

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 engineers design.

DEVELOPMENT STATISTICS	
Total of Allotments for Reconfiguration	1
Total Number of Allotments	2
House Allotments	
Villa Allotment Type 2 (10x32m)	1
Villa Allotment Type 3 (12.5x32m)	1
Maximum Dwellings	4

PRELIMINARY ONLY



RAVENBOURNE ST

AVENUE

905
SP 234612

EUNGELLA

CLOSE

CRESCENT

89 801

SP 234611

61 SP

60

59

58

57

234611

LANE

56

SP

55

BUNYA

LANE

54

SP 234611

440m²

320m²

SP

234611

45

46

827

828

48

49

50

51

8.2

10

32

TAMBORINE

52

53

234611

DIAMANTINA

903
SP 234611

DIAMANTINA

CRESCENT



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 10/5/11

Level Datum

Date 24 FEB 2011

CLIENT

URBAN LAND DEVELOPMENT AUTHORITY

Origin

Comp By. WNW

DWG Name. 22743-164

Local Authority URBAN LAND DEVELOPMENT AUTHORITY

Locality FITZGIBBON

PROPOSED SUBDIVISION
CANCELLING LOT 47 on SP 234611

PROJECT

FITZGIBBON

CHASE

Plan Ref

22743-166

Rev

B

RPS

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PRELIMINARY ONLY

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

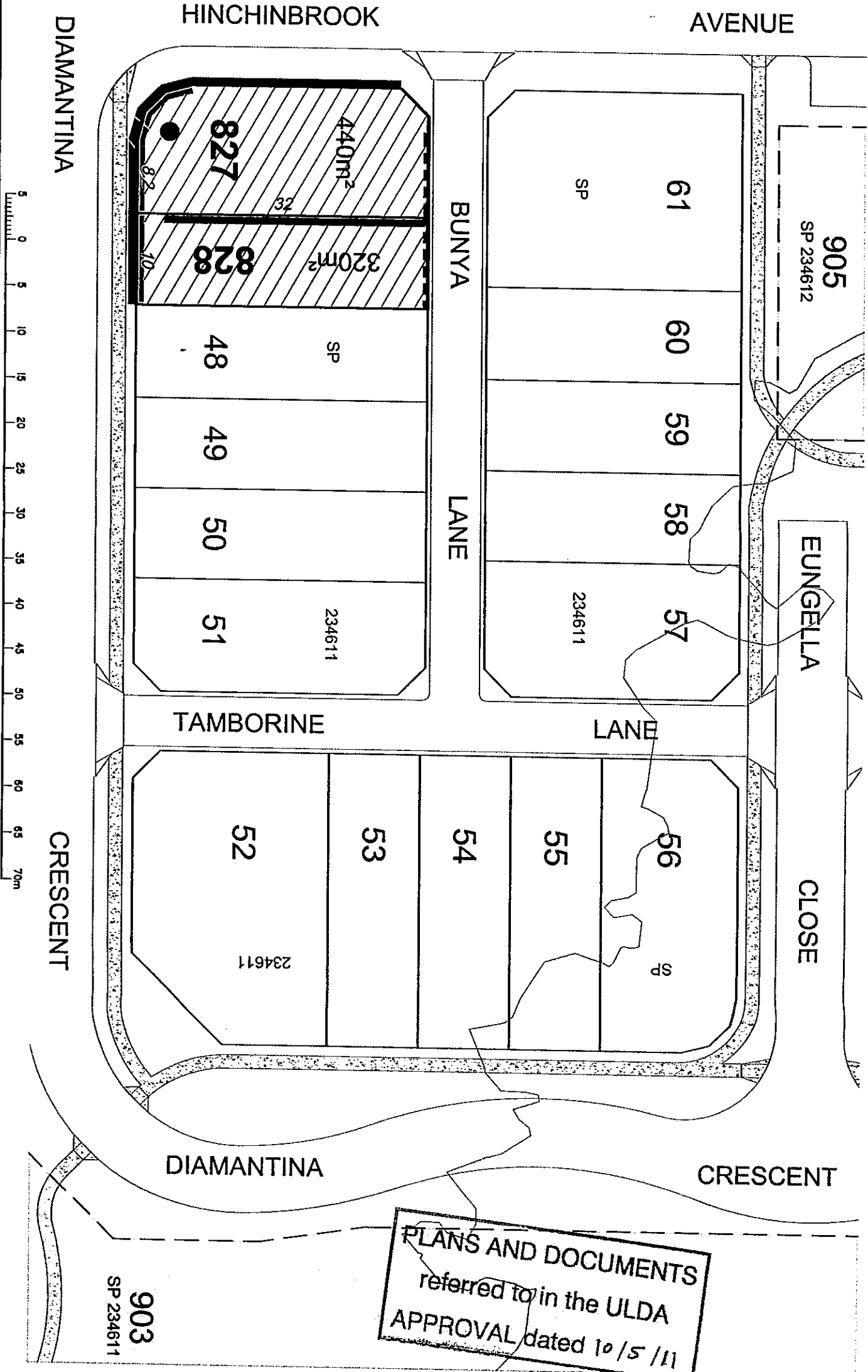
Fencing

- 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		Villa Allotments 12.5m Frontage	
Front/Primary Frontage	Ground Floor	First Floor	Ground Floor	First Floor	
	3.0m	3.0m	3.0m	3.0m	
Rear	1.0m	1.0m	1.0m	1.0m	
Side - General Lots					
Built to Boundary	0.0m	1.0m	0.0m	1.0m	
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	
Laneway Lots					
Rear of Lot (from laneway boundary)	0.0m	0.0m	0.0m	0.0m	



PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 10/5/11

Legend

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

Level Datum	Date	24 FEB 2011	CLIENT		URBAN LAND DEVELOPMENT AUTHORITY	
Origin	Comp By.	WNW	PROJECT		FITZGIBBON CHASE	
	DWG Name.	22743-164	Plan Ref		22743-167	
	Local Authority	URBAN LAND DEVELOPMENT AUTHORITY	Rev		B	
Scale	Sheet	A3	Job Reference		22743	
1 : 500						

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