

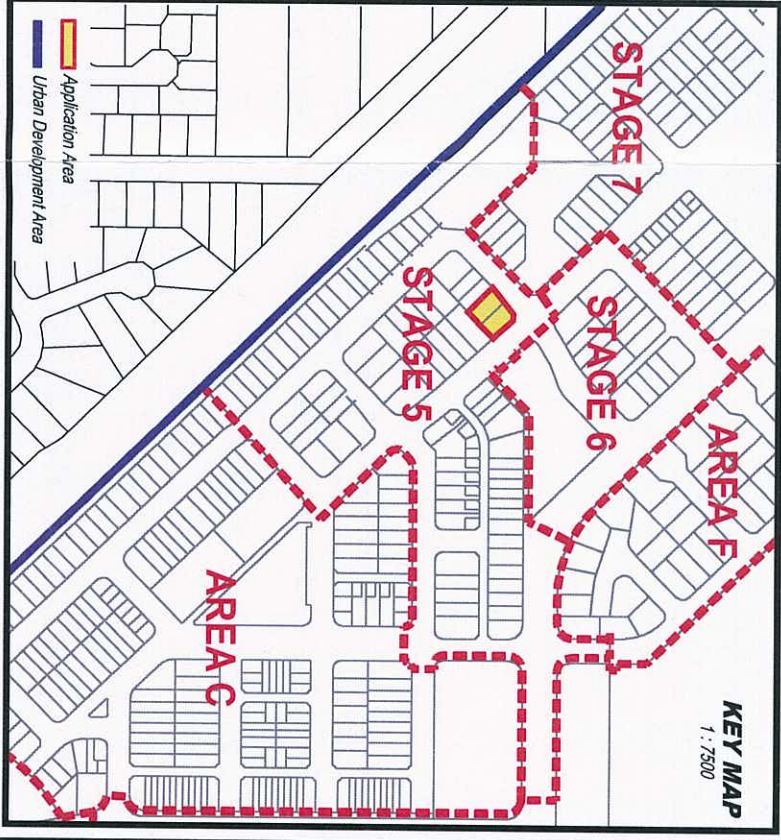
DEVELOPMENT STATISTICS		
Allotment Type		
Single Family Dwellings	Total Allotments	Total Dwellings
Villa Allotment Type 4	2	2
TOTAL	2	2

