

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated 25/9/12

General:

1. All development is to be undertaken in accordance with the Development Approval.
2. Building height is a maximum of 2 storeys.
3. Dimensions have been rounded to the nearest 0.01m.
4. Areas have been rounded to the nearest 5m².
5. This Plan of Development (POD) is subject to relevant consultant input and review, including, but not limited to: landscape, traffic, engineering, stormwater, hydraulics, geotechnics, environment, survey and acoustics.

Building Siting:

6. Bins, air conditioners, clothes lines and other items of a utilitarian nature, shall not be located between the dwelling frontage and the Street.
7. Building setbacks are measured to the wall or column.
8. Eaves shall not encroach within 0.45m of a boundary to an adjoining dwelling lot.
9. The minimum Primary Frontage Street setback shall be 3m, excluding garage/carport and Open Structures.
10. The minimum Secondary Street setbacks shall be 1.5m.
11. Open Structures (refer definition) of a height not greater than 4.5m may extend to the boundary.
12. No minimum setback is required to a Laneway, excluding garages/carports noted separately (refer item 21).
13. The minimum Street setback to the garage/carport (as measured to the vehicle door) shall be 4.5m.
14. Optional built-to-boundary walls shall be positioned where indicated on this POD and, if adopted, shall extend to a minimum of 45% of the nominated boundary, have a maximum height of 7.5m and a maximum continuous length of 17.5m.
15. In areas where built-to-boundary walls are not applicable or adopted, side and rear boundary setbacks to an adjoining dwelling lot shall be 0.9m minimum for all levels.
16. Built-to-boundary walls of a height greater than 4.5m shall not extend closer to a Street/Laneway than 3m.
17. All facades fronting a Primary Frontage shall be articulated with a combination of fenestration and Open Structures (refer definition).

Parking:

18. Minimum off-street parking requirements:
 - Studio: 1 space per dwelling
 - 1 and 2 Bedroom: 1 space per dwelling
 - 3 or more Bedrooms: 2 spaces per dwelling (which may be in tandem)
 - At least one space per dwelling shall be covered.
19. Parking spaces on driveways do not have to comply with AS2890, but shall be 4.5m long with 2.7m clear width.
20. Garages/carports and their associated driveways shall be located as indicated on this POD.
21. Garages/carports served off a Laneway shall comply with ULDA Practice note no. 12 issued: Dec 2011 or as updated.
22. Double garages shall not be permitted for dwellings on lots with a vehicle access frontage of less than 12.5m frontage (except for Laneway vehicle access frontages and as otherwise indicated on this POD).

Site Cover and Amenities:

23. No maximum site coverage applies.
24. Private amenity space accessible from a living area on the ground floor shall be provided and shall not be less than 5m² with a minimum dimension of 1.2metres for Studio and 1 Bedroom dwellings, and 8m² with a minimum dimension of 2.4m for other dwellings, except as noted in item 25.
25. Private amenity space for dwellings with living areas located greater than 1m above ground, such as on the first floor, shall be provided in the form of a balcony directly accessible from that living area with a minimum dimension of 1.2m and minimum area of 5m².
26. Private Open Space shall generally be provided in the location and on the storey indicated on this POD.
27. Any windows on the first floor that face a boundary of another dwelling lot shall have a sill height of 1.5m above the first floor level, fixed opaque glass to 1.5m above the first floor level, or fixed, external louvers over the entire opening with a maximum void to solid ratio of 50%.
28. Any balconies or decks located on the first floor and/or greater than 1m above ground shall be treated with fixed external privacy screening to the full extent of the side of the balcony addressing the boundary of another dwelling lot and to a height of 1.5m above the balcony/deck floor level.

Fencing:

29. Fencing on all frontages to Streets shall be 1.2m high maximum.
30. A limited extent of 1.8m high solid fencing is permitted to a Laneway where it is required to provide privacy to a Private Open Space.
31. If a section of 1.8m high fencing to a Laneway exceeds 3m in length, it is to be set back 0.5m from the Laneway boundary and screened with 0.5m of landscape planting of a minimum height of 0.5m.

