

- if main living area is ground level, private open space:
  - is directly accessible from the main living area; and
  - has minimum single area of 25m<sup>2</sup> per dwelling with minimum 4m width; and
  - has an area with minimum dimensions of 3mx4m that is completely covered for sun and weather protection; and
  - has a maximum gradient of 1 in 10; and
  - is fenced or screened to protect privacy between adjacent dwellings; and
  - does not have air-conditioning units or other services located in this space
- if main living area is above ground level, private open space:
  - has minimum single area of 10m<sup>2</sup> per dwelling with minimum 3m width; and
  - is directly accessible from the main living area; and
  - is completely covered for sun and weather protection; and
  - is screened to protect privacy between adjacent dwellings; and
  - does not have air-conditioning units or other services located in this space

- design incorporates CPTED, buffers for sensitive land uses (e.g. accommodation)
- development footprint is located wholly outside MSES
- minimum floor level = 300mm above 1 in 100yr ARI
- maximum building width or depth = 30m
- maximum residential building height = 8.5m
- maximum residential density = 1 dwelling/250m<sup>2</sup>
- maximum external residential walls = 15m (L) or recess provided at minimum 7.5m intervals
- communal clothes drying facilities provided
- minimum communal outdoor clothes drying area = 2m<sup>2</sup>/per dwelling and screened from the street

- minimum distance from window of habitable room to window of opposite habitable room/bathroom of another dwelling or area of private open space = 9m
- if <9m:
  - minimum window sill height = 1.5m above floor level, or
  - if <1.5m, opaque glazing is applied, or
  - permanent and fixed external screening is incorporated that's:
    - solid translucent screen, or
    - maximum opening for perforated panels or trellises = 50%
    - solid 1.8m high fence separates residential activity with ground level windows

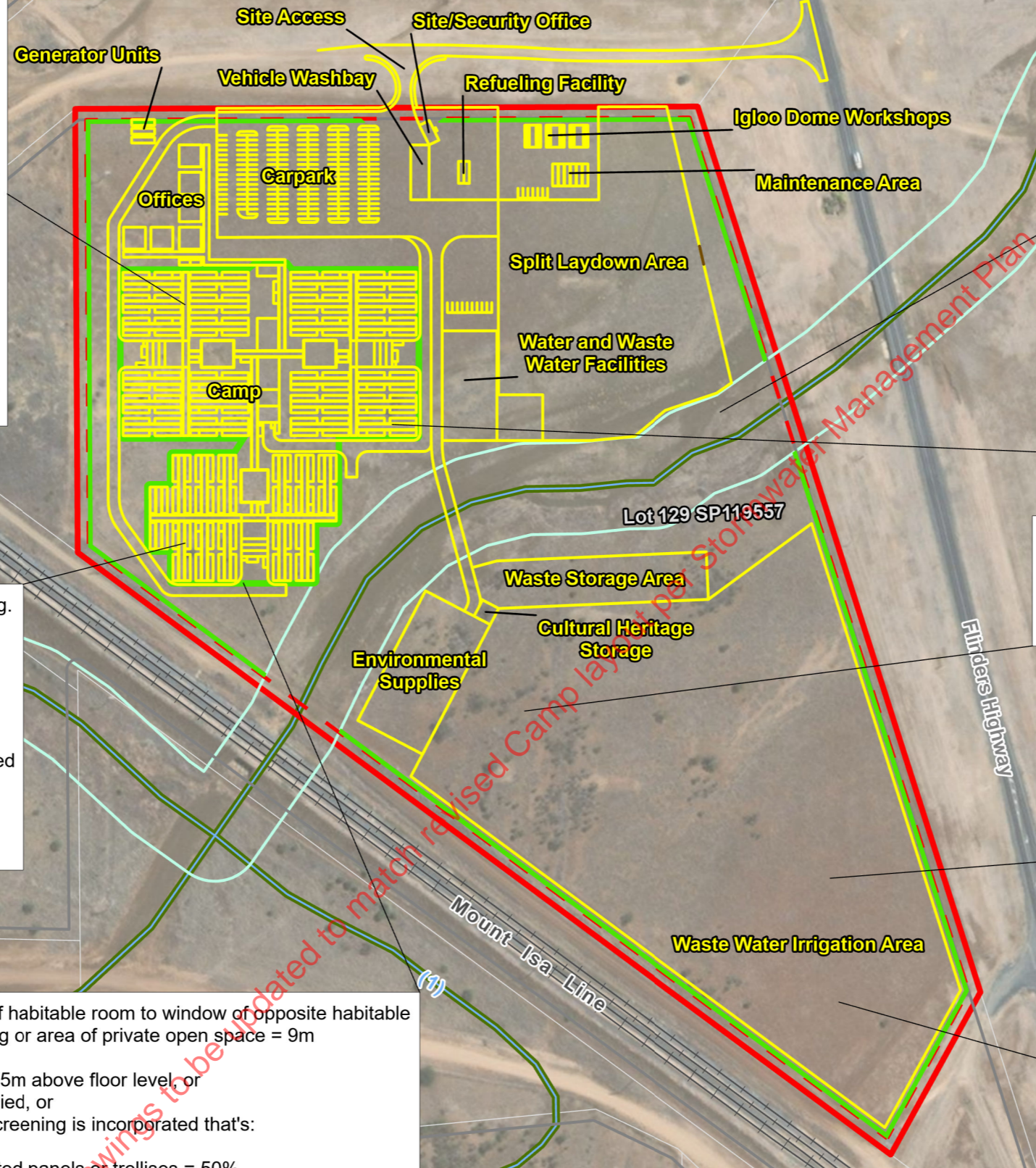
- avoid development
- clearing of native vegetation to be rehabilitated