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 22 / 6 /2012

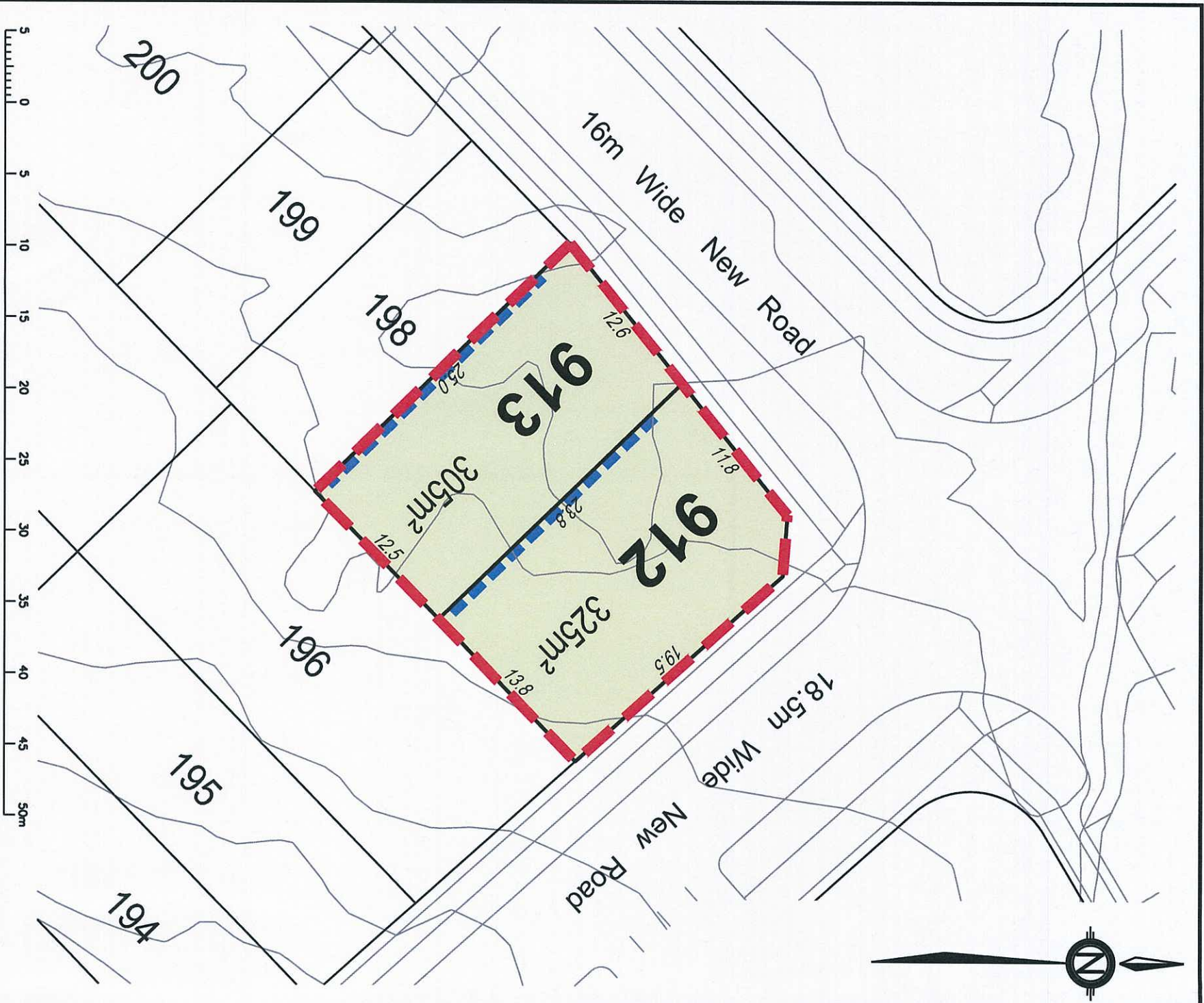
Legend

Application Boundary

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.



Level Datum		Date		3 MAY 2012	
Origin		Comp By:		KCH/BM	
		DWG Name:		22743-LOT197-PRO	
		Local Authority		URBAN LAND DEVELOPMENT AUTHORITY	
Scale		Sheet		A4	
1 : 500		Locality		FITZGIBBON	
		Job Reference		22743	
CLIENT					
URBAN LAND DEVELOPMENT AUTHORITY					
PROPOSED SUBDIVISION LAYOUT					
CANCELLING LOT 197					
ON RPS PLAN REF. 22743-116J					
PROJECT					
FITZGIBBON CHASE					
Plan Ref				Rev	
22743-210				B	
RPS					
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					
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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.
- Optional built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres. Where optional built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
- 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
- Double garages may be permitted on a lot with a frontage of 10 to 12.5m wide where Fitzgibbon Chase Design Guideline approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.
- 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:
 - Villa Allotment - 60% 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			
	Villa Allotment 12.5m Frontage		
Front/Primary Frontage	Ground Floor	First Floor	
	3m	3m	
Rear	1m	1m	
Side - General Lots			
Built to Boundary	0m	1m	
Non Built to Boundary	1m	1m	
Secondary Frontage	1.5m	1.5m	

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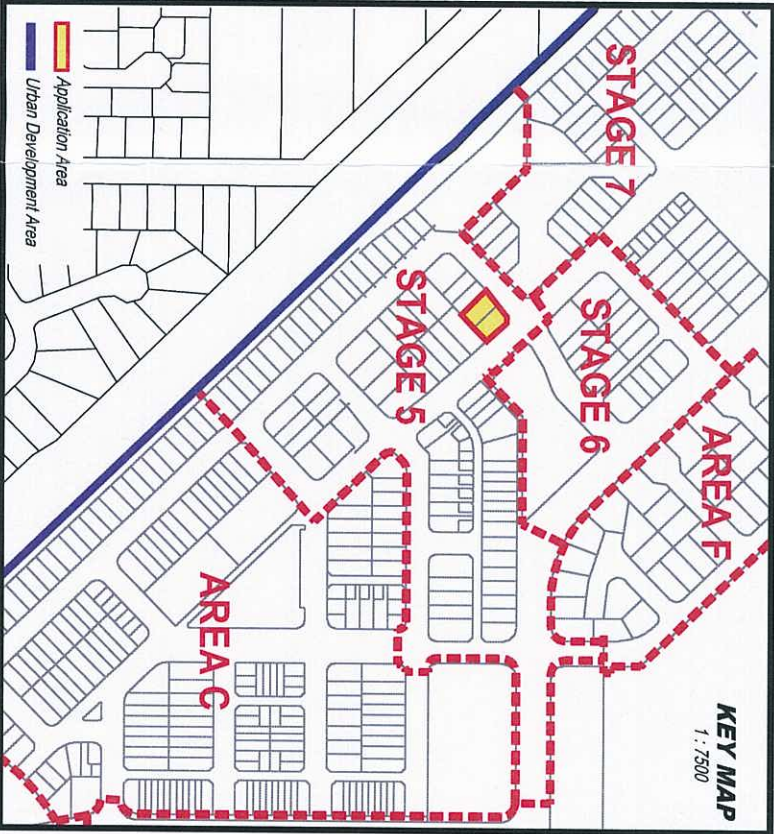
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PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 22 / 6 / 2012

Legend

- Application Boundary
- Development Controls
- Optional Built to Boundary Wall



Level Datum

3 MAY 2012

Origin

Comp By: KCH/BM

DWG Name: 22743-LOT197-PRO

Local Authority: URBAN LAND DEVELOPMENT AUTHORITY

Scale

1 : 500

Sheet

A4

Job Reference

22743

CLIENT

URBAN LAND DEVELOPMENT AUTHORITY

PLAN OF DEVELOPMENT

CANCELLING LOT 197

ON RPS PLAN REF. 22743-116J

PROJECT

FITZGIBBON CHASE

Plan Ref

22743-211

Rev

B

RPS

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