

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 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 are to have a maximum length as per the Plan of Development Table.
7. Nominal Built to Boundary Walls and a maximum height of 3 metres.
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, and
 - Urban Lots

Parking

12. A minimum of one (1) off street car park is required per dwelling which must be covered and enclosed.
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, comprising 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 along the western or southern boundary.
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.

Site Cover and Amenity

20. Site cover must be in accordance with the Plan of Development table unless approved by the ULDA.
21. 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

22. 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.
23. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- 23a. Fencing around Lots 55-61 is to be in accordance with AS4970-2009.
24. All dwellings must have a porch, alcove or verandah providing an entry to the building which is visible from the street.
25. 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 or more than one street

26. 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.
27. 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

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.

Lots <250m²

29. Specified below are the approved house plan options for the lots <250m²:
 - Topaz Villas 3 bed + Fonzie 1 bed; and
 - Rivergun Homes, Lots 55-61 Tannum Sands Estate.

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

30. Houses on lots less than 250m² to include the following:
 - a. 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.
 - b. 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.
 - c. Windows to be provided with adequate sun shading and weather protection.

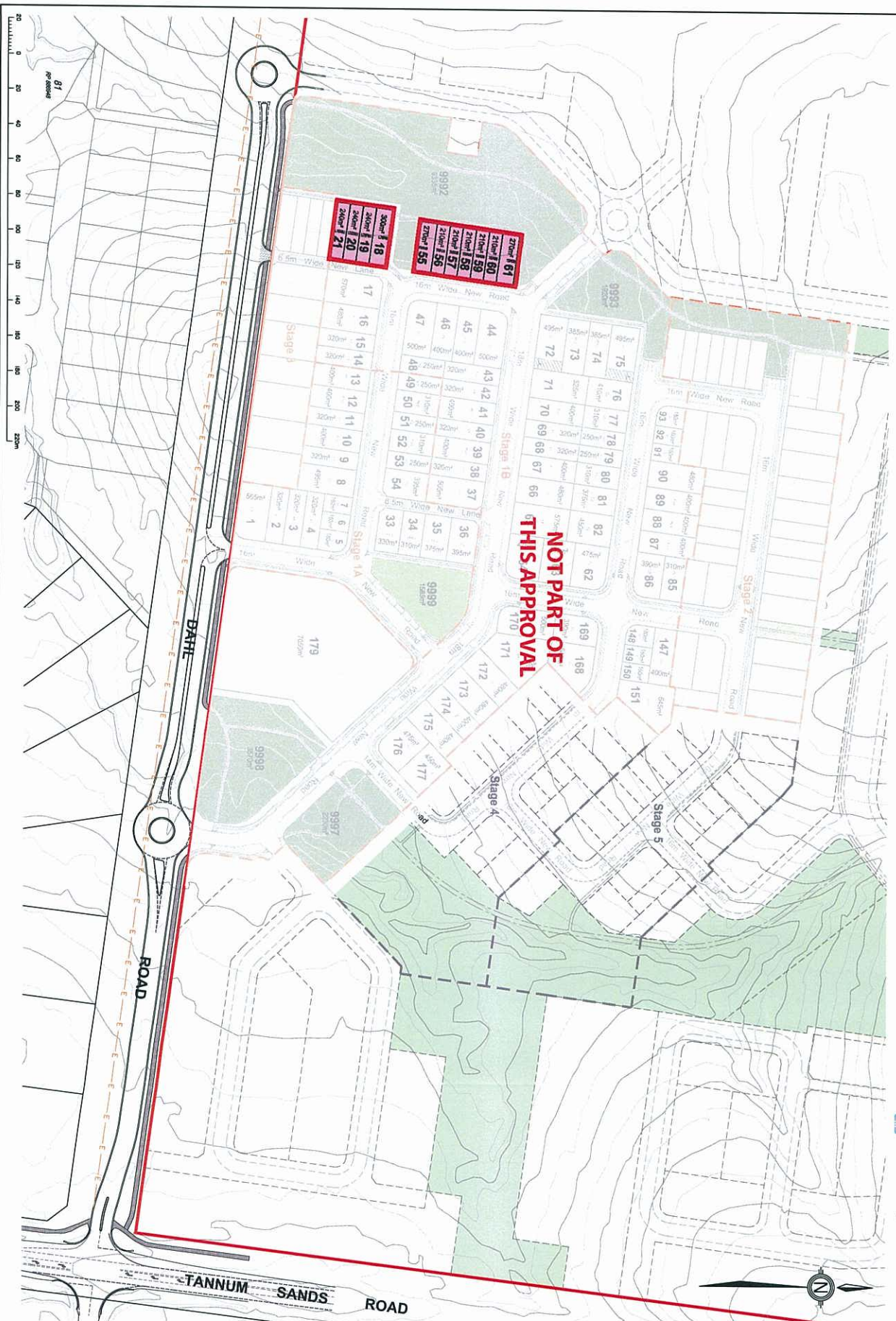
Definitions:

