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LA: MARANO REGIONAL COUNCIL
LOCALITY: ROMA
JOB No: 37748-1-4
SCALE: 1:600
DATE: 15/08/2011
DRAWN BY: CJT
CHECKED BY: MAB

B	LOTS 60-65 MOVED TO STAGE 3	CJT	15-08-11	
A	INITIAL DRAFT	CJT	13-07-11	
REV	DETAILS	BY	DATE	

NOTE:

- (1) This plan was prepared for the purposes and exclusive use of Urban Land Development Authority to accompany an application to the Marana Regional Council for a Development Permit for Reconfiguring a Lot by subdivision of the subject land described in the plan and is not to be used for any other purpose or by any other person or corporation. FYFE PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to this clause or clause 2.
- (2) The contours on this plan are approximate and are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon each contour for any purpose other than for the purpose of the application.
- (3) The dimensions, areas size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
- (4) This plan may not be photocopied unless this note is included.

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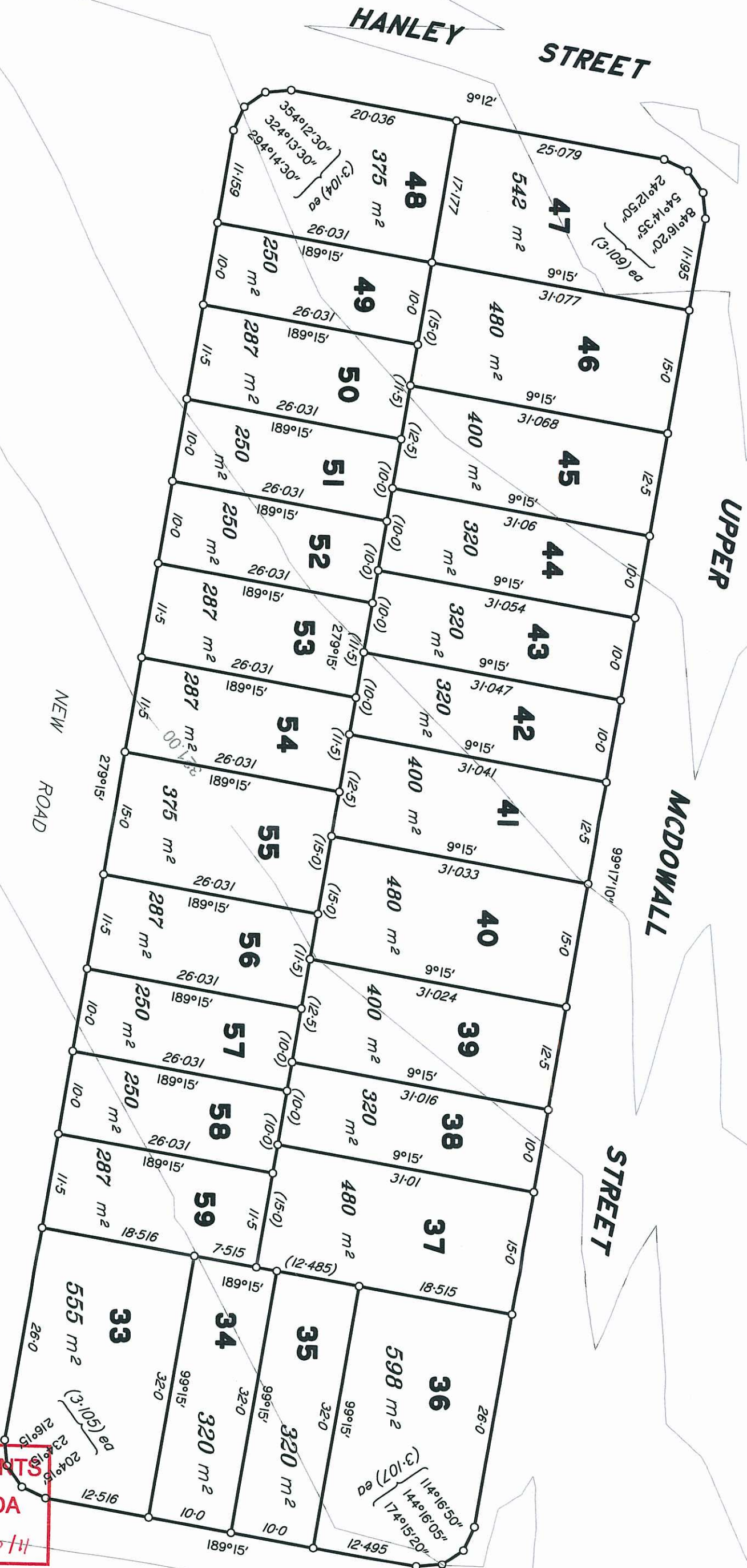
TOTAL NO. OF LOTS: 27
TOTAL AREA: 0.978 ha
MIN. AREA: 250 m²
LENGTH OF NEW ROAD: 172 m
PROPOSED PARK AREA: Nil

