

GENERAL GUIDELINE - STANDARD OF PLANS REQUIRED (Residential Developments)

Tick	Aspects Typically Required in Drawings Submitted for Approval
	Site and floor plans indicating all existing and proposed buildings or structures drawn to a minimum scale (Site - 1:200, Floor 1:100) including a plan title/number, orientation (north point), author, and date and be produced on at standard A3 or A4 size.
	Dimensions of all proposed buildings and structures including the height to both the top of fascia and roof ridgeline above natural ground level.
	Location of all easements, mains & other infrastructure (including stormwater, sewer and access etc.), and distances of relevant structures from such.
	Building elevations (both proposed and existing), to include north, south, east and west orientations at a minimum scale of 1:100. Elevations must be dimensioned including height above natural ground level.
	All boundary setback distances dimensioned (taken to the fascia as the outermost projection).
	Gross floor area (m ²) for all new building work.
	Finished floor levels for all proposed buildings or structures.
	Natural ground levels for all proposed buildings or structures.
	Correct location and scale of all trees on the site, indicating those proposed for removal as part of the development.
	As appropriate, the location of all existing and proposed; <ul style="list-style-type: none"> • Cut (excavation) & Fill Works • Retaining walls and their heights • Driveways and vehicle access arrangements
	<p>Site coverage total (%) including all existing and proposed buildings and structures roofed with imperious materials.</p> <p>Queensland Development Codes relating to design & siting provide that the "Area" used to calculate site coverage means;</p> <p><i>"For enclosed spaces, the area including the outside wall and for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof."</i></p> <p>NOTE: Council's will typically also have requirements for site coverage provided in their Planning Schemes, which may vary in the manner of how specific areas are calculated. Please seek clarification, particularly when total site coverage is expected to approach 50%.</p>
	<u>ALL Setback variations sought to be clearly hatched or highlighted</u>

E. & O. E. Issued as a generic guide only. Subject to change without notice. This list may not be comprehensive or complete.



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