Laneway Allotment - Allotments serviced by a laneway.

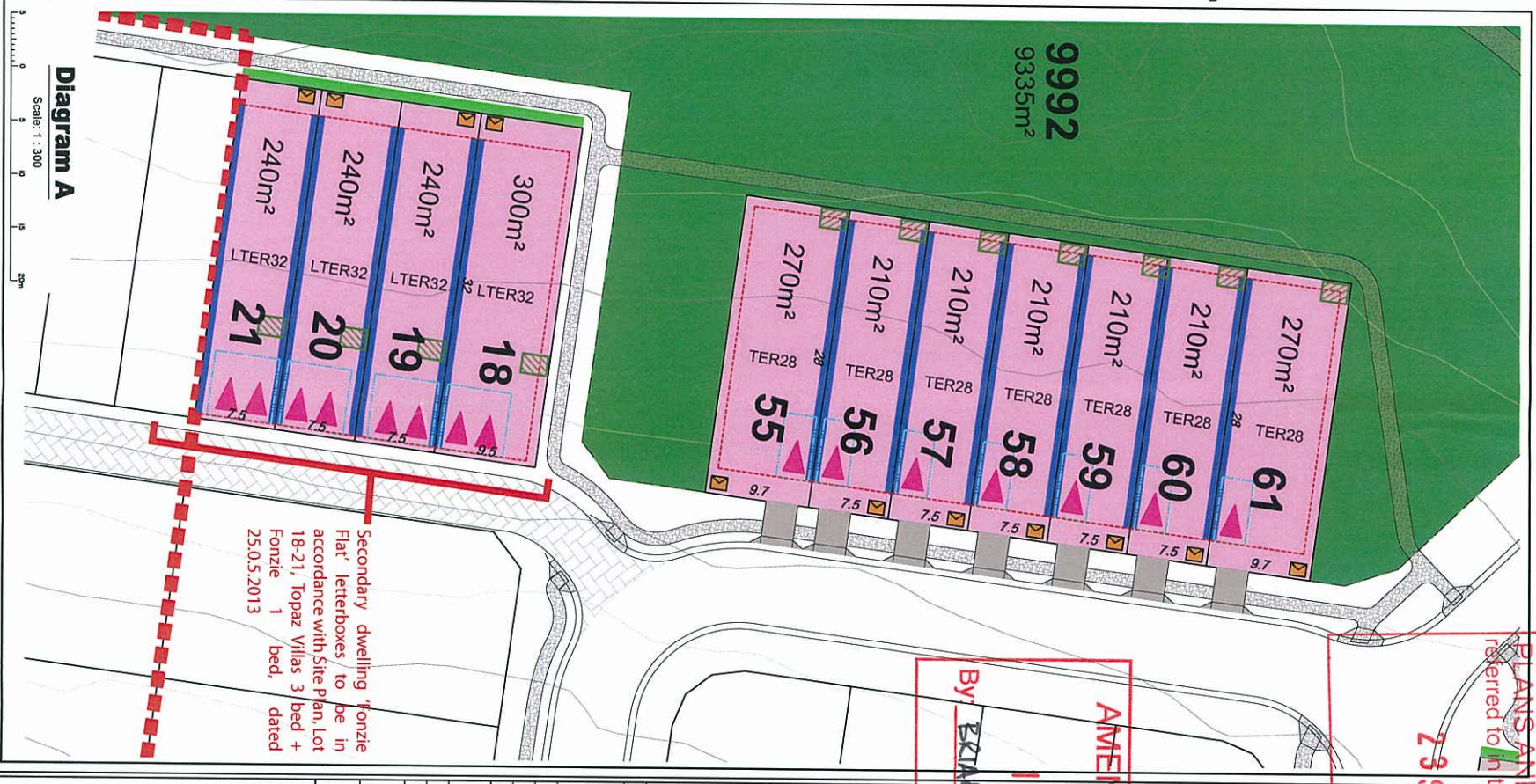
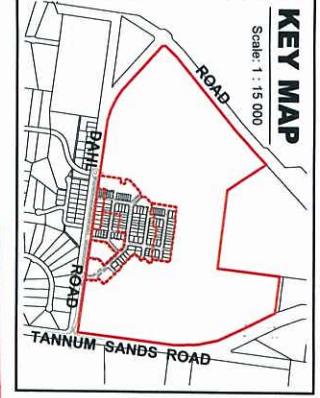
General Details