NOTE:-
Contours derived from field survey undertaken 04/08/2010. Contour interval is 0.5 metres

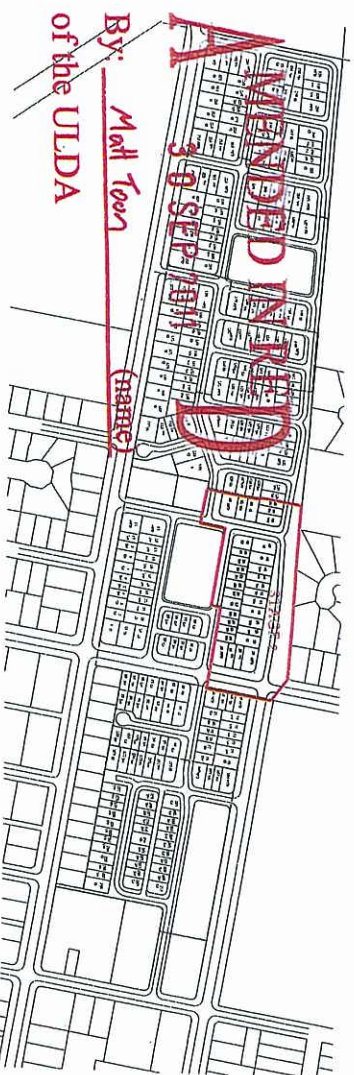
STAGE 2

PLANS AND DOCUMENTS **CURRENCY**
referred to in the ULDA
APPROVAL dated 19/10/11





PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/10/11



General:

1. All development is to be undertaken in accordance with the Development Approval.
2. The maximum height of building shall not exceed 2 storeys.

Orientation:

3. Entries - Front doors of dwellings are to address the Primary Street Frontage.
4. Where Multi Family Allotments encompass more than one frontage they are to be designed to address each street frontage.

Setbacks:

5. Setbacks are as per the Site Development Table unless otherwise specified.
6. Built to boundary walls are preferred where shown.
7. Built to boundary walls are to have a maximum length of 15m and a maximum height of 3.5m.
8. Boundary setbacks are measured to the wall of the structure.
9. Eaves should not encroach (other than where building is built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2.4m.

Parking:

10. 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.
11. Double garages will not be permitted on a single storey dwelling on a lot less than 12.5m wide.
12. Double garages will not be permitted on any lot less than 10.0m wide.
13. Double garages may be permitted on a lot >10.0m wide and <12.5m wide where the dwelling is more than one storey in height, and where:
 - the garage is setback at least 1m behind the main face, excluding balconies, of the dwelling, and
 - the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
14. Parking spaces on driveways do not have to comply with AS2890.
15. Garages and Carports served off a laneway must be built with a minimum 1.0m Rear Setback.

