

DEVELOPMENT STATISTICS

House Allotments	Minimum Dimension	Stage 4a		Stage 4		Stage 7		Overall	
		Allotments	%	Allotments	%	Allotments	%	Allotments	%
V2 Villa Allotment - 250m ²	10m x 25m	1	4%	1	4%	2	4%	2	4%
V1 Villa Allotment - 320m ²	10m x 32m	—	—	2	6%	3	6%	3	5%
C1 Courtyard Allotment - 400m ²	12.5m x 32m	—	—	4	9%	5	9%	5	9%
P2 Premium Courtyard Allotment - 375m ²	15m x 25m	1	4%	1	4%	2	4%	2	4%
P1 Premium Courtyard Allotment - 480m ²	15m x 32m	—	—	15	39%	6	21%	21	38%
T2 Traditional Allotment - 500m ²	20m x 25m	—	—	—	—	—	0%	—	0%
T1 Traditional Allotment - 640m ²	20m x 32m	—	—	3	24%	10	24%	13	23%
Total House Allotments		2		26		18		46	82%
House Allotments - Laneway									
L2 Laneway Villa - 320m ²	10m x 32m	—	—	1	2%	—	—	1	2%
L6 Laneway Terrace - 240m ²	7.5 x 32m	—	—	6	11%	—	—	6	11%
Total Laneway House Allotments		—		7	13%	—		7	13%
Multiple Residential Allotments									
T Triplex Allotment	—	—	—	1	2%	—	—	1	2%
Total Multiple Residential Allotments		—		1	2%	—		1	2%
Super Allotments									
Future Development Allotments	—	—	—	1	6%	—	—	1	n/a
Total Super Allotments		1		1	6%	—		1	n/a
TOTAL		2		34		18		54	100%

Land Budget

Land Use	Stage 4a		Stage 4		Stage 7		Overall	
	Area	%	Area	%	Area	%	Area	%
Area of Subject Site	0.314 ha		2.417 ha		1.604 ha		4.335 ha	100.0%
Saleable Area								
Residential Allotments	0.067 ha		1.469 ha		1.060 ha		2.596 ha	59.9%
Future Development Allotments	0.144 ha		0.203 ha		0.136 ha		0.483 ha	11.1%
Total Area of Allotments	0.211 ha		1.672 ha		1.196 ha		3.079 ha	71.0%
Road								
Local Roads	0.092 ha		0.551 ha		0.408 ha		1.051 ha	24.2%
Pedestrian Connections-Thresholds	0.011 ha		0.055 ha		—		0.066 ha	1.5%
Total Area of New Road	0.103 ha		0.606 ha		0.408 ha		1.117 ha	25.8%
Open Space								
Detention / Open Space	—		0.139 ha		—		0.139 ha	3.2%
Total Open Space	—		0.139 ha		—		0.139 ha	3.2%
Road Lengths								
Road Type	Length	Length	Length	Length	Length	Length	Length	Length
6.5m Wide New Laneway	85m	107m	—	—	192m	—	—	—
16m Wide New Road	—	283m	234m	—	517m	—	—	—
Total Length of New Road	85m	390m	234m		709m			

KEY MAP



REVISION
A: 30/03/2012 Amend Layout and Notes
B: 01/05/2012 Amend lot terminology and setbacks
C: 02/05/2012 Amend open space and car parking

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.

Source Information:
Site boundaries: Capricorn survey group.
Adjoining information: DCCB.
Contours: Capricorn survey group.
Trees: Capricorn survey group.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20 / 9 / 12

