

16m Wide New Road



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 13 / 7 /2012

Notes -

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

- Orientation:**
- 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.
 - Mandatory built to boundary walls are to have a maximum height of 9m and should not exceed the prescribed setbacks of the lot.
 - 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, except for Primary Street Frontage where eaves should not be closer than 2400mm.

- 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.

- Site Cover and Private Open Space:**
- Site cover must be in accordance with the following minimum standards:
 - Terrace Allotment - 75% 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.

Site Development Table		Terrace Allotments	
Front/Primary Frontage		Ground Floor	First Floor
Rear		2m	2m
Side - General Lots		1m	1m
Built to Boundary		0m	0m
Non Built to Boundary		1.5m	1.5m
Corner Lots - Secondary Frontage		1.5m	1.5m

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.

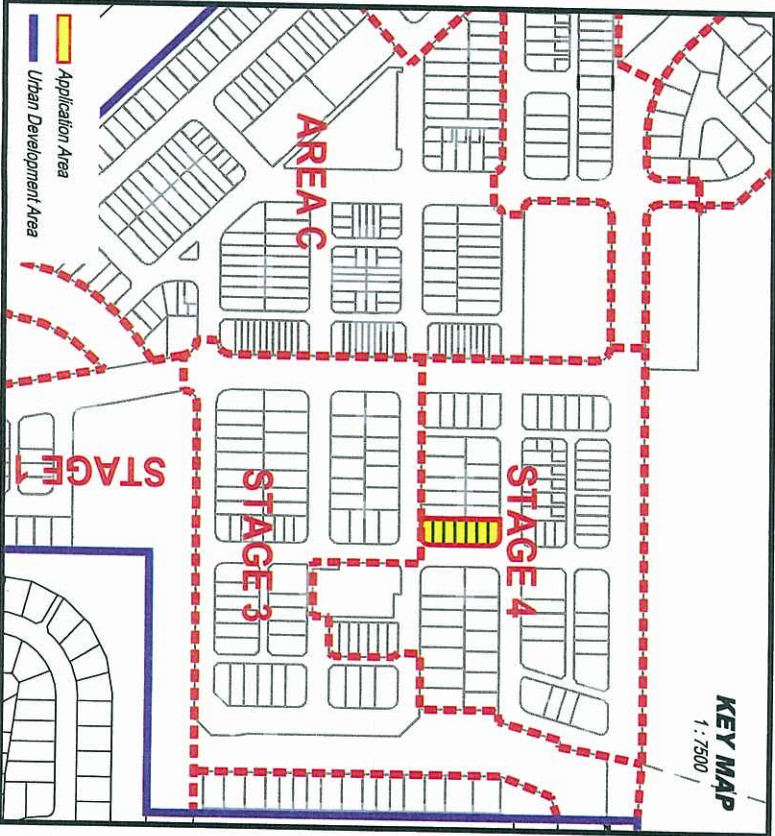
Dimensions have been rounded to the nearest 0.1 metres.

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
- Mandatory Built to Boundary Wall



Level Datum

Date

Origin

Comp By.

DWG Name.

Local Authority

Scale

Sheet

1 : 500

A4

Locality

Job Reference

CLIENT

URBAN LAND DEVELOPMENT AUTHORITY

PROJECT

FITZGIBBON

CHASE

Plan Ref

22743-209

Rev

RPS

©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment
not permitted. Please contact the author.

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
743 Ann Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3237 8899
F +61 7 3237 8833
W rpsgroup.com.au