Special Requirements for Laneway Lots:

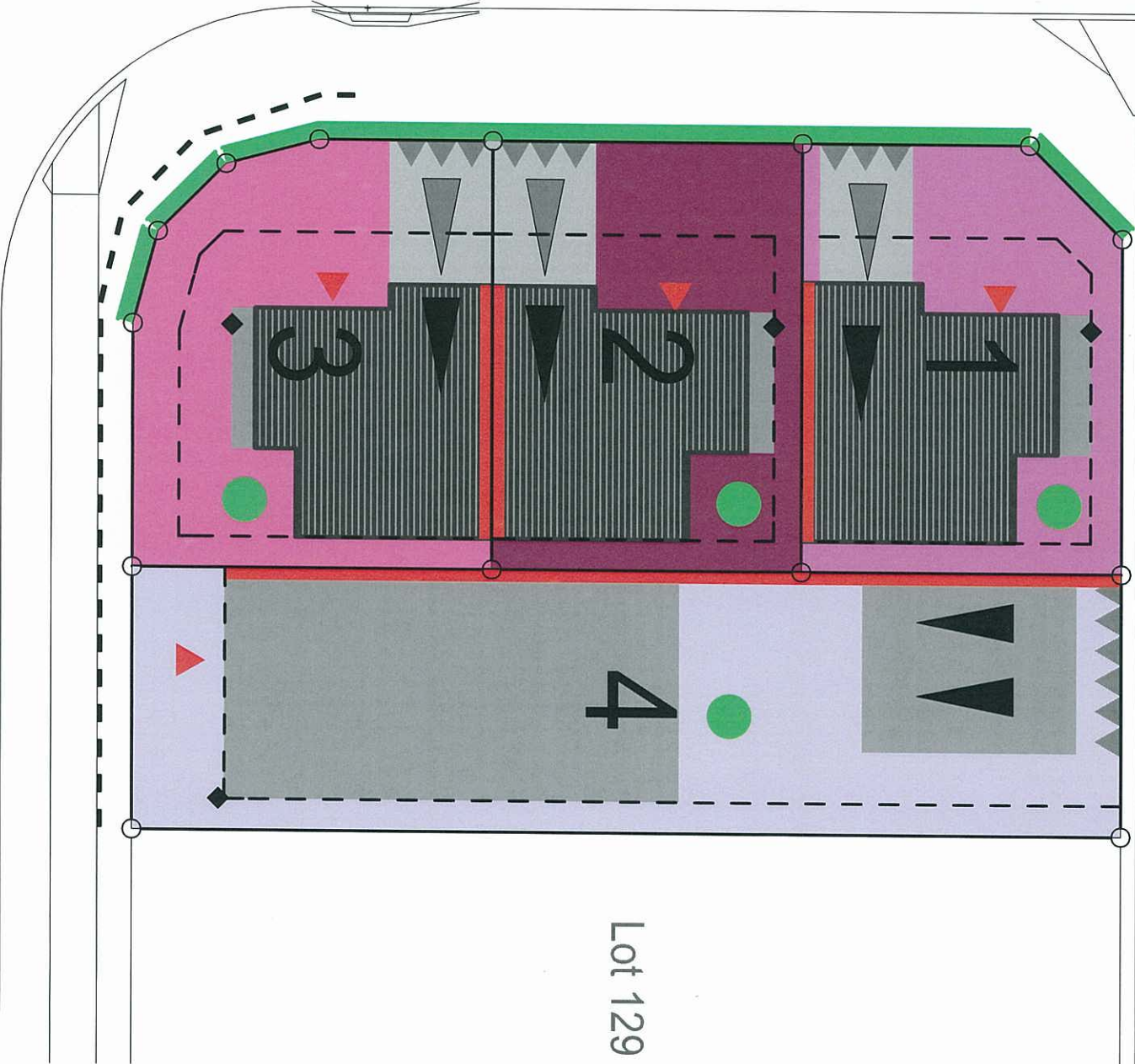
32. For any laneway lots with a cut-out of the site making provision for the installation of a power supply pillar, the following conditions shall be met:
 - Unrestricted access shall be provided to the front and two sides of each and every service pillar site (1m x 1.3m typical)
 - Balustrades or fences shall be permitted to the sides of the pillar sites if they are constructed entirely outside of the pillar site (including foundations), are of light-weight construction and are easily removable.
 - The surface of the pillar site shall be finished entirely with turf, avoiding the use of pavers or other finishes.

Definitions:

Laneway: A narrow public road (6.5m) that primarily provides vehicle access and services to dwellings.
Open Structures: Balconies, hoods, porticoes, verandahs, pergolas, etc. that are visually permeable at the ground level.
Street: A public road (generally 15m or greater) that provides vehicle access and services to dwellings and Open Spaces.