CLIENT
URBAN LAND DEVELOPMENT AUTHORITY

PROJECT
HILLCLOSE HARVEY ROAD CLINTON

PLAN OF SUBDIVISION
STAGE 4 & 7
ALLOTMENT LAYOUT

Level Datum
Origin

Date 3 MAY 2012

Comp By. WNW

DWG Name. 102361-S1-PRO

Local Authority URBAN LAND DEVELOPMENT AUTHORITY

Locality CLINTON

Job Reference 102361

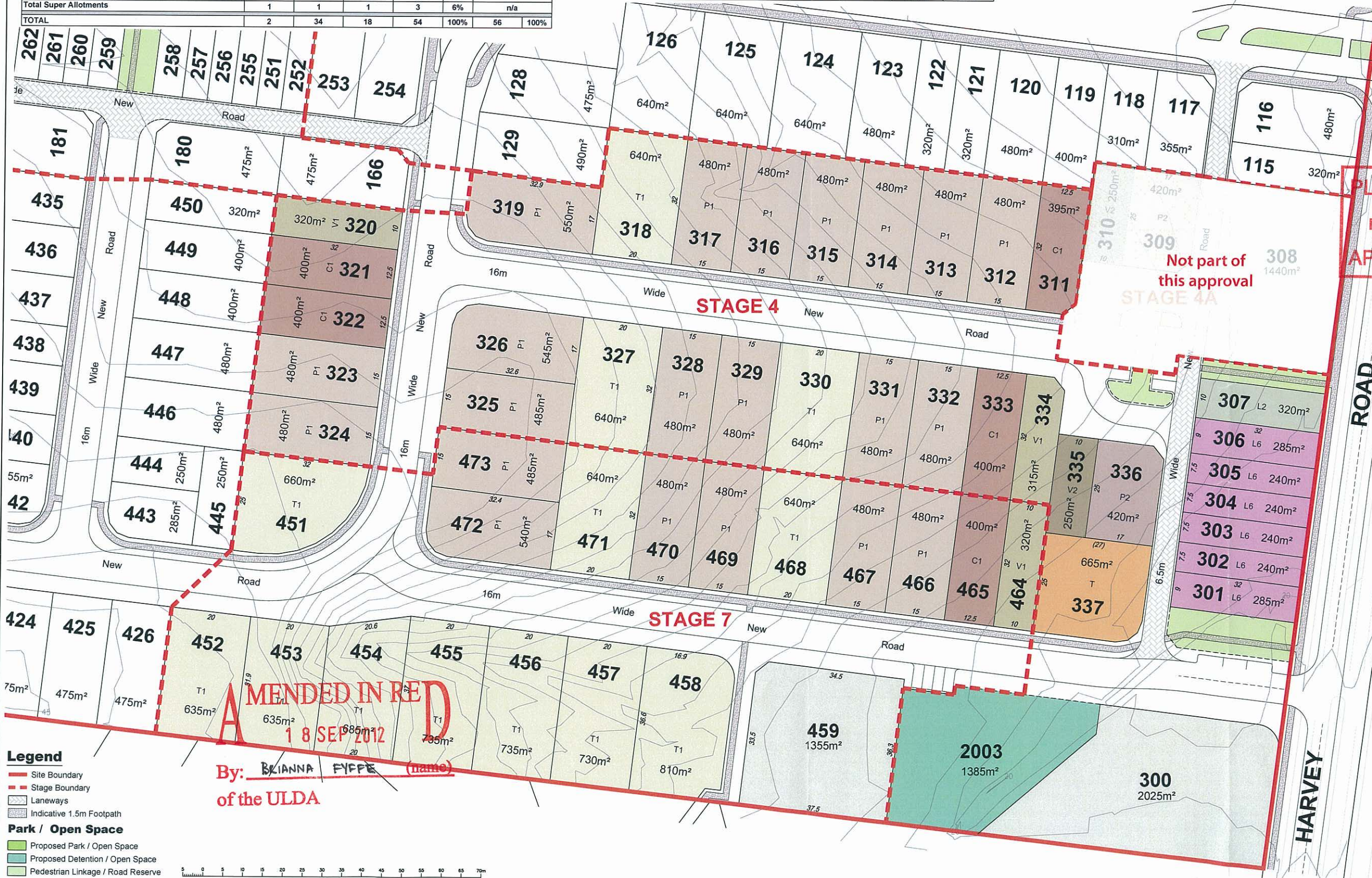
Scale 1 : 500 Sheet A1

Plan Ref 102361 - 53 Rev C

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Legend
— Site Boundary
--- Stage Boundary
--- Laneways
--- Indicative 1.5m Footpath
Park / Open Space
Proposed Park / Open Space
Proposed Detention / Open Space
Pedestrian Linkage / Road Reserve



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20 / 9 / 12

AMENDED IN RED
18 SEP 2012
By: BRIANNA PIPER
of the ULDA

REVISION
A: 30/03/2012 Amend Layout and Notes
B: 01/05/2012 Amend lot terminology and setbacks
C: 02/05/2012 Amend open space and carparking

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.
Source Information:
Site boundaries: Capricorn survey group.
Adjoining information: DCCB.
Contours: Capricorn survey group.
Trees: Capricorn survey group.

Site Amenities
30. All second storey windows where within 9 metres of a habitable room or private open space of an adjoining lot are to have fixed external privacy screens or fixed opaque glazing at a sill height less than 1.5 metres above floor level on the side elevations of the buildings.
31. All balustrades that are visible from the street are to be 50% visually permeable.

Lots <250m²
32. Specified below are the approved house plan options for the lots <250m².
Lots 301-306: Hill Close Estate Lots 301-306 Terrace Ab Site Plan Amended in Red 18 Sept. 2012. Hill Close Estate Lots 301-306 Terrace Ab Floor Plan, Amended in Red Sept. 2012 and Hill Close Estate Lots 301-306 Terrace Ab Elevation, Amended in Red 18 Sept. 2012.
These house plans can be mirrored where the driveway location and built-to-boundary walls are consistent with the approved POD.

33. Houses on lots less than 250m² to include the following:
a) Landscaping at the front of each lot / dwelling is to be provided at a minimum depth of 500mm along the front boundary and is to reinforce the dwelling entry and positively contribute to the streetscape.
b) Windows to be provided with adequate sun shading and weather protection.

Definitions:
Laneway Allotment - Allotments serviced by a laneway.

- Notes:**
General
1. All development is to be undertaken in accordance with the Development Approval.
2. The maximum height of buildings shall not exceed two (2) storeys.
3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- Setbacks**
4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. 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.
6. Mandatory Built to Boundary Walls must not exceed the prescribed setbacks for the lot.
7. Optional Built to Boundary Walls are to have a maximum length of 9 metres and a maximum height of 3.5 metres. Where the Built to Boundary Wall exceeds the maximum length articulation must be provided and approved by the ULDA.
8. Boundary setbacks are measured to the wall of the structure.
9. First floor setbacks must not exceed the minimum ground floor setbacks.
10. Garages must not project forward of the front building setback.
11. Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
• Primary Street frontage, where eaves should not be closer than 2400mm.

- Parking**
12. Off street car park is to be provided in accordance with the following minimum requirements:
• One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling.
• Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
13. Double garages are not permitted on single storey dwellings on a lot less than 12.5m wide except where a laneway allotment.
14. Double garages are not permitted on any lot less than 10m wide except where a laneway allotment.
15. All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.
16. Maximum width of any garage shall be no more than 40% of the lot frontage on any lot less than 12.5m wide.
17. Garages and carports served off a Laneway must be built to 0.5m rear setback.
18. Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
19. 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.

- Private Open Space**
20. 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**
21. 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.
22. Fencing on lanes where along private open space, carparking and service areas can be screen fencing at 1.8m high where it can be 50% transparent for no more than 50% of the boundary (including the Garage).

- Building Articulation**
23. All dwellings must have a porch, alcove or verandah providing an entry to the building which is visible from the street.
24. 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 Hoods/Screens
• Awnings and Shade Structures

- Buildings facing a park of more than one street**
25. 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.
26. Buildings must address each street frontage or park frontage through the inclusion of, but not necessarily limited to, the following design elements:
• Verandahs
• Porches
• Awnings and Shade Structures
• Variation to Roof and Building Lines
• Inclusion of Window Openings

* Where adjoining a residential boundary, erect a screen fence along the common boundaries. The side boundary fences are to extend from the rear boundary to align with the front facade of the dwelling but shall not extend beyond the front boundary building setback. Unless an alternative design for the fence is agreed to with the owner of adjoining land, the screen fence is to be 1.8 metres in height and constructed from timber.

- Acoustic Requirements**
27. Noise attenuation measures (Category 2 construction under Australian Standard 3671:1989) must be incorporated into the building design and construction of buildings on nominated lots to meet the recommended noise levels for sleeping rooms under Australian Standard 2107:2000. Submit to the ULDA Principal Engineer written confirmation that this requirement will be met prior to survey plan endorsement.

- Infrastructure Contributions**
28. 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.

29. Infrastructure Contributions for Multiple Residential (lots accommodating more than a single dwelling unit) will be calculated in accordance with Gladstone Regional Council's Infrastructure Charges Policy. The payment will be made to the ULDA prior to endorsement of a community management statement or commencement of use, whichever comes first.