- minimum width of accommodation landscaping = 3m
- maximum tree spacing from centres of trees = 0.75m
- comprises species from SC6.3 Preferred Plant Species Planning Scheme Policy
- provides appropriate buffers to non-residential activities

- maximum residential coverage = 50%
- 50% = 85,173m<sup>2</sup>
- minimum private and communal open space coverage = 30%
- 30% = 51,104m<sup>2</sup>

connection to reticulated water supply or single bore with continuous flow rate of 0.25L/sec

entire Site is a stock route reserve (secondary)



**Planning Scheme Design Criteria - Residential Activities**  
Copperstring - Hughenden



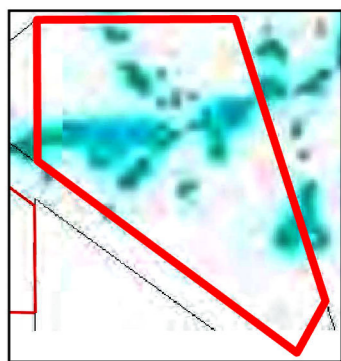
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Scale: 1:3,000 @A3  
Coordinate System: GDA2020 MGA Zone 55  
MAP REF: P.22.1540  
AUTHOR: JB  
REV: E  
DATE: 8/02/2024  
DATA SOURCES: Aerial imagery from ESRI, Data from QSpatial, State of QLD, Project Specific Data

