	3.0m	3.0m	3.0m
Front Setback (to Garage)	4.5m	4.5m	4.5m
Side - Built to Boundary line	0m	0m	0m
Side - Non Built to Boundary line	1.0m	1.0m	1.0m
Rear	1.5m	1.5m	1.5m
Corner Allotment			
Secondary Road Frontage	1.5m	1.5m	2.0m
Site Coverage	65%	60%	60%

RP DESCRIPTION: Lot 3 on RP137533



HB PARK RIDGE

BUILDING ENVELOPE PLAN - STAGE 4

NOTE:
BUILDING PROVISIONS SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

PROJECTION - GDA2020 MGA56

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Stage Boundary
- Stage No.
- Built to Boundary Location
- Indicative Driveway Location
- Proposed Easement for Drainage/Services purposes

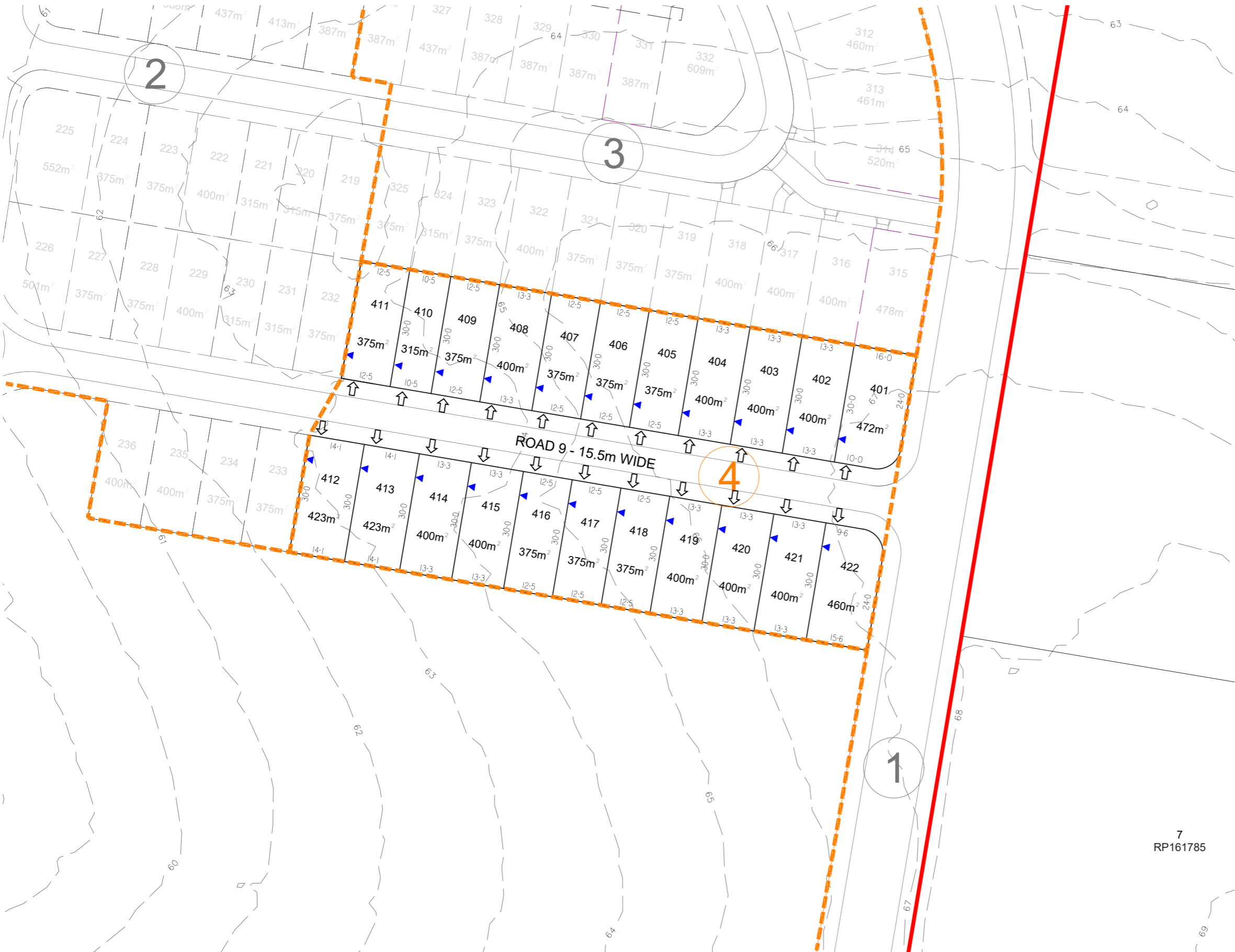
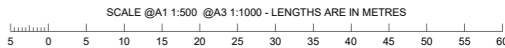
NOTE:
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SETBACK NOTES:

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3. All setback provisions shown are minimum and are to the building wall. Eaves can extend into setback areas;
4. Double Garages to be provided for all lots, unless noted otherwise.