Legend

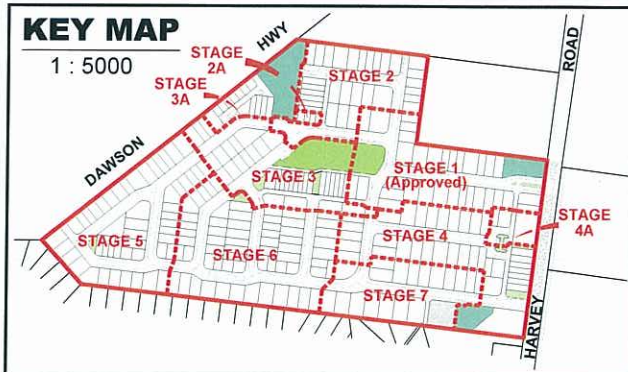
- Site Boundary
- Stage Boundary
- Laneways
- Indicative 1.5m Footpath
- Future Development Allotment
- Proposed Park / Open Space
- Proposed Detention / Open Space
- Pedestrian Linkage / Road Reserve
- Preferred Primary Open Space Location
- Maximum Building location Envelope
- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- Primary Frontage
- No Vehicle Access
- Preferred Garage Location
- Alternative Garage Location
- Acoustic Performance Required (See Note 27)
- 3m Rear setback to adjoining allotments
- Maximum storey height

Plan of Development Table	Terrace Allotments		Villa Allotments 10m		Courtyard Allotments 12.5m		Premium Courtyard Allotments 15m		Traditional Allotments		Multiple Residential Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	3.0m	3.0m
Garage	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	5.5m	n/a	4.5m	n/a
Rear	1.2m	1.2m	1.2m	1.2m	1.2m	2.0m	1.2m	2.0m	1.2m	2.0m	1.2m	2.0m
Side - General Lots												
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	0.0m	1.0m
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.5m	1.2m	1.0m	1.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	3.0m	3.0m	3.0m	3.0m
Laneway Lots												
Rear of Lot (from laneway boundary)	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	n/a	n/a	0.5m	0.5m



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Land Budget

Land Use	Stage 6	
	Area	Percentage
Area of Subject Site	3.099 ha	100.0%
Saleable Area		
Residential Allotments	2.248 ha	72.5%
Total Area of Allotments	2.248 ha	72.5%
Road		
Local Roads	0.829 ha	26.8%
Pedestrian Connections-Thresholds	0.022 ha	0.7%
Total Area of New Road	0.851 ha	27.5%

Road Lengths	
Road Type	Length
Shared Access Driveway	57m
16m Wide New Road	444m
Total Length of New Road	501m

Legend

- Site Boundary
- Stage Boundary
- Laneways
- Indicative 1.5m Footpath
- Park / Open Space**
 - Proposed Park / Open Space
 - Proposed Detention / Open Space
 - Pedestrian Linkage / Road Reserve



DEVELOPMENT STATISTICS

House Allotments	Minimum Dimension	Allotments	Allotment %
FD Freehold Duplex	15m x 16m	12	19%
V2 Villa Allotment - 250m²	10m x 25m	8	13%
V1 Villa Allotment - 320m²	10m x 32m	5	8%
C2 Courtyard Allotment - 310m²	12.5m x 25m	12	19%
C1 Courtyard Allotment - 400m²	12.5m x 32m	11	17%
P2 Premium Courtyard Allotment - 375m²	15m x 25m	2	3%
P1 Premium Courtyard Allotment - 480m²	15m x 32m	7	11%
T2 Traditional Allotment - 500m²	20m x 25m	4	6%
T1 Traditional Allotment - 640m²	20m x 32m	2	3%
Total House Allotments		63	100%

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20 / 9 / 12

REVISION
A: 30/03/2012 Amend Layout and Notes
B: 01/05/2012 Amend lot terminology and setbacks
C: 02/05/2012 Amend open space and carparking

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.
Source Information:
Site boundaries: Capricorn survey group.
Adjoining information: DCD, B.
Contours: Capricorn survey group.
Trees: Capricorn survey group.

CLIENT
URBAN LAND DEVELOPMENT AUTHORITY
PROJECT
HILLCLOSE HARVEY ROAD CLINTON

PLAN OF SUBDIVISION
STAGE 6
ALLOTMENT LAYOUT

Level Datum
Origin
Date 3 MAY 2012
Comp By. WNW
DWG Name. 102361-S1-PRO
Local Authority URBAN LAND DEVELOPMENT AUTHORITY
Locality CLINTON
Job Reference 102381
Scale 1 : 500 Sheet A1
Plan Ref 102361 - 52 Rev C

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Plan of Development Table	Freehold Duplex Allotments		Villa Allotments 10m		Courtyard Allotments 12.5m		Premium Courtyard Allotments 15m		Traditional Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m
Garage	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	5.5m	n/a
Rear	1.2m	2.0m	1.2m	1.2m	1.2m	2.0m	1.2m	2.0m	1.2m	2.0m
Side - General Lots										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Non Built to Boundary	1.0m	1.0m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
Corner Lots - Secondary Frontage	3.0m	3.0m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	3.0m	3.0m
Laneway Lots										
Rear of Lot (from laneway boundary)	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	n/a	n/a

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 must not exceed the prescribed setbacks for the lot.
- Optional Built to Boundary Walls are to have a maximum length of 9 metres and a maximum height of 3.5 metres. Where the Built to Boundary Wall exceeds the maximum length articulation must be provided and approved by the ULDA.
- 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 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

Parking

- Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
- 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, compromising 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. *Refer Practice Note no. 12 Rear Laneway design and development.*
- Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
- 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.

Private Open Space

- 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 unit - 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 where along private open space, carparking and service areas can be screen fencing at 1.8m high where it can be 50% transparent for no more than 50% of the boundary (including the Garage).

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 Hoods/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

Acoustic Requirements

- Noise attenuation measures (Category 2 construction under Australian Standard 3671:1989) must be incorporated into the building design and construction of buildings on nominated lots to meet the recommended noise levels for sleeping rooms under Australian Standard 2107:2000. Submit to the ULDA Principal Engineer written confirmation that this requirement will be met prior to survey plan endorsement.

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.
- Infrastructure Contributions for Multiple Residential (lots accommodating more than a single dwelling unit) will be calculated in accordance with Gladstone Regional Council's Infrastructure Charges Policy. The payment will be made to the ULDA prior to endorsement of a community management statement or commencement of use, whichever comes first.
- Infrastructure Contributions will be calculated in accordance with Table 3 (Charge Area 1 - 1 or 2 bedroom dwellings) for Lots 404-405, 427-428 and 443-444 of Gladstone Regional Council's Infrastructure Charges Policy. The payment will be made to the ULDA prior to survey plan endorsement for the relevant stage.