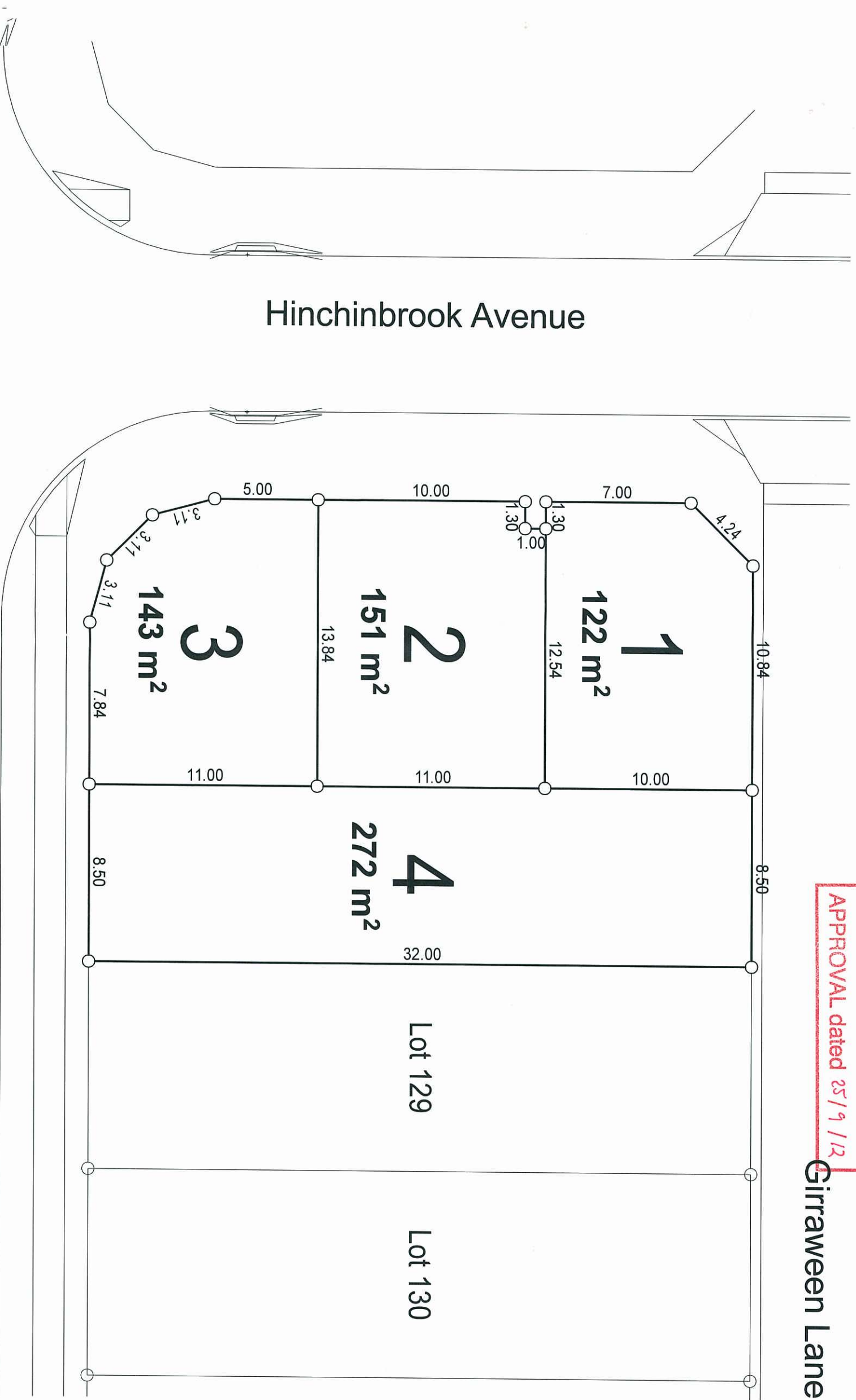
Legend

- Position of Covered Car
- Position of Uncovered Car
- Driveway Location
- Private Open Space
- Indicative Pedestrian Entry
- Indicative Utilities
- Optional Built-to-Boundary Walls
- Primary Frontage
- Dwelling Type
- No Vehicle Entry
- Indicative 2-Story Construction



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Girraween Lane



Hinchinbrook Avenue

Kondailila Place

Lot Reconfiguration

for Crown Property Pty Ltd

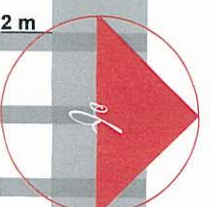
Lot 128 Fitzgibbon Chase

by

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