16m Wide New Road

16m Wide New Road

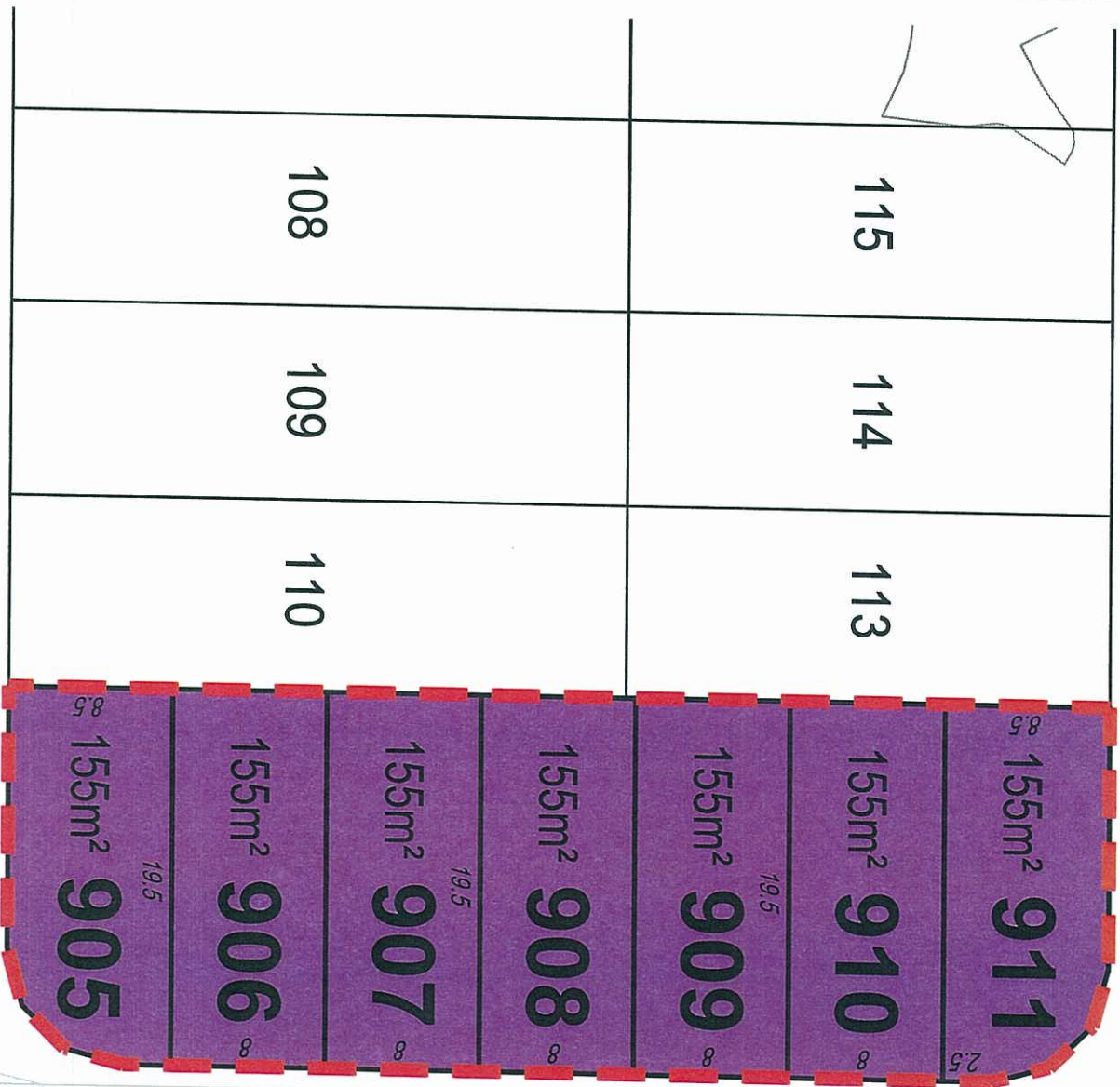
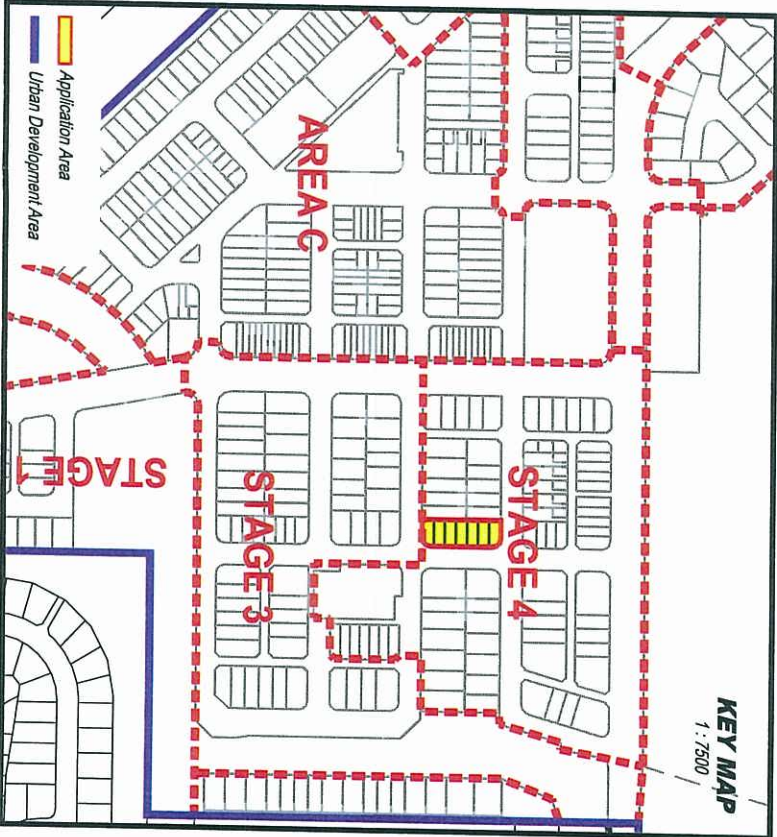
16m Wide New Road

DEVELOPMENT STATISTICS		
Allotment Type		
Single Family Dwellings	Total Allotments	Total Dwellings
Terrace Allotment Type 3	7	7
TOTAL	7	7

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 13 / 7 / 2012

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



Level Datum	Date	18 APRIL 2012
Origin	Comp By.	KCH
	DWG Name.	22743-LOTS111&112-PRO
	Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Scale	Sheet	Locality
1 : 500	A4	FITZGIBBON
		Job Reference 22743

CLIENT

URBAN LAND DEVELOPMENT AUTHORITY

PROJECT

FITZGIBBON

PROPOSED SUBDIVISION LAYOUT

CANCELLING LOTS 111 & 112

ON RPS PLAN REF. 22743-71L

Plan Ref

22743-208

Rev



©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment
not permitted. Please contact the author.

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
743 Ann Street
PO Box 1539
Fortitude Valley QLD 4006
T +61 7 3237 8899
F +61 7 3237 8833
W rpsgroup.com.au