Site Amenity
 30. All second storey windows where within 9 metres of a habitable room or private open space of an adjoining lot are to have fixed external privacy screens or fixed opaque glazing at a sill height less than 1.5 metres above floor level on the side elevations of the buildings
 31. All balustrades that are visible from the street are to be 50% visually permeable

Legend

- Site Boundary
- Stage Boundary
- Laneways
- Indicative 1.5m Footpath
- Proposed Park / Open Space
- Proposed Detention / Open Space
- Pedestrian Linkage / Road Reserve
- Preferred Primary Open Space Location
- Maximum Building location Envelope
- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- No Vehicle Access
- Preferred Garage Location
- Alternative Garage Location
- Mandatory Single Storey Construction
- 3m Rear setback to adjoining allotments

Lots <250m²

32. Specified below are the approved house plan options for the lots <250m²
 Lots 388 - 389, 404 - 405, 427 - 428 and 443 - 443: Concept Floor Plan P386-001, Amended in Red 18 Sept. 2012 and Concept Elevations P386-201, Amended in Red 18 Sept. 2012
 Lots 406 - 407 and 441 - 442: Concept Floor Plan P369-001, Amended in Red 18 Sept. 2012 and Hill Close DA Concepts - Lots 406 - 407 and 441 - 442, Amended in Red 18 Sept. 2012
 These house plans can be mirrored where the driveway location and built-to-boundary walls are consistent with the approved POD.

- Houses on lots less than 250m² to include the following:
 - Landscaping at the front of each lot / dwelling is to be provided at a minimum depth of 500mm along the front boundary and is to reinforce the dwelling entry and positively contribute to the streetscape.
 - Windows to be provided with adequate sun shading and weather protection.

Definitions:

Laneway Allotment - Allotments serviced by a laneway.

REVISION
 A: 30/03/2012 Amend Layout and Notes
 B: 01/05/2012 Amend lot terminology and setbacks
 C: 02/05/2012 Amend openspace and carparking

Note:
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 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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 Adjoining information: DCDB.
 Contours: Capricorn survey group.
 Trees: Capricorn survey group.

CLIENT

URBAN LAND
 DEVELOPMENT AUTHORITY

PROJECT

HILL CLOSE
 HARVEY ROAD
 CLINTON

PLAN OF DEVELOPMENT
 STAGE 6
 ALLOTMENT LAYOUT

Level Datum

Origin

Date 3 MAY 2012

Comp By: WNW

DWG Name: 102361-51-PRO

Local Authority: URBAN LAND DEVELOPMENT AUTHORITY

Locality: CLINTON

Job Reference: 102361

Scale: 1 : 500

Sheet: A1

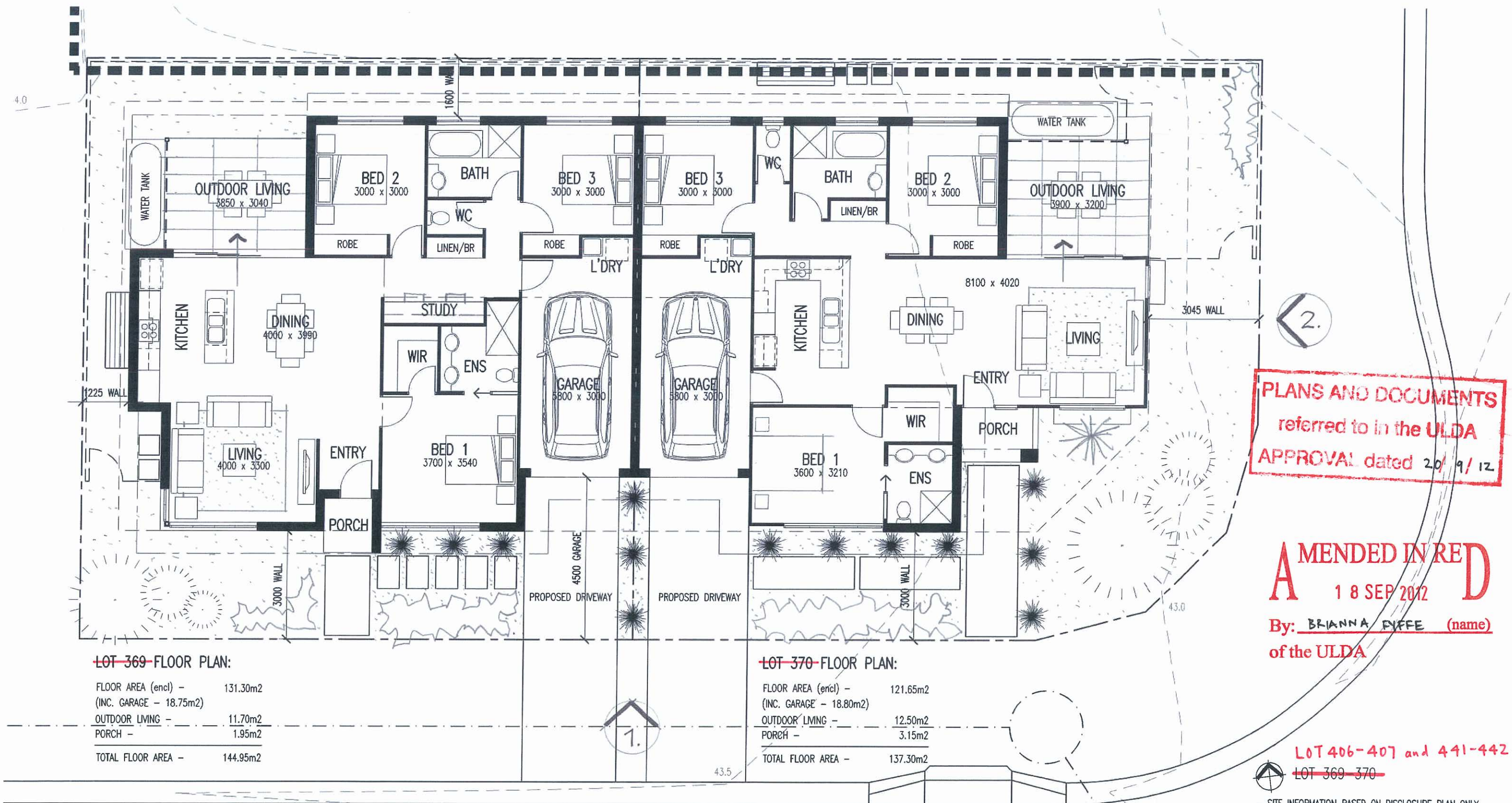
Plan Ref: 102361 - 55

Rev: C

RPS

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Client: ULDA
Site: LOT 369-370 HILL CLOSE ESTATE