Site Cover and Amenity:

16. Site cover for each lot is not to exceed 60% of the lot except on Multi Family Allotments where the site cover shall not exceed 75% of the lot.
17. Private open space accessible from the ground floor must not be less than 15m² with a minimum dimension of 3.0m. Private open space for multi residential must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8m.

Buildings

18. Buildings with a width of more than 10m that are visible from a street or a park should be articulated to reduce the mass of the building by:
 - windows recessed into the facade
 - balconies, porches or verandahs provided
 - window hoods provided
 - shadow lines created on the building through minor changes in the facade (100mm minimum)

Multi Family Dwellings:

19. Multi Family Dwelling Allotments may be developed with more than one dwelling.
20. Multi family and other small dwellings should:
 - have a maximum of two storeys in height
 - have a clearly identifiable and addressed front door and undercover point of entry
 - have screened drying and rubbish bin areas behind the main face of the dwelling
 - incorporate at least two openings to all habitable rooms, including internal windows and lowered windows to facilitate cross ventilation

Fencing:

21. Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2m in height.
22. Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence).

Driveways:

- ~~23. For conventional allotments the following applies:-~~
 24. The maximum width of a driveway:
 - serving a double garage shall be 4.8m at the lot boundary
 - serving a single garage shall be 3.0m at the lot boundary
 25. A maximum of one driveway per dwelling is permitted
 26. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
 27. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0m.
 28. The minimum distance between driveways on the same lot shall be 3.0m at the boundary, except in the case of Studio Dwellings and other small dwellings, where driveways can be combined with driveways to parking spaces for other dwellings on the same lot.
- Definitions:**
- Streets - Roads/Streets other than a Laneway.
 - Studio Dwelling - dwelling (usually apartment) in which the living area and bedroom are combined within a single space.

30. Building articulation

All dwellings must incorporate two or more of the following design elements:

- Verandahs
- Roof overhangs
- Window hoods / screens
- Awnings and shade structures

PLAN OF DEVELOPMENT TABLE		Width of lot frontage							
		10.0m - 12.4m		12.5m - 14.9m		15.0m - 19.9m		20m +	
LOTS	Front	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
		2.4m *	2.4m	2.4m *	2.4m	2.4m *	2.4m	2.4m *	2.4m
	Side								
	• Build to boundary line	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	• Not built to boundary line	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
	Rear								
	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	1.0m	2.0m
Secondary Frontage		1.5m							
Park Side / Rear of lot		1.0m or minimum 0.0m to verandah / balcony and 2.4m to wall							
On site parking requirements (minimum)		1 space per dwelling to be covered and enclosed							
PARKING / GARAGES	Garage location	1 space per dwelling to be covered and enclosed		1 space per dwelling to be covered and enclosed		1 space per dwelling to be covered and enclosed		1 space per dwelling to be covered and enclosed	
		• Single or tandem garage acceptable • Double garages are only permitted on laneway allotments • Garages are to be located along the built to boundary wall		• Single or tandem garage acceptable • Double garages are only permitted on laneway allotments • Garages are to be located along the built to boundary wall		• Single, tandem or double garage acceptable • Garages are to be located along the built to boundary wall where appropriate		• Single, tandem or double garage acceptable • Garages are to be located along the built to boundary wall where appropriate	
* 4.5m to garage									

*4.5m to garage

29. Infrastructure contributions for multiple residential dwellings

Infrastructure contributions for multiple residential dwellings (lots accommodating more than a single unit dwelling) will be calculated in accordance with *Maranoa Regional Council's Planning & Development Headworks Charges Schedule* indexed each year by the three year rolling average of the Queensland Roads and Bridges Index. Payment will be made prior to endorsement of Community Management Statement or commencement of use whichever comes first

Lot Types	
Courtyard (Long)	CL
Courtyard (Short)	CS
Villa (Wide)	VW
Villa (Narrow)	VN
Studio (Wide)	SW
Studio (Narrow)	SN
Multi-family Dwellings	MFD
	Varies



PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 19/10/11

