



Notes -

General:

- All development is to be undertaken in accordance with the Development Approval.
- Building height is a maximum of 3 storeys.

Orientation:

- Entries - Front doors of dwellings are to address the Primary Street Frontage identified on the Plan of Development.
- Dwellings built on corner lots should address both street frontages.

Setbacks:

- Setbacks are as per the Site Development Table unless otherwise specified.
- The location of built to boundary walls are indicated on the Plan of Development.
- Optional built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres. Where optional built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
- Boundary setbacks are measured to the wall of the structure.
- Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street Frontage where eaves should not be closer than 2400mm.
 - Rear lane boundary eaves can meet the zero lot boundary where the wall of the structure is setback 0.5m.

Parking:

- Minimum off-street parking requirements
 - Studio, 1 and 2 bed dwellings - 1 space per dwelling
 - Other - 2 spaces per dwelling, which may be in tandem
- Parking spaces on driveways do not have to comply with AS2890.
- Allotments with a rear laneway must locate garages off the laneway. Garages served off a laneway must be built between 0m and 0.5m off the rear boundary.

Site Cover and Private Open Space:

- Site cover must be in accordance with the following minimum standards:
 - Villa Allotment - 60% of the lot
- Private amenity space accessible from the ground floor must not be less than 15m² with a minimum dimension of 3m. Private amenity space for apartments above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 2.5 metres.

Fencing:

- Fencing on all Primary Street Frontages to be 1.5m and 50% transparent or not to exceed 1.2 metres in height.
- Fencing on Secondary Street Frontages to be 50% transparent and not exceed 1.5m in height. Alternatives may be permitted where Fitzgibbon Chase Design Guideline approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.

Definitions:

Laneway Allotment - Lot serviced by a Laneway
Streets - Roads/Streets other than a Laneway

Site Development Table		Villa Allotment Type 1		Villa Allotment Type 2	
Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
3m	3m	3m	3m	3m	3m
Rear		1m	1m	1m	1m
Side - General Lots					
Built to Boundary		0m	1m	0m	1m
Non Built to Boundary		1.5m	1.5m	1.5m	1.5m
Corner Lot - Secondary Frontage		1.5m	1.5m	n/a	n/a

Note:

The proposal plan is preliminary and for discussion purposes, subject to relevant consultant input and review including but not limited to traffic, engineering, stormwater, hydraulics, geotechnics, environment, survey and acoustics.

All dimensions and areas are approximate only, and are subject to survey and Council approval.

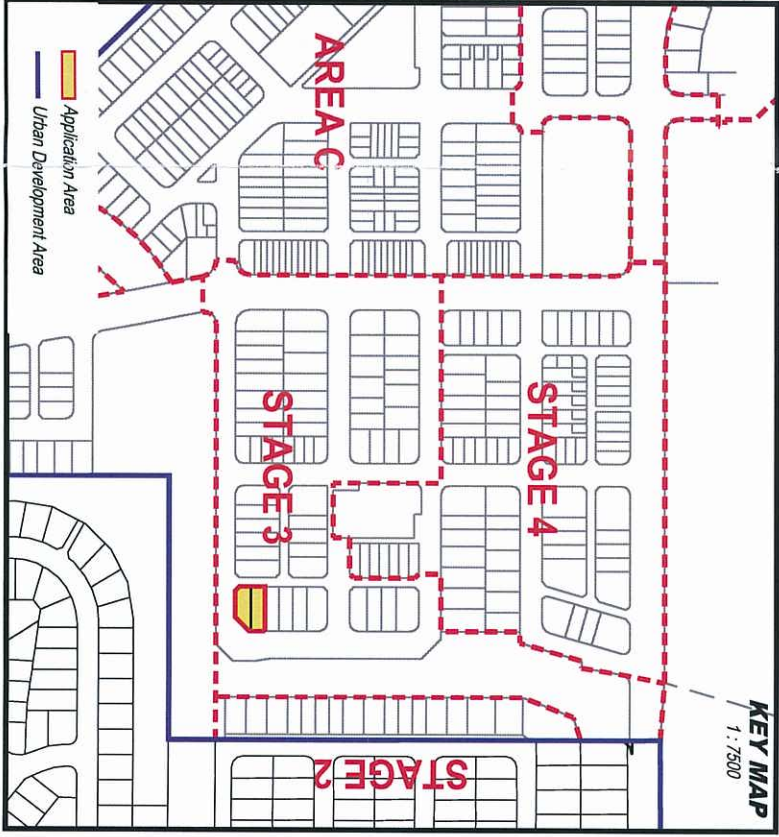
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Legend