Job No. 4189
Scale @ A3
1:100

Date
25.06.2012

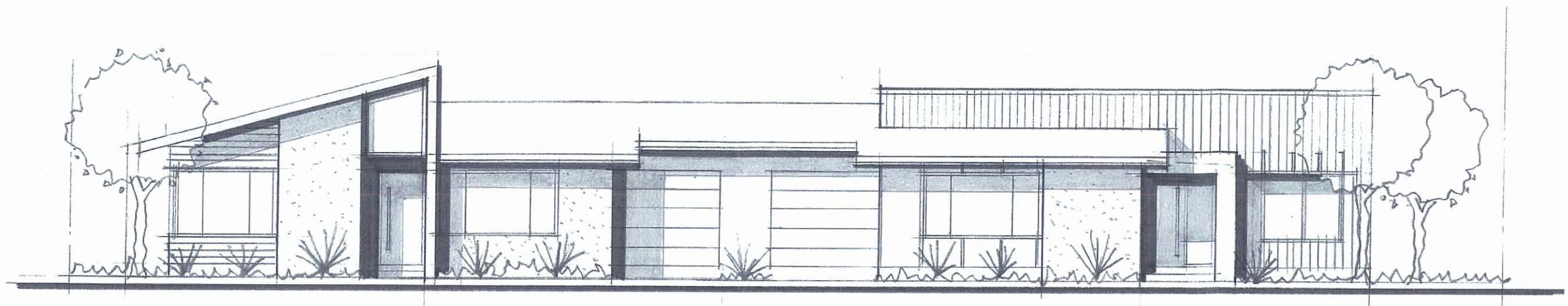
Amendment
AMENDMENT 1

By
JL

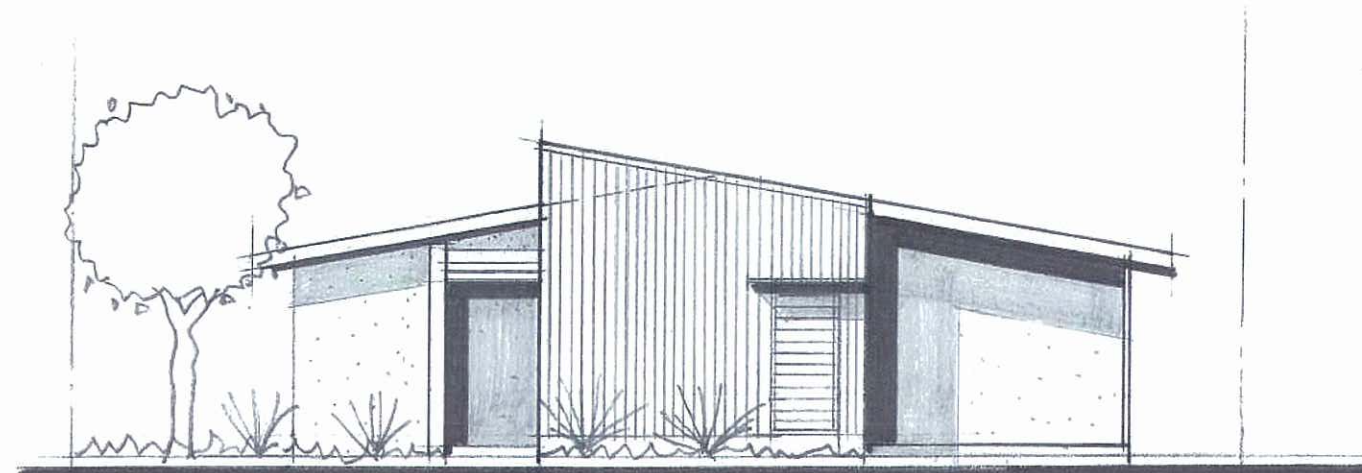
Rev.
A

Drawing No.

