

Site Development Table		Urban Lot 6		Urban Lot 10		Villa Allotments 10m Frontage		Villa Allotments 12.5m Frontage	
Front/Primary Frontage	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor
0.5m	0.5m	0.5m	1.5m	1.5m	3m	3m	3m	3m	3m
Rear	0m	0m	1m	1m	1m	1m	1m	1m	1m
Side - General Lots									
Built to Boundary	0m	0m	0m	0m	0m	0m	0m	0m	1m
Non Built to Boundary	1m	1m	0m	0m	0.9m	0.9m	1m	1m	1m

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.
- For Urban Lot 6 & Urban Lot 10 Typologies, open balconies may project forward of the minimum front setback to 0.5m from the front property boundary.
- The location of built to boundary walls are indicated on the Site Development Plan.
- Mandatory built to boundary walls are to have a maximum height of 9m and should not exceed the prescribed setbacks of the lot.
- 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, exceptions include:
 - Primary Street frontage for Villa Allotments, where eaves should not be closer than 2400mm; and
 - Urban Lot 6 and Urban Lot 10 Allotments

Parking:

- Minimum off-street parking requirements
 - Studio, 1 and 2 bed dwellings - 1 space per dwelling
 - 2 spaces per dwelling
 - Other
 - 2 spaces per dwelling
- 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:
 - Urban Lot 6 & Urban Lot 10 - 65% of the lot
 - Villa Allotment - 60% of the lot
- Private amenity space accessible from the ground floor must not be less than 12m² with a minimum dimension of 3m, with the exception of Studio and One Bedroom Urban 6 Lots, which must not be less than 6m². Private amenity space for apartments (including Urban 6 and Urban 10 Lots with first floor living spaces) above ground level must not be less than 8m², which may be in the form of a balcony with minimum dimensions of 2.1 metres.

Fencing:

- Fencing on all Primary Street Frontages to be 1.5m and 50% transparent or not to exceed 1.2 metres in height.

Definitions:

Streets

- Roads/Streets other than a Laneway

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.

