

Notes -

General:

- All development is to be undertaken in accordance with the Development Approval
- Loft Homes are permissible over garages in Laneway Allotments
- The maximum height of building shall not exceed 3 storeys

Orientation:

- Entries - Front doors of dwellings are to address the Primary Street Frontage identified in the Site Development Plan
- Loft Homes must be located off the adjoining Laneway
- Dwellings built on corner lots should address both street frontages

Setbacks:

- Setbacks are as per the Site Setback Table unless otherwise specified.
- Built to boundary walls are optional. The location of built to boundary walls are indicated on the Site Development Plan. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Setback Table
- Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres
- 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 excluding the 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
- Garages and Carports served off a Laneway must be built between 0.0m - 1.0m of the Rear Boundary

Site Cover and Amenity:

- Site cover for each lot is not to exceed 60% of the lot
- Private amenity space accessible from the ground floor must not be less than 15m² with a minimum dimension of 3.0m. Private amenity space for apartments (including Loft Homes) above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8 metres

Fencing

- Fencing on all Primary Street or Park Frontages to be either 50% transparent or not to exceed 1.2 metres in height.
- Fencing on secondary street frontages may be permitted where Fitzgibbon Chase Design Guideline approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.

Definitions:

Loft Homes - A dwelling built above a garage with its own entry door at ground level
Laneway Allotment - Lot serviced by a Laneway
Streets - Roads/Streets other than a Laneway

Site Development Table		Villa Allotments 10m Frontage
	Ground Floor	First Floor
Front/Primary Frontage	3.0m	3.0m
Rear	1.0m	1.0m
Side - General Lots		
Built to Boundary	0.0m	1.0m
Non Built to Boundary	0.9m	0.9m
Corner Lots - Secondary Frontage	1.5m	1.5m
Laneway Lots		
Rear of Lot (from laneway boundary)	0.0m	0.0m

PRELIMINARY ONLY

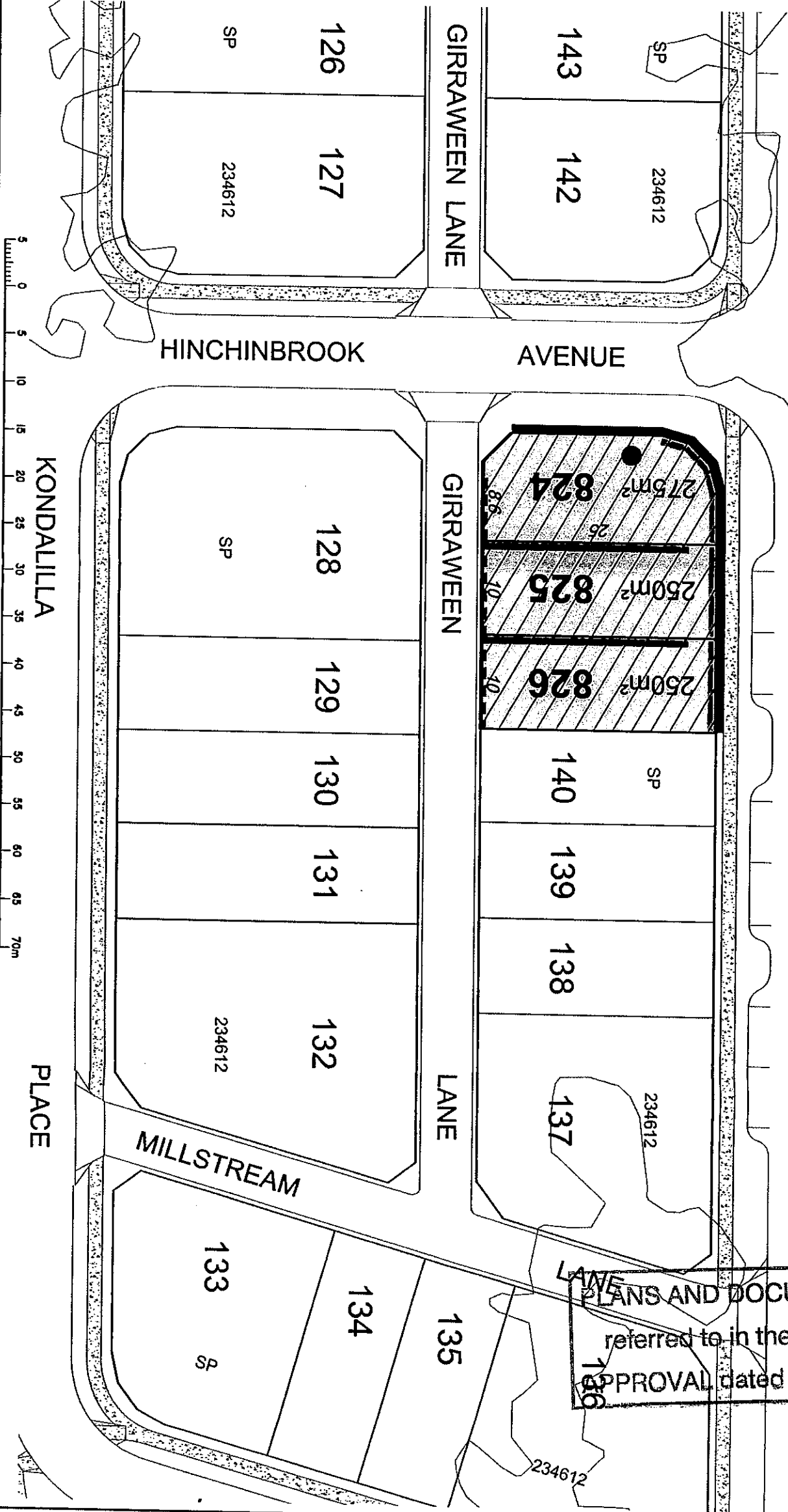
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SP 223412

- Legend**
- Laneway Allotments
 - Building to Boundary Wall
 - 0.0m Setback for Laneways
 - No Vehicle Access
 - Primary Frontage
 - Mandatory minimum 2 Storey Construction

ROGHAN

ROAD



Areas have been rounded down to the nearest 5m². The boundaries shown on this plan should not be used for final detailed engineers design.

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Total of Allotments for Reconfiguration	1
Total Number of Allotments	3
House Allotments	3
Villa Allotment Type 1 (10x25m)	3
Maximum Dwellings	6



Level Datum		Date		24 FEB 2011	
Origin		Comp By.		WNW	
		DWG Name.		22743-164	
		Local Authority		URBAN LAND DEVELOPMENT AUTHORITY	
Scale		Locality		FITZGIBBON	
1 : 500		Sheet		A3	
		Job Reference		22743	
				CLIENT	
				URBAN LAND DEVELOPMENT AUTHORITY	
				PROPOSED SUBDIVISION	
				CANCELLING LOTS 141	
				ON SP 234612	
				PROJECT	
				FITZGIBBON	
				CHASE	
				Plan Ref	
				22743-164	
				Rev	
				B	
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