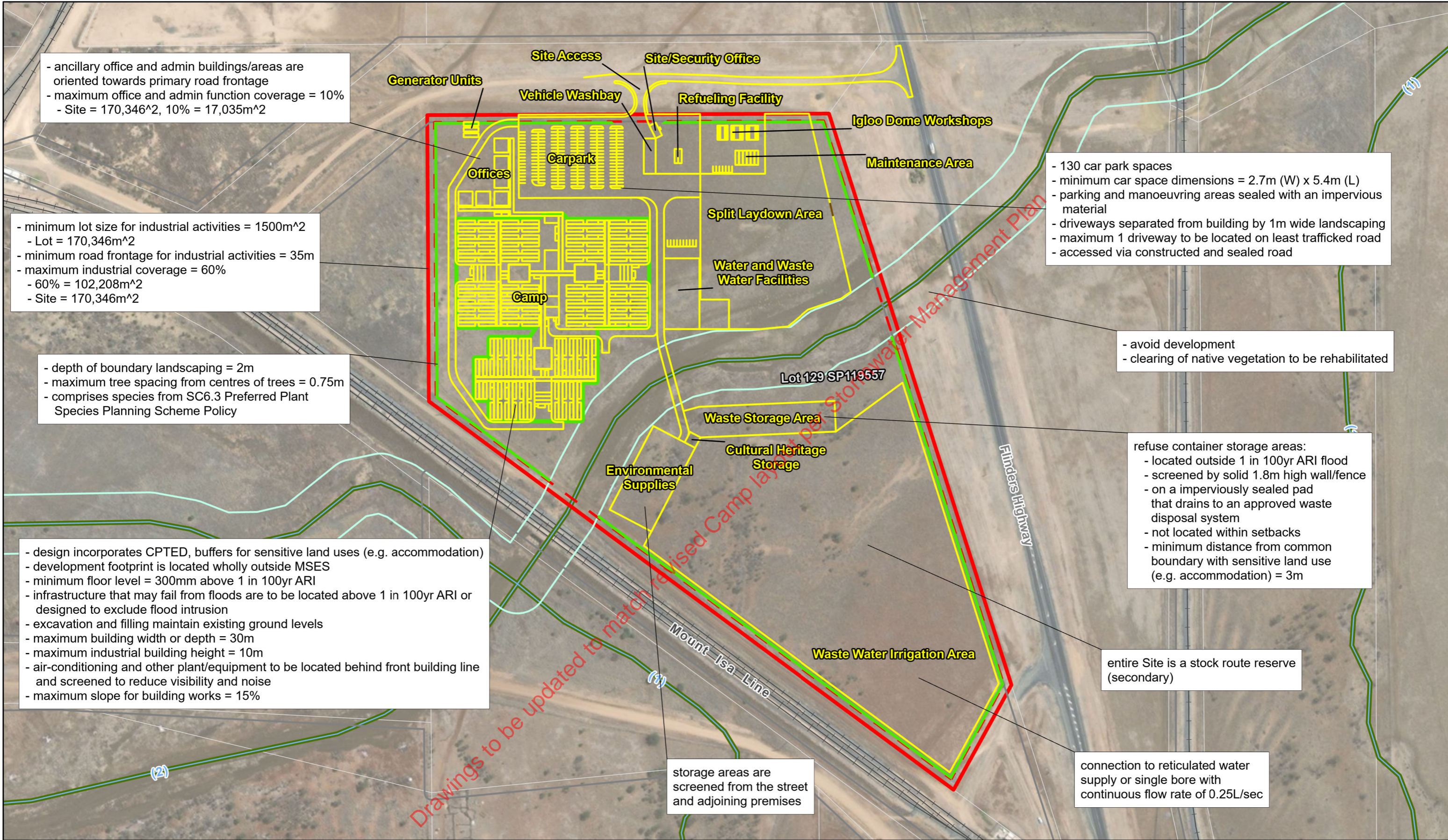
**LEGEND**

- Site
- Layout
- Refuse Container Storage Area Wall
- Watercourse
- Railway
- MSES Regulated Vegetation [Defined Watercourse]

- Landscaping
- Site Setback (6m)
- Road Buffer (6m)
- Watercourse Buffer (25m)
- Cadastral Boundary
- Lot
- Associated Lot

100 ARI Flood





- ancillary office and admin buildings/areas are oriented towards primary road frontage  
 - maximum office and admin function coverage = 10%  
 - Site = 170,346m<sup>2</sup>, 10% = 17,035m<sup>2</sup>

- minimum lot size for industrial activities = 1500m<sup>2</sup>  
 - Lot = 170,346m<sup>2</sup>  
 - minimum road frontage for industrial activities = 35m  
 - maximum industrial coverage = 60%  
 - 60% = 102,208m<sup>2</sup>  
 - Site = 170,346m<sup>2</sup>

- depth of boundary landscaping = 2m  
 - maximum tree spacing from centres of trees = 0.75m  
 - comprises species from SC6.3 Preferred Plant Species Planning Scheme Policy

- design incorporates CPTED, buffers for sensitive land uses (e.g. accommodation)  
 - development footprint is located wholly outside MSES  
 - minimum floor level = 300mm above 1 in 100yr ARI  
 - infrastructure that may fail from floods are to be located above 1 in 100yr ARI or designed to exclude flood intrusion  
 - excavation and filling maintain existing ground levels  
 - maximum building width or depth = 30m  
 - maximum industrial building height = 10m  
 - air-conditioning and other plant/equipment to be located behind front building line and screened to reduce visibility and noise  
 - maximum slope for building works = 15%

- 130 car park spaces  
 - minimum car space dimensions = 2.7m (W) x 5.4m (L)  
 - parking and manoeuvring areas sealed with an impervious material  
 - driveways separated from building by 1m wide landscaping  
 - maximum 1 driveway to be located on least trafficked road  
 - accessed via constructed and sealed road

- avoid development  
 - clearing of native vegetation to be rehabilitated

refuse container storage areas:  
 - located outside 1 in 100yr ARI flood  
 - screened by solid 1.8m high wall/fence  
 - on a imperviously sealed pad that drains to an approved waste disposal system  
 - not located within setbacks  
 - minimum distance from common boundary with sensitive land use (e.g. accommodation) = 3m

entire Site is a stock route reserve (secondary)

connection to reticulated water supply or single bore with continuous flow rate of 0.25L/sec

storage areas are screened from the street and adjoining premises

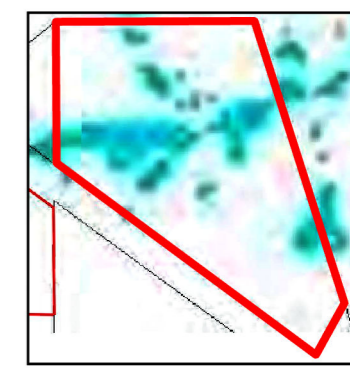
**Planning Scheme Design Criteria**  
 - Industrial Activities  
 Copperstring - Hughenden



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 0 50 100  
 Metre  
 Scale: 1:3,000 @A3  
 Coordinate System: GDA2020 MGA Zone 55  
 MAP REF: P.22.1540  
 AUTHOR: JB  
 REV: F  
 DATE: 14/02/2024  
 DATA SOURCES: Aerial imagery from ESRI,  
 Data from QSpatial, State of QLD,  
 Project Specific Data

- LEGEND**
- Site
  - Layout
  - Refuse Container Storage Area Wall
  - Watercourse
  - Railway
  - MSES Regulated Vegetation [Defined Watercourse]

- Landscaping
- Site Setback (6m)
- Road Buffer (6m)
- Watercourse Buffer (25m)
- Cadastral Boundary
- Lot
- Associated Lot
- 100 ARI Flood



Drawings to be updated to match revised Camp layout and Stormwater Management Plan