P369-001



STREET ELEVATION 1 1:100 @ A3



STREET ELEVATION 2 1:100 @ A3

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/ 9/12

A MENDED IN RED **D**
1 8 SEP 2012
By: BRIANNA FYFFE (name)
of the ULDA

~~STAGE 5~~ HILL CLOSE DA CONCEPTS - LOTS ~~369 & 370~~ ^{406-407 and 441-442}

Client: ULDA
Site: FREEHOLD DUPLEX ALLOTMENTS

Job No.
4189

Scale @ A3
1:100

Date

Amendment

By

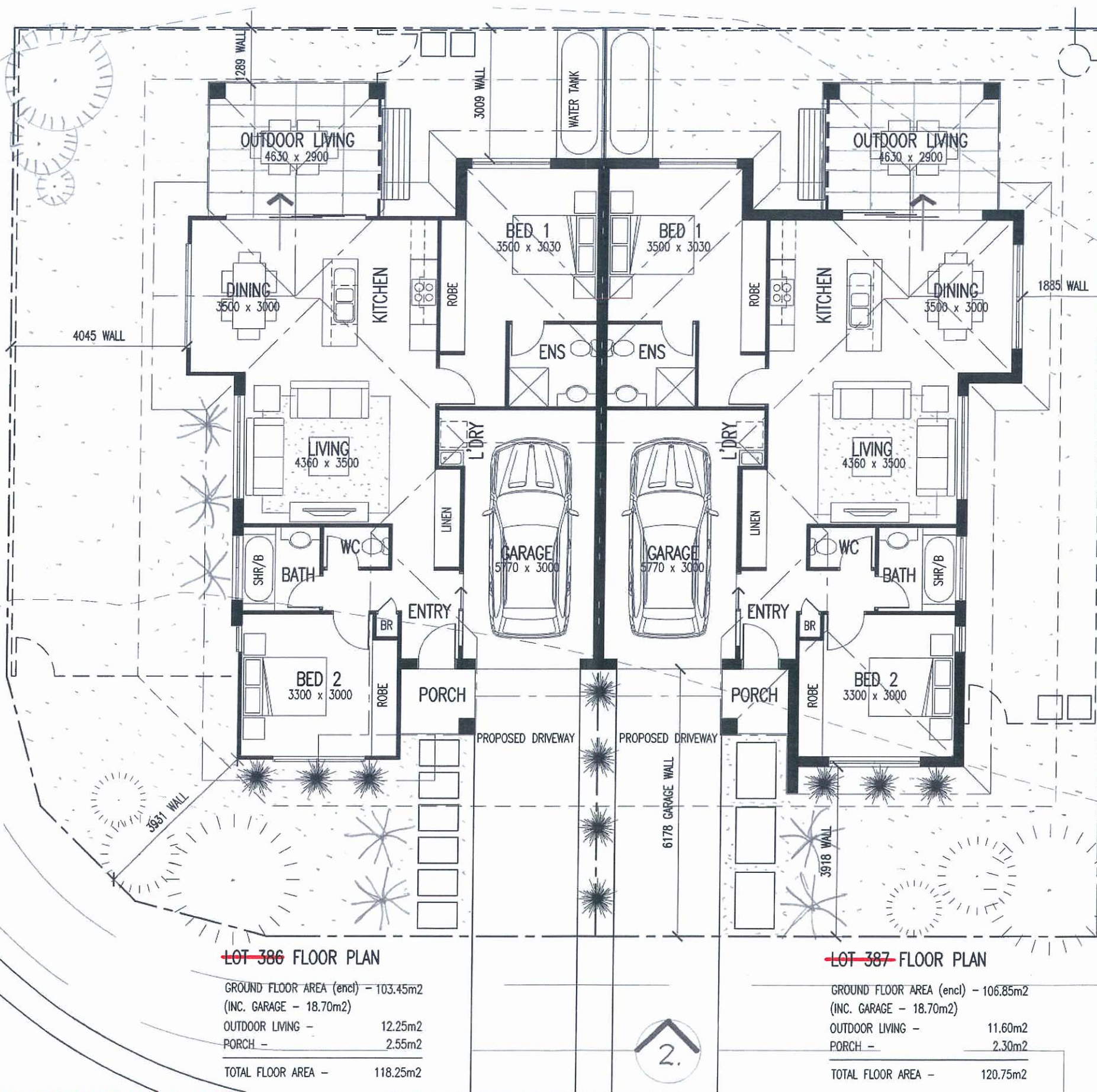
Rev.

Drawing No.

000-101

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HILL CLOSE ~~386-387~~

388-389, 404-405, 427-428 and 443-444

Client: ULDA

Site: LOT ~~386-387~~ HILL CLOSE ESTATE

CONCEPT FLOOR PLAN

Job No.

4190

Scale @ A3

1:100

Date
26.06.2012

Amendment
PRELIMINARY ISSUE

By
JL

Rev.
A

Drawing No.

P386-001

PLANS AND DOCUMENTS
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A MENDED IN RED **D**
18 SEP 2012
By: BRIANNA FYFE (name)
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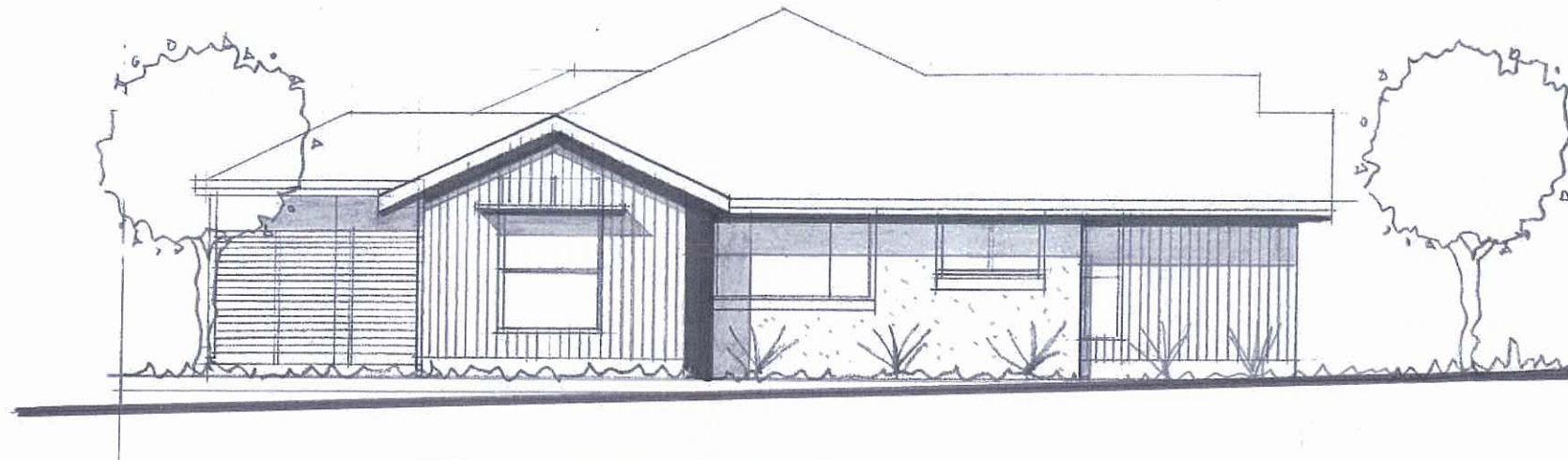
* House plans to be mirrored
for Lots 388-389, 404-405
and 443-444.

~~LOT 386-387~~

- SITE INFORMATION BASED ON DISCLOSURE PLAN ONLY
- FINAL SITING SUBJECT TO DETAILED CONTOUR SURVEY
- RETAINING WALLS OVER 1m HIGH TO BE DESIGNED BY ENGINEER AND REQUIRES 1m HIGH BARRIER
- FINAL PLAN DETAILS ARE SUBJECT TO POSITION OF
- ALL SITEWORKS, DRIVEWAY FALLS & RETAINING TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
- FINAL DRAWINGS ARE SUBJECT TO COVENANT APPROVAL (IF REQUIRED)