Legend

- Road**
- Indicative Footpath Location
 - Indicative Driveway Location
- General Details**
- Site Boundary
 - Proposed Stage Boundary
 - Proposed Active Park
 - Proposed Neighbourhood and Linear Park
 - Proposed Pedestrian Linkage / Landscape Treatment
 - Proposed Future Open Space
 - Proposed Access Easement
 - Potential 66kV/A powerline location
- Allotment Details**
- Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Nominal Built to Boundary Wall
 - Primary Frontage
 - Preferred Letterbox Location
 - Preferred Garage Location



Plan of Development Table			Terrace Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	2.4m	2.4m
Garage	4.5m	0.9m	0.9m	0.9m
Rear	0.9m	0.9m	0.9m	0.9m
Side - General Lots	0.0m	0.0m	0.0m	0.0m
Built to Boundary	0.9m	0.9m	0.9m	0.9m
Non Built to Boundary	1.5m	1.5m	1.5m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m
Laneway Lots	0.5m	0.5m	0.5m	0.5m
Rear of Lot (from laneway boundary)	0.5m	0.5m	0.5m	0.5m
Maximum BTB Wall Length (% of boundary length)	75%	75%	75%	75%
Site Cover	75%	75%	75%	75%



23 SEP 2013

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

AMENDED IN RED

16 SEP 2013

By EKANNA FYFE (name)

MEDQ

CLIENT	URBAN LAND DEVELOPMENT AUTHORITY
PROJECT	TANNUM BLUE
PLAN OF DEVELOPMENT	LOTS 18 - 21 & 55 - 61 OF STAGE 1
Live Datum	
Origin	
Date	30 July 2013
Comp. By	WNV
DWG Name	107142 - 25 - PRO
Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Locality	TANNUM SANDS
Job Reference	107142
Scale	1 : 1000
Sheet	A1
Plan Ref	107142 - 45
Rev	

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ABN 44 40 282 782
Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006
T +61 7 3124 9300
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W rpsgrp.com.au



PRIVATE OPEN SPACE AREA	
P.O.S.18A	57.92 sq.m
P.O.S.18B	53.00 sq.m
P.O.S.19A	43.95 sq.m
P.O.S.19B	23.18 sq.m
P.O.S.20A	43.95 sq.m
P.O.S.20B	23.18 sq.m
P.O.S.21A	43.95 sq.m
P.O.S.21B	23.18 sq.m

FLOOR AREAS /per house/	
FLOOR AREA LOWER LEVEL	140.96 sq.m
FLOOR AREA UPPER LEVEL	33.97 sq.m
DRIVEWAY	22.26 sq.m
SITE AREA /LOTS 19,20,21/	240 sq.m
LOT 18	300 sq.m
SUBTOTAL	
174.93 sq.m	
OVERALL TOTAL	
197.19 sq.m	
COVERAGE AREA	
68 %	
COVERAGE AREA	
54.40 %	

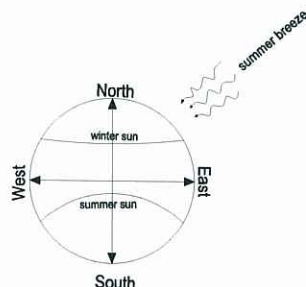
PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 18-21 TANNUM SANDS Topaz villas 3bed+FONZIE 1bed	SITE PLAN	1:150 @ A3	PLANS AND DOCUMENTS referred to in the PDA APPROVAL 23 SEP 2013		
		DATE			
		25.05.2013			
					1/10