	WIDTH OF FRONTAGE		
	10m - 12.49m	12.5m - 13.99m	14m+
Front Setback (to Building)	3.0m	3.0m	3.0m
Front Setback (to Garage)	4.5m	4.5m	4.5m
Side - Built to Boundary line	0m	0m	0m
Side - Non Built to Boundary line	1.0m	1.0m	1.0m
Rear	1.5m	1.5m	1.5m
Corner Allotment			
Secondary Road Frontage	1.5m	1.5m	2.0m
Site Coverage	65%	60%	60%

RP DESCRIPTION: Lot 3 on RP137533



HB PARK RIDGE

BUILDING ENVELOPE PLAN - STAGE 5

NOTE:
BUILDING PROVISIONS SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

PROJECTION - GDA2020 MGA56

LEGEND

- Site Boundary
- - - Major Contour (1.0m interval)
- - - Stage Boundary
- ⑤ Stage No.
- ▲ Built to Boundary Location
- ⇨ Indicative Driveway Location
- ▨ Proposed Easement for Drainage/Services purposes
- Proposed Bin Pad

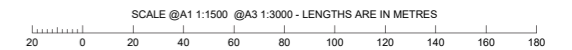
NOTE:
NO DUAL OCCUPANCIES AND DUAL OCCUPANCIES (AUXILIARY DWELLINGS) ARE PERMITTED

SETBACK NOTES:

1. Unless amended below, development must be in accordance with MP1.1 and MP1.2 of the Queensland Development Code (QDC) and the Logan City Council Dual Occupancy and Dwelling House Code
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3. All setback provisions shown are minimum and are to the building wall. Eaves can extend into setback areas;
4. Double Garages to be provided for all lots, unless noted otherwise.

	WIDTH OF FRONTAGE		
	10m - 12.49m	12.5m - 13.99m	14m+
Front Setback (to Building)	3.0m	3.0m	3.0m
Front Setback (to Garage)	4.5m	4.5m	4.5m
Side Build to Boundary line	0m	0m	0m
Non Build to Boundary line	1.0m	1.0m	1.0m
Rear	1.5m	1.5m	1.5m
Corner Allotment			
Secondary Road Frontage	1.5m	1.5m	2.0m
Site Coverage	65%	60%	60%

RP DESCRIPTION: Lot 3 on RP137533






HB PARK RIDGE


APPENDIX B

Specific Fencing Plan

DEVELOPER INSTALLED FENCING

- 1**  1.8m Developer Fence
Softwood, overlapping timber paling. Capped and painted
Dulux Monument
- 2**  1.2m High Pool Style
- Timber posts & capping.
- 3**  Timber Bollards/Trees/Vegetated Barrier
- 4**  1.8m High Feature Fence
- Semi-Permeable soft wood pine timber fence battens,
painted Dulux Monument.
- 5**  Three Strand Wire Fence

CLIENT FENCING REQUIREMENTS






- 6**  1.8m High Feature Fence
- Semi-Permeable soft wood pine timber fence battens,
painted Dulux Monument.