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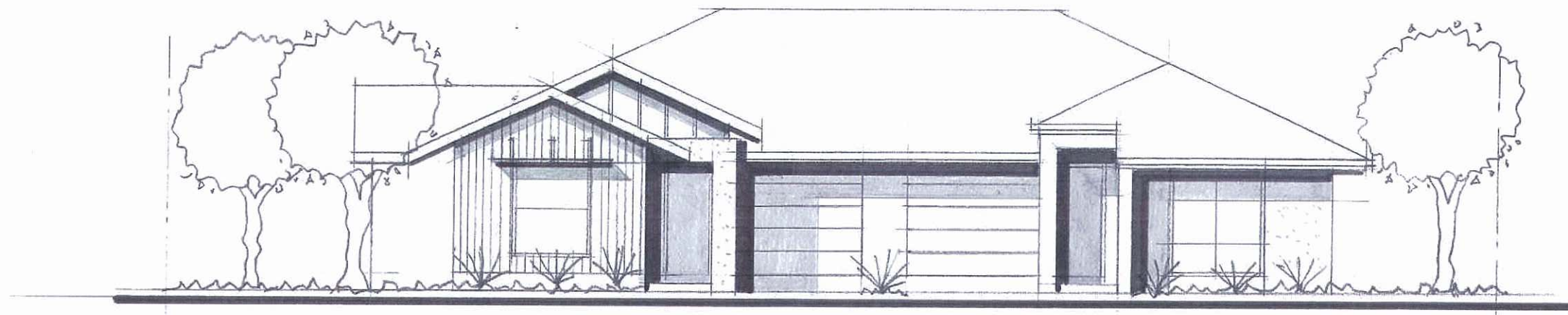


STREET ELEVATION 1

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APPROVAL dated 20/ 9 /12

A MENDED IN **RED**
1 8 SEP 2012 **D**

By: BRIANNA FIFFE (name)
of the ULDA



STREET ELEVATION 2

* House plans to be
mirrored for Lots
388-389, 404-405
and 443-444.

HILL CLOSE ~~386-387~~

~~388-389, 404-405, 427-428 and 443-444~~

Client: ULDA

Site: LOT ~~386-387~~ HILL CLOSE ESTATE

CONCEPT ELEVATIONS

Job No.

4190

Scale @ A3

1:100

Date
26.06.2012

Amendment
PRELIMINARY ISSUE

By
JL

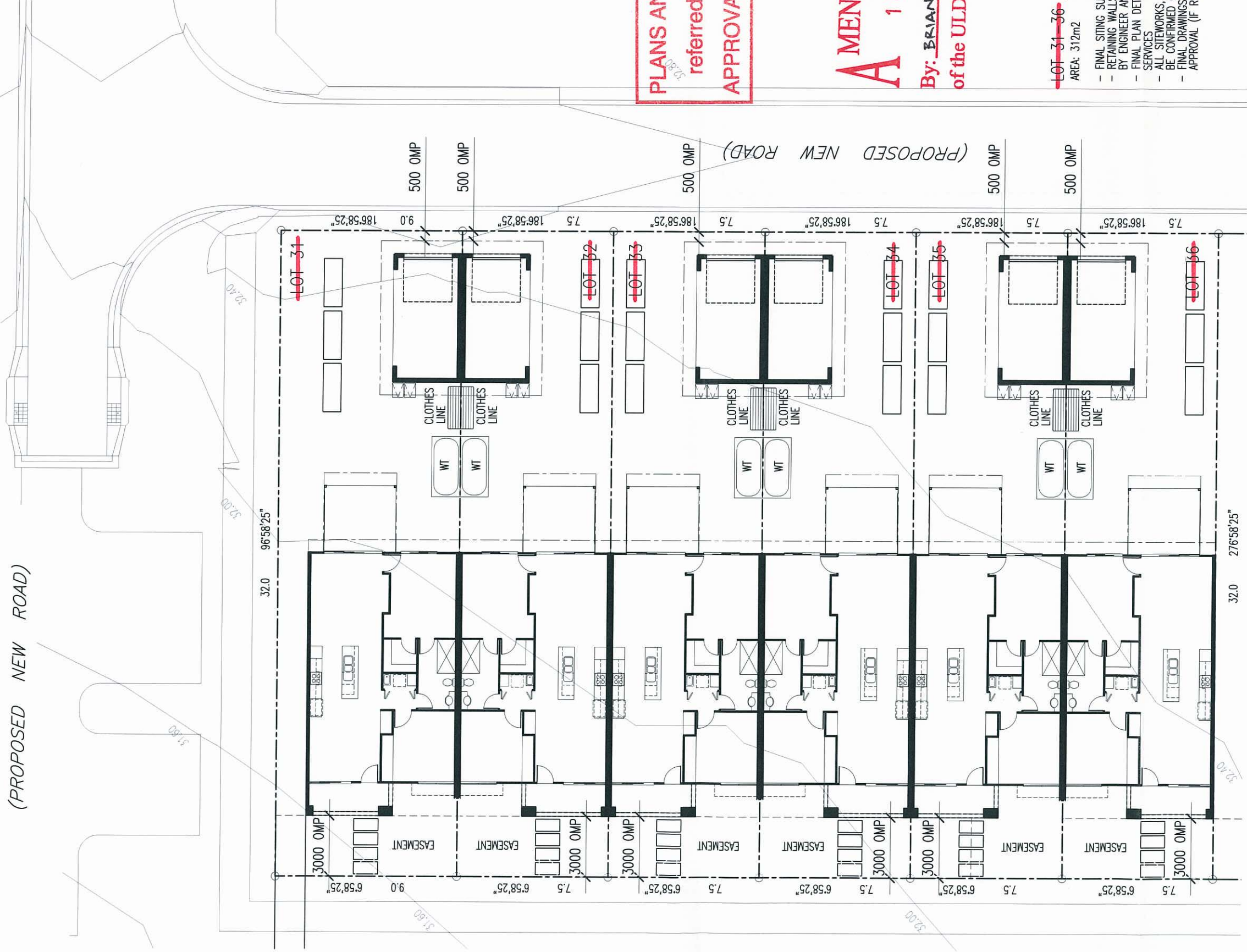
Rev.
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Drawing No.

