



Housing Possibilities
GA Code and QDC Provisions

	Traditional Product
Type	House, Front Loaded
Lot Access	Front, from street
Site Coverage	55% Max
Setback Front Ground (min)	3.5m
Setback Front upper (min)	3.5m
Setback Front Garage	6m from front of garage wall & 1.5m min from dwelling++
Setback Principal Side Ground (min)	QDC
Setback Principal Side Upper (min)	QDC
Setback Road/Road Corner (lane exempt) (min)	2m
Setback Principal Rear (min)	3m
Outbuilding # (Carport/Garage)	NA
Width (max from outside wall)	NA
Outbuilding # (Carport/Garage) and Residential over Outbuilding Setback to Lane	NA
Outbuilding # (Carport/Garage) and Residential over Outbuilding Setback to Principal Rear	QDC
Outbuilding # (Carport/Garage) and Residential over Outbuilding Side Setback other than to Lane (min)	Lesser of 50% of rear boundary or 9m
Outbuilding (Shed) Width (max)	9m
Outbuilding (Shed) Depth (max)	QDC
Outbuilding (Shed) Rear Setback	QDC
Outbuilding (Shed) Side Setback	
Floor Height Principal (min)	400mm
Maximum Storeys	2 Storeys
Private Open Space (min) (may be covered)	4mx4m
Parking (min)	Two (2), one of which must be covered

NOTES:

- #Outbuilding (Carport / Garage)**
 - The balance of the lot boundary adjacent to the outbuildings where located along a road reserve (including lanes) must remain open with no additional structures permitted along that boundary (excluding boundary fencing which allows airflow through the barrier)
 - ++ An Alternative to 1.5m min from dwelling may be permitted, subject to Parkside approval at time of Covenant Approval.

General

- As defined in the Plan of Development, 'Principal' refers to the Residential Building that accommodates the primary use of the site. It excludes Outbuildings which are detached from the Carports, Garages and Sheds.
- Access to Residential over an Outbuilding, if to the side of the Outbuilding, is to be via an open stairwell except for lots where on the corner of a road with a road/lane access to Residential over an Outbuilding, if to the front of the Outbuilding, is to be via an open stairwell for lots less than 12.5m wide for lots equal to 12.5m in width or greater, the stairwell may be enclosed.
- This plan must be read accordance with the approved reconfiguration plans.
- * (35% venting to garage doors for lots less than 12.5m unless outbuilding walls include a total of at least 4m² capable of being opened, for example fixed or moveable louvres/grills, sliding doors, with openings in at least two walls to allow cross ventilation)
- △ Where lot has a side boundary presenting to a lane, the option is available to have access to the street. Where this option is taken all provisions of "Traditional Product" apply.

APPROVED SUBJECT TO CONDITIONS

PLANNING AND COMMUNITY ENGAGEMENT
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