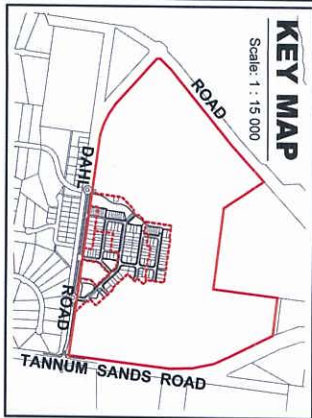




Legend	
	General Details
	Site Boundary
	Proposed Stage Boundary
	Proposed Active Park
	Proposed Neighbourhood and Linear Park
	Proposed Pedestrian Linkage /
	Landscape Treatment
	Proposed Future Open Space
	Proposed Access Easement
	Potential 66kV powerline location
	1 or 2 Bedroom dwellings
Road	
	Indicative Footpath Location
	Indicative Driveway Location
Allotment Details	
	Preferred Private Open Space Location
	Maximum Building location Envelope
	Mandatory Built to Boundary Wall
	Nominal Built to Boundary Wall
	Primary Frontage
	Preferred Letterbox Location
	Preferred Garage Location

Plan of Development Table		Urban Allotments		Terrace & Freehold		Villa Allotments 10m		Villa Allotments 12.5m		Court/yard		Traditional		Premium Traditional	
		Ground	First	Ground	First	Ground	First	Ground	First	Ground	First	Ground	First	Ground	First
Front/Primary Frontage		1.5m	2.4m	1.5m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m
Garage		4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	5.5m	n/a	5.5m	n/a
Rear		0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m	2.0m
Side - General Lots		0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	1.0m	1.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Built to Boundary		0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
Not Built to Boundary		1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Corner Lots - Secondary Frontage		n/a	n/a	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	n/a	n/a	n/a	n/a
LaneWAY Lots		70%	75%	70%	70%	70%	70%	65%	60%	60%	60%	n/a	n/a	55%	n/a
Rear of Lot (from laneway boundary)		70%	75%	70%	70%	70%	70%	65%	60%	60%	60%	n/a	n/a	55%	n/a
Maximum BTB Wall Length (% of boundary length)		85%	75%	75%	75%	70%	70%	70%	70%	70%	70%	60%	60%	60%	60%
Site Cover															

Notes:

General

- All development is to be undertaken in accordance with the Development Approval.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Built to boundary walls are optional except where identified as mandatory on the Plan of Development. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Mandatory Built to Boundary Walls are to have a maximum length as per the Plan of Development Table.
- Nominal Built to Boundary Walls are to have a maximum length as per the Plan of Development Table and a maximum height of 3.5 metres.
- Boundary setbacks are measured to the wall of the structure.
- First floor setbacks must not exceed the minimum ground floor setbacks.
- Garages must not project forward of the front building setback.
- Eaves should not encroach (other than where buildings are built to boundary) closer than 4.50m to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm; and
 - Urban Lots

Parking

- A minimum of one (1) off street car park is required per dwelling which must be covered and enclosed.
- Double garages are not permitted on single storey dwellings on a lot less than 12.5m wide except where a laneway allotment.
- Double garages are not permitted on any lot less than 10m wide except where a laneway allotment.
- All double garages should be setback behind the main face of the dwelling with doors articulated, comprising a mix of materials and colours, or staggered.
- Maximum width of any garage shall be no more than 40% of the lot frontage on any lot less than 12.5m wide.
- Garages and carports served off a LaneWAY must be built to 0.5m rear setback.
- Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located along the western or southern boundary.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.

Site Cover and Amenity

- Site cover must be in accordance with the Plan of Development table unless approved by the ULDA.
- Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m; and
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m

Fencing

- Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid and have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.

Building Articulation

- All dwellings must have a porch, alcove or verandah providing an entry to the building which is visible from the street.
- All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate:
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hood/Screens
 - Awnings and Shade Structures

Buildings facing a park of more than one street

- For buildings that have more than one street frontage or adjoin park, the building design must ensure an attractive appearance is presented to the street frontage and, if applicable, the park.
- Buildings must address each street frontage or park frontage through the inclusion of, but not necessarily limited to, the following design elements:
 - Verandahs
 - Porches
 - Awning and Shade Structures
 - Variation to Roof and Building Lines
 - Inclusion of Window Openings

Infrastructure Contributions

- Infrastructure Contributions for Reconfiguring a Lot will be calculated in accordance with the ULDA Development Approval for the relevant stage. The payment will be made to the ULDA prior to survey plan endorsement.

Definitions:

LaneWAY Allotment - Allotments serviced by a laneWAY.

Not part of this approval

Not part of this approval

Not part of this approval

Not part of this approval

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 10 / 8 / 12

RPS

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PLAN OF DEVELOPMENT	
STAGE 1 - 3	
OVER LOTS 6 & 7 ON SP 228432	
& LOT 133 ON CTN 1953	
PROJECT	
TANNUM SANDS	
CLIENT	
URBAN LAND DEVELOPMENT AUTHORITY	
DATE	
27 June 2012	
DRAWN BY	
WNV/KCH	
DWG NUM	
107142-26-PRO	
LOCAL AUTHORITY	
URBAN LAND DEVELOPMENT AUTHORITY	
LOCALITY	
TANNUM SANDS	
JOB REFERENCE	
107142	
SCALE	
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SHEET	
A1	
PLAN REF	
107142 - 27	
REV	
F	

REVISION
A: 28/02/2012 Amended Staging Boundaries
B: 21/03/2012 Amended Site & Coding
C: 22/03/2012 Amended Lots and Coding
D: 29/03/2012 Amended Roads and Paths
E: 29/03/2012 Amended to Lot 133 & Engineering
F: 27/06/2012 Amended Legend

Note:
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 down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineering design.
Source Information:
Site boundaries: Registered Survey Plans.
Adjoining Information: COCB.
Contours: RPS Lidar

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140m