Dulux Monument



DEVELOPER INSTALLED FENCING

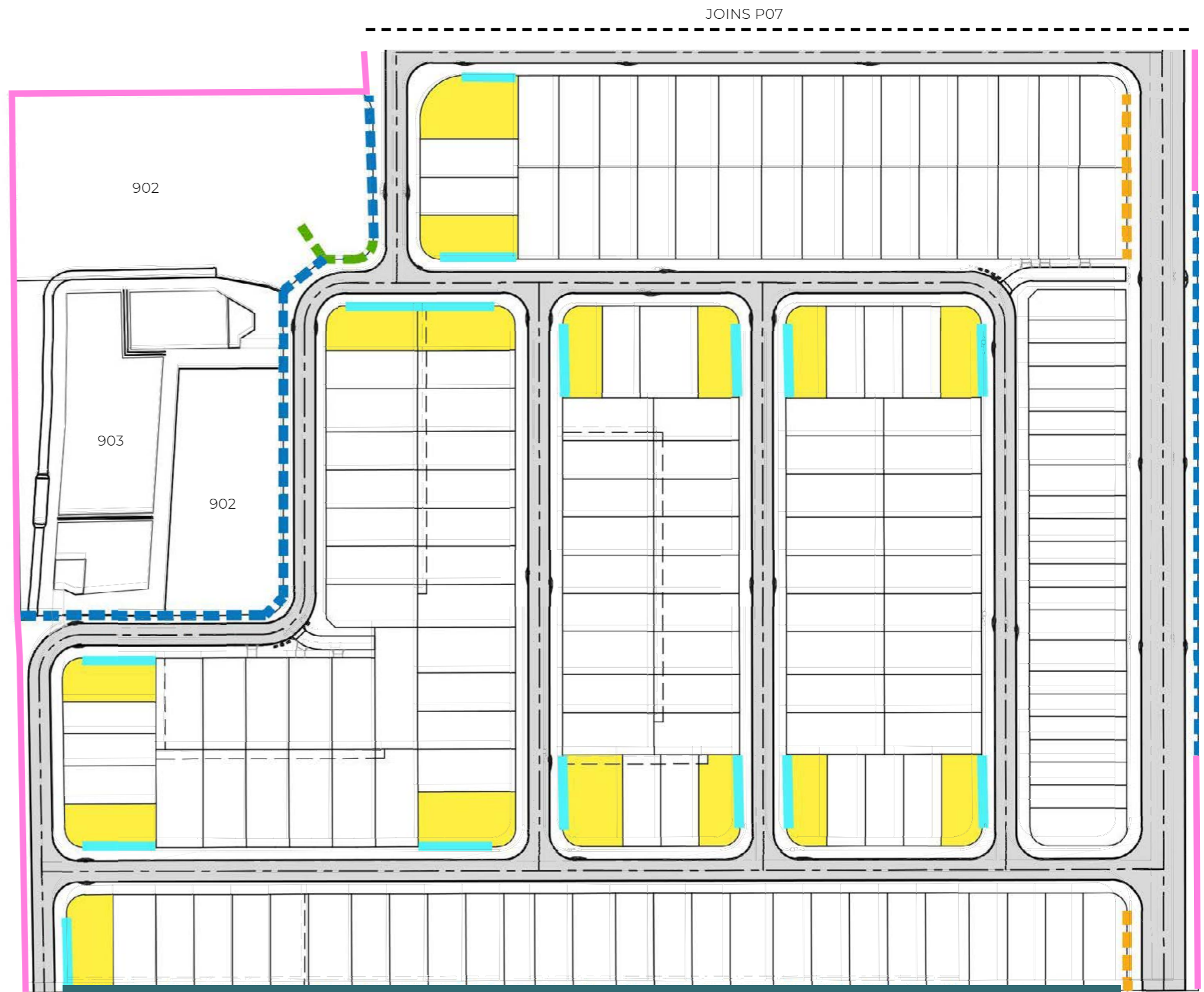
- 1**  1.8m Developer Fence
Softwood, overlapping timber paling. Capped and painted
Dulux Monument
- 2**  1.2m High Pool Style
- Timber posts & capping.
- 3**  Timber Bollards/Trees/Vegetated Barrier
- 4**  1.8m High Feature Fence
- Semi-Permeable soft wood pine timber fence battens,
painted Dulux Monument.
- 5**  Three Strand Wire Fence

CLIENT FENCING REQUIREMENTS

- 6**  1.8m High Feature Fence
- Semi-Permeable soft wood pine timber fence battens,
painted Dulux Monument.



Dulux Monument



APPENDIX C

Documentation Checklist

Minimum Documents Checklist for DRC Approval

OWNER & BUILDER DETAILS

Lot Details:

Owners Full Name:

Owners Email:

Builder Contact Details:

SITE PLAN - FLOOR PLAN - ELEVATIONS - INCLUDING BUT NOT LIMITED TO:

- Setbacks (as per POD), building envelope, easements with dimensions (if applicable)
- Location of any retaining walls (if applicable)
- Driveway details including finish, colour and crossover details
- Bins, air-conditioner/s, letterbox, clothesline, rainwater tank and all other ancillary services

DWELLING COLOUR SCHEME AND MATERIALS:

- Main dwelling colour and materials
- Garage door colour and materials
- Roof colour and materials

LANDSCAPING PLAN INCLUDING BUT NOT LIMITED TO:

- Hard landscaping areas - planting species
- Details and materials
- Fencing details
- Landscape drainage
- Letterbox to be included in elevation
- Erosion and sediment control plan

PLEASE NOTE: Failure to provide the above information will result in delays for processing. All dimensions should be clearly marked on the plans. Applying this approach to all elements of the Design Guidelines will make for an efficient approval process. All applications must be submitted via the design assessment portal link Beveridge Williams Design Application Portal or email to planlodgement@bevwill.com.au



TILLERMAN

PARK RIDGE

133 – 159 Park Ridge Road,
Park Ridge

Phone 1800 514 884
tillermanparkridge.com.au



Information in this document is given with care but without responsibility. Purchasers and owners of allotments are responsible for the implementation of the Design Guidelines.