P386-201

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1 8 SEP 2012
By: **BRIANNA FYFFE** (name)
of the ULDA

LOT 31-36
AREA: 312m²

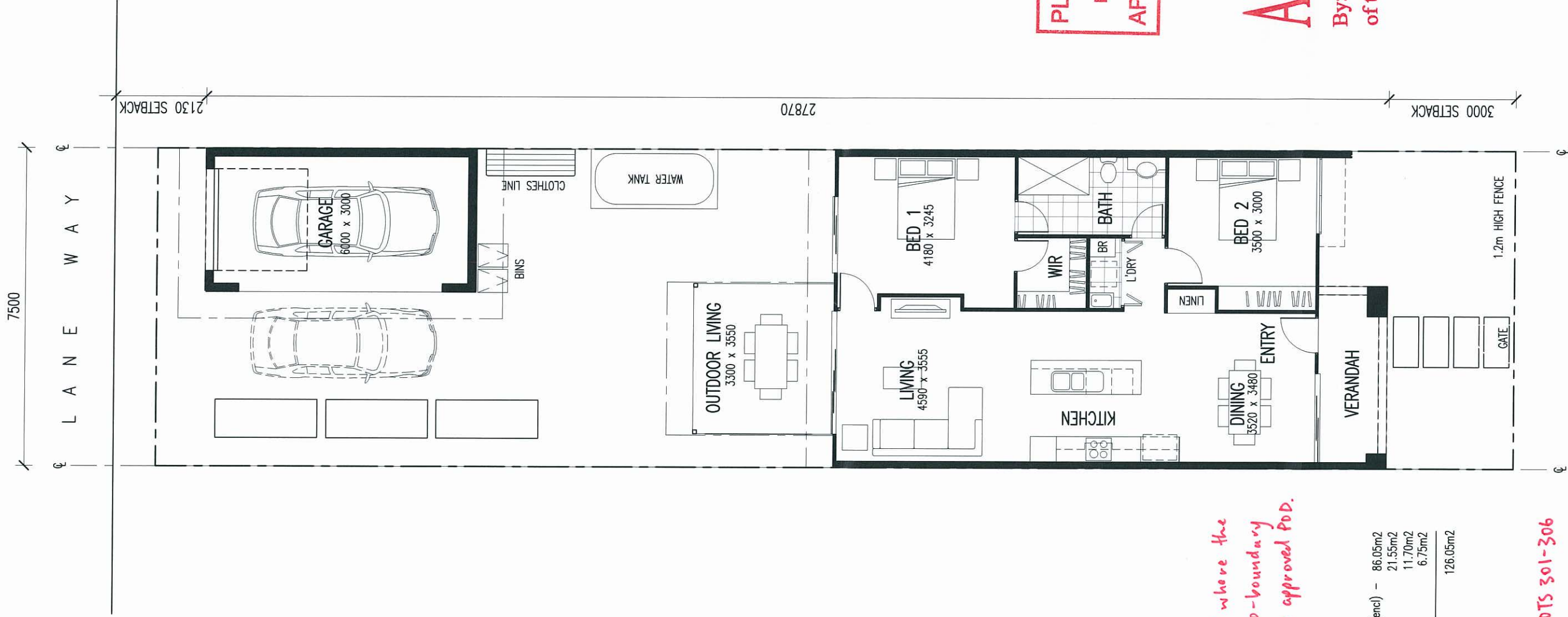
- FINAL SITING SUBJECT TO DETAILED CONTOUR SURVEY
- RETAINING WALLS OVER 1m HIGH TO BE DESIGNED BY ENGINEER AND REQUIRES 1m HIGH BARRIER
- FINAL PLAN DETAILS ARE SUBJECT TO POSITION OF SERVICES
- ALL SITEWORKS, DRIVEWAY FALLS & RETAINING TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
- FINAL DRAWINGS ARE SUBJECT TO COVENANT APPROVAL (IF REQUIRED)

* House plans can be mirrored where the driveway location and built-to-boundary walls are consistent with the approved POD.

FOR
IRWIN HOMES
LOT 31-36 HILL CLOSE ESTATE LOTS 301-306
CLINTON
HOUSE TYPE: **TERRACE Ab**

SITE PLAN

Note - Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract.
- Plans are subject to change without notice. Overall dimensions do not include eaves. Dimensions may vary depending on facade style.



* House plans can be mirrored where the driveway location and built-to-boundary walls are consistent with the approved PoD.

FLOOR PLAN	
GROUND FLOOR AREA (enc)	- 86.05m2
GARAGE	21.55m2
OUTDOOR LIVING	11.70m2
VERANDAH	6.75m2
TOTAL FLOOR AREA -	
126.05m2	

FOR IRWIN HOMES
~~LOT 31-36~~ HILL CLOSE ESTATE LOTS 301-306
CLINTON
HOUSE TYPE: TERRACE Ab

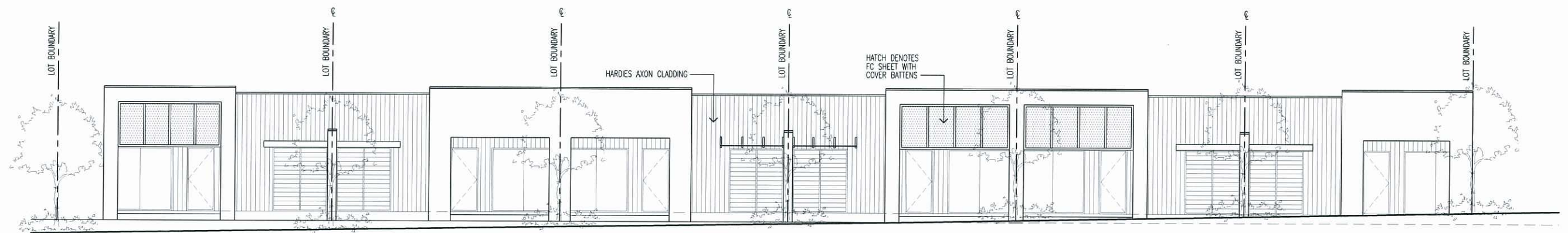
FLOOR PLAN

Note - Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract.
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APPROVAL dated 20/9/12

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FOR
IRWIN HOMES
~~31-36~~ HILL CLOSE ESTATE LOTS 301-306
CLINTON
HOUSE TYPE: TERRACE Ab

ELEVATION

* House plans can be mirrored where
the driveway location and built-to-boundary
walls are consistent with the approved POD.

Note - Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract.
- Plans are subject to change without notice. Overall dimensions do not include eaves. Dimensions may vary depending on facade style.

LINE _____ 100



EXISTING STORMWATER
SEWER GRAVITY MAIN
WATERMAIN
PP
OVERHEAD ELECTRICITY LINE

STRUCTURE LID
RL 20.30

RISER SL 21.81

11.65

6.45

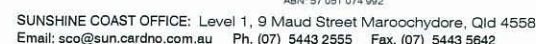
3/13500

1.40

2-100

HOR. 10 0 10 20 30 40 50m 1:1000
VERT. 1 0 1 2 3 4 5m 1:100

Drawing Number	R122207-47-SK02	Re
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Drawn	Date
Designed	Date
Checked	Date
Reviewed	Date
Approved	Date