- Application Boundary
- Development Controls
 - Optional Built to Boundary Wall
 - Primary Frontage
 - No Vehicle Access



Level Datum

Origin

Comp By. KCH

DWG Name. 22743-LOTS2-PRO

Local Authority URBAN LAND DEVELOPMENT AUTHORITY

Scale

Sheet

Locality FITZGIBBON

Job Reference 22743

CLIENT

URBAN LAND DEVELOPMENT AUTHORITY

PLAN OF DEVELOPMENT

CANCELLING LOT 52

ON RPS PLAN REF. 22743-71L

PROJECT

FITZGIBBON

CHASE

Plan Ref

22743-207

Rev

RPS

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DEVELOPMENT STATISTICS			
Allocation Type			
Single Family Dwellings		Total Allotments	Total Dwellings
Villa Allotment Type 1	1		1
Villa Allotment Type 2	1		1
TOTAL	2		2

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18 / 6 /2012

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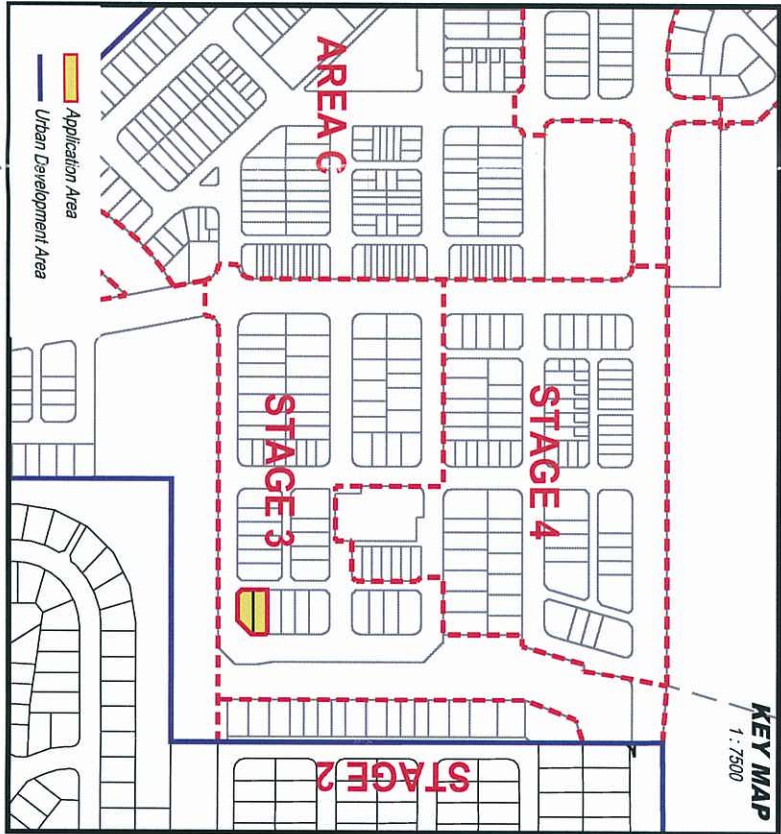
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded to the nearest 5m².

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Legend

--- Application Boundary



Level Datum 18 APRIL 2012

Origin Comp By. KCH

DWG Name. 22743-LOT52-PRO

Local Authority URBAN LAND DEVELOPMENT AUTHORITY

Locality FITZGIBBON

Job Reference 22743

CLIENT

URBAN LAND DEVELOPMENT AUTHORITY

PROPOSED SUBDIVISION LAYOUT

CANCELLING LOT 52

ON RPS PLAN REF. 22743-71L

PROJECT

FITZGIBBON

CHASE

Plan Ref

22743-206

Rev

RPS

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