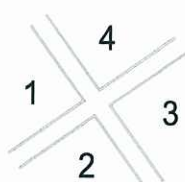
○ UPPER LEVEL PLAN
SCALE 1:150

LEGEND:

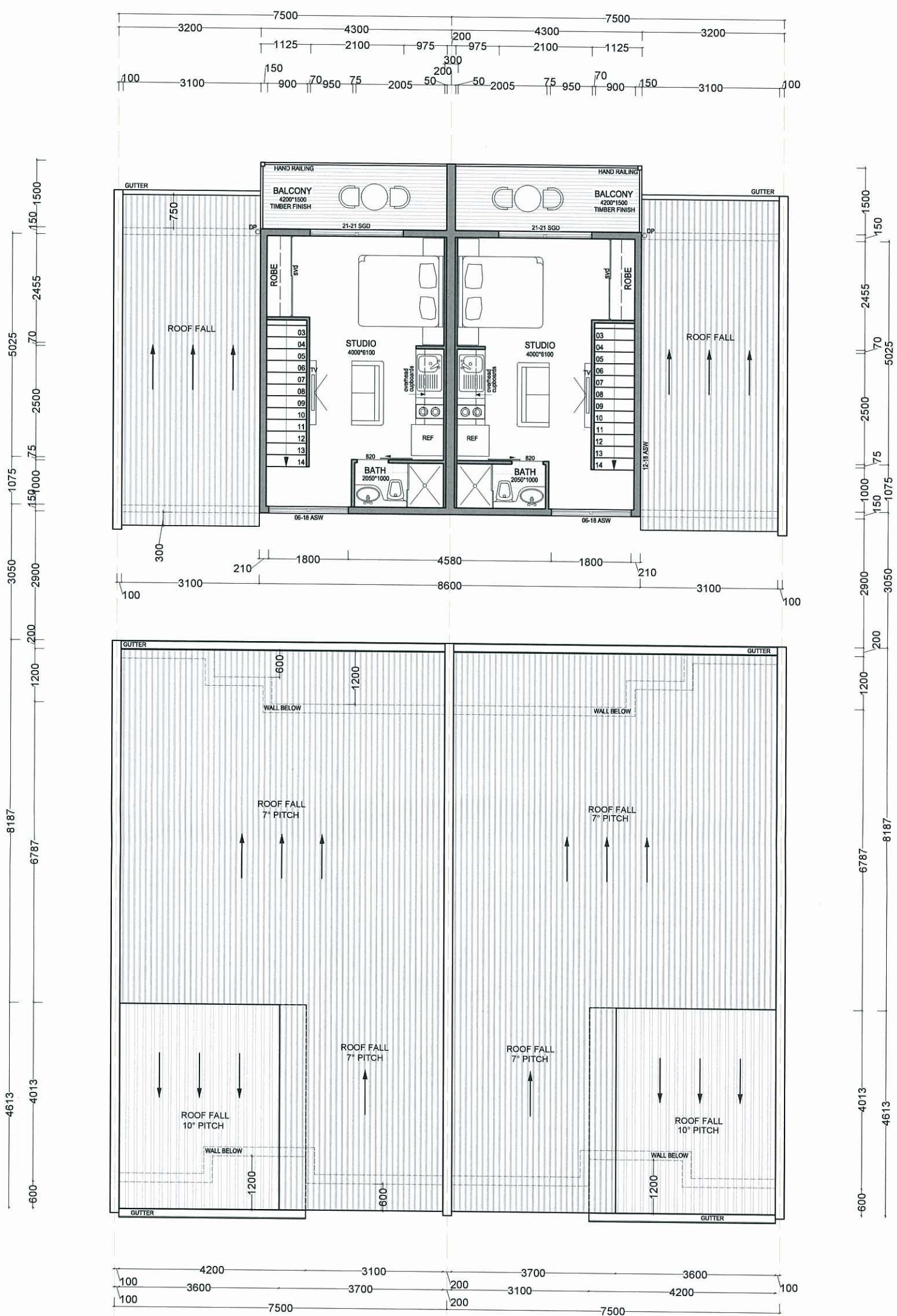
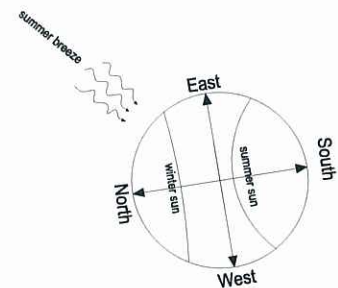
- BOUNDARY LINE
- - - BUILT TO BOUNDARY LINE /PREFERRED/
- - - SETBACK LINE
- ◀ ENTRY POINT