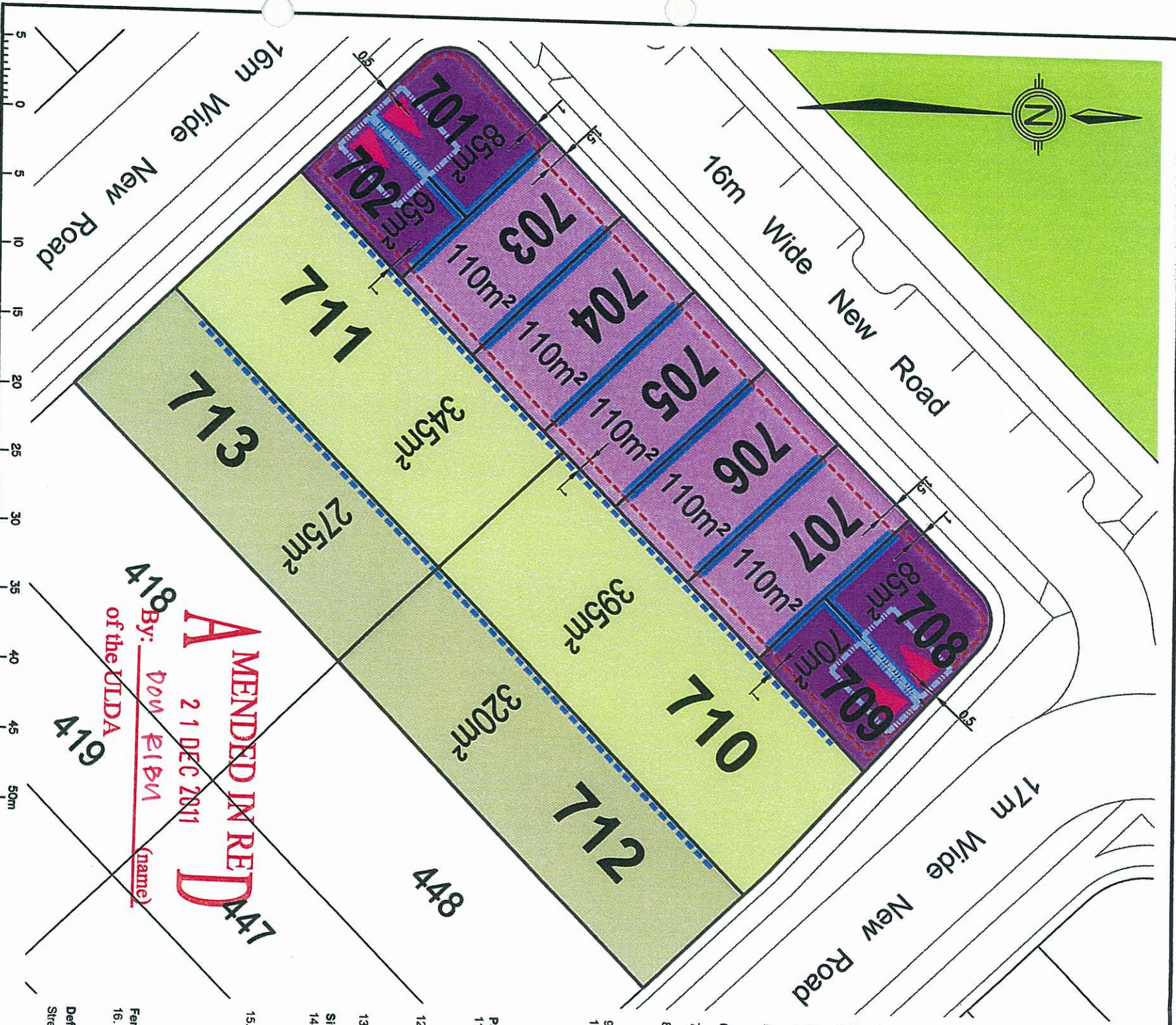
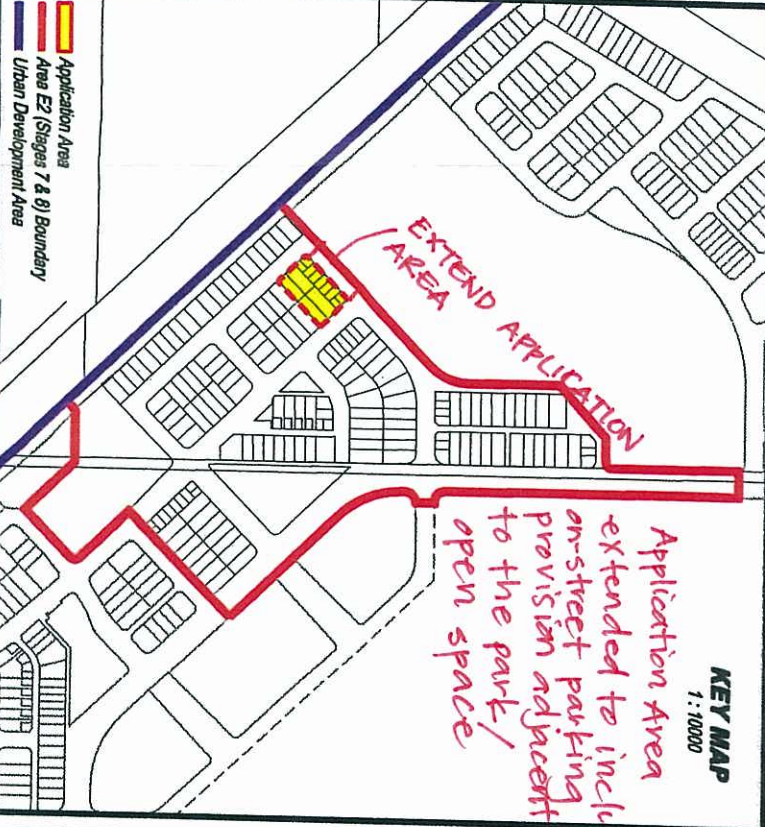
Legend

- Stage Boundary
- Park / Open Space
 - Future Park / Open Space
- Development Controls
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Garage Location
 - Maximum Building Location Envelope (Urban Lots)

KEY MAP

1:10000

Application Area extended to include on-street parking provision adjacent to the park/ open space



Level Datum	Date	14 OCT 2011
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Origin	Comp By:	KCH
	DWG Name:	22743-193-PRO

	Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
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Scale	Sheet	Job Reference
1:500	A4	22743

CLIENT

URBAN LAND DEVELOPMENT AUTHORITY

PLAN OF DEVELOPMENT

CANCELLING LOTS 416-417 & 449-453

ON RPS PLAN REF. 22743-127L

PROJECT

FITZGIBBON

CHASE

Plan Ref

22743-194

Rev

A

RPS

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