FLOOR AREAS /per house/	
FLOOR AREA LOWER LEVEL	SUBTOTAL
140.96 sq.m	
FLOOR AREA UPPER LEVEL	174.93 sq.m
33.97 sq.m	
DRIVEWAY	OVERALL TOTAL
22.26 sq.m	197.19 sq.m
SITE AREA	COVERAGE AREA
/LOTS 19,20,21/	68 %
240 sq.m	
LOT 18	COVERAGE AREA
300 sq.m	54.40 %



PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 18-21 TANNUM SANDS Topaz villas 3bed+FONZIE 1bed	SITE PLAN	1:150 @ A3		PLANS AND DOCUMENTS referred to in the PDA APPROVAL 23 SEP 2013	
		DATE			
		25.05.2013			
					2/10

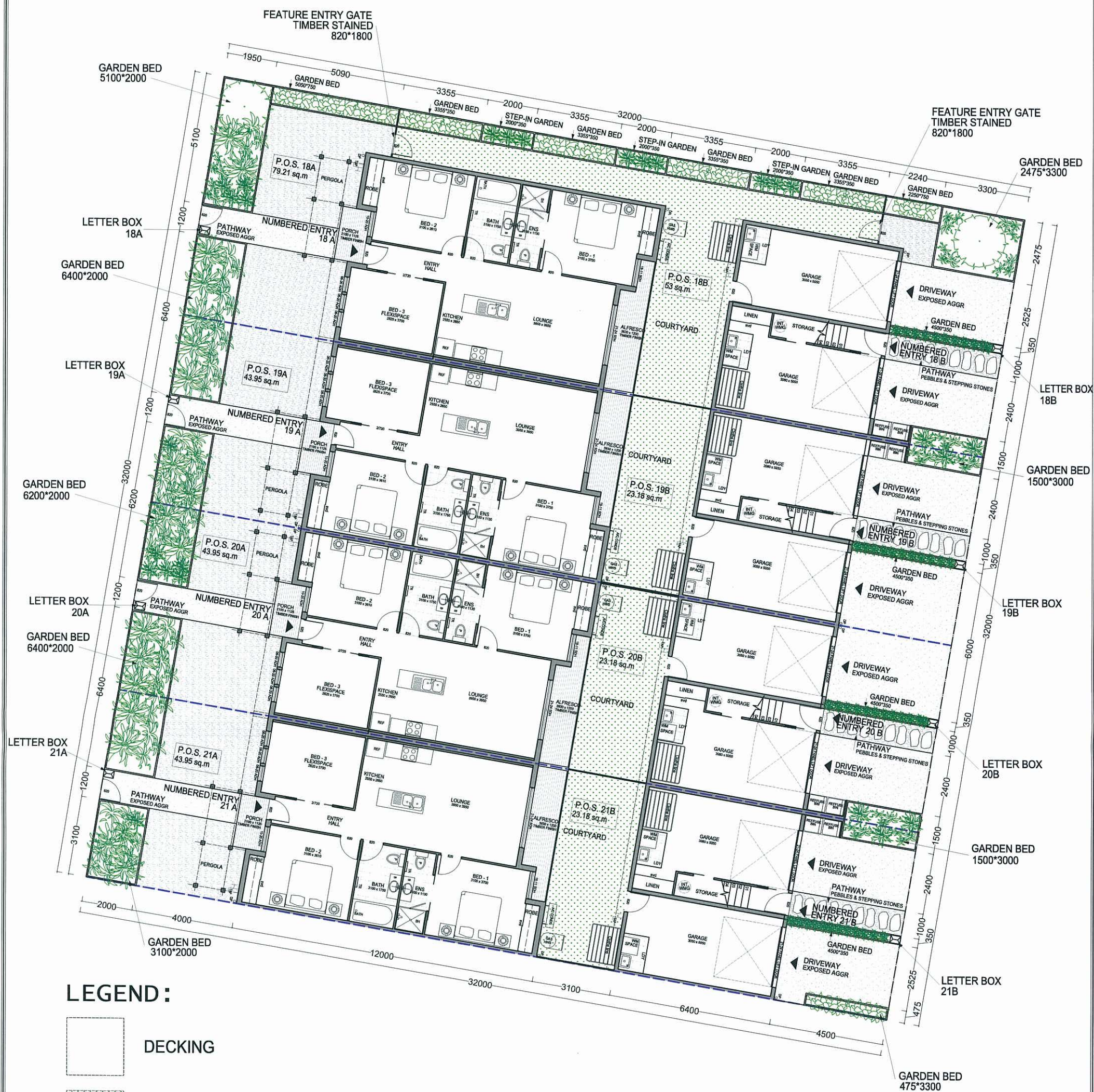


○ UPPER FLOOR PLAN
SCALE 1:100

FLOOR SCHEDULE	
LIVING	27.52 sq.m
PATIO (S)	6.45 sq.m
TOTAL	33.97 sq.m



PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 18-21 TANNUM SANDS Topaz villas 3bed+FONZIE 1bed	UPPER FLOOR PLAN	1:100 @ A3		PLANS AND DOCUMENTS referred to in the PDA APPROVAL 23 SEP 2013 MEDQ	
		DATE			
		25.05.2013			
					4/10



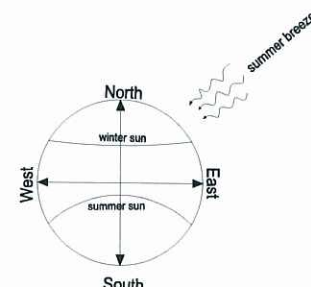
LEGEND:

-  DECKING
 -  LAWN GRASS
 -  DRIVEWAY / PATH WAY
EXPOSED AGGR
 -  PEBBLE COURTYARD

SHRUBS
3*1m high min.

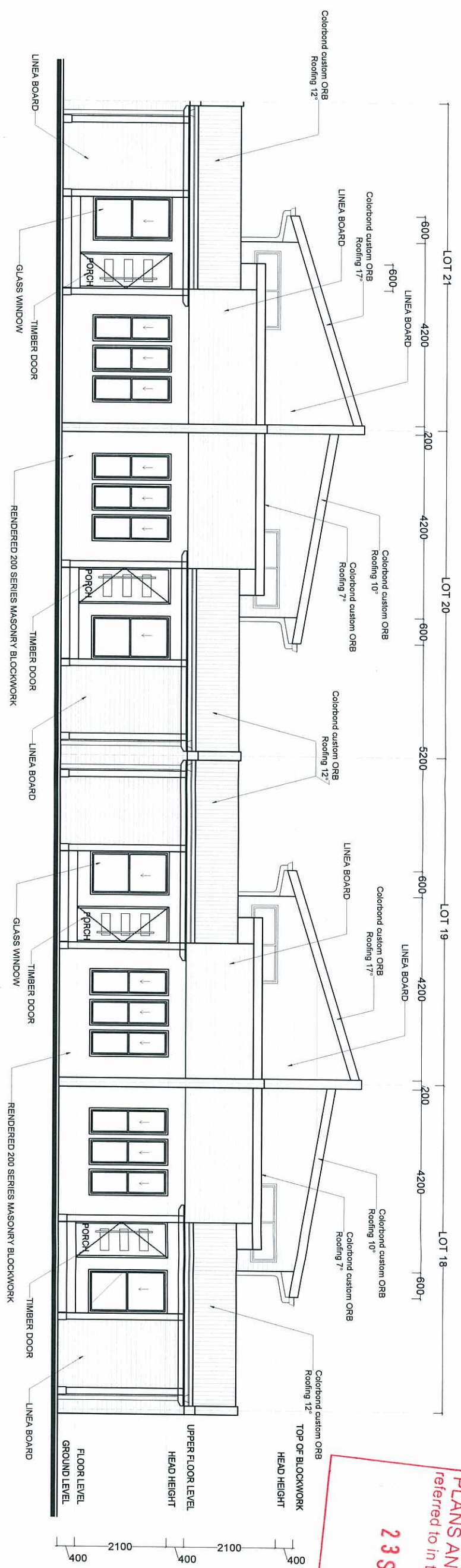
TREES & PALMS
5*2m high min.

LANDSCAPE PLAN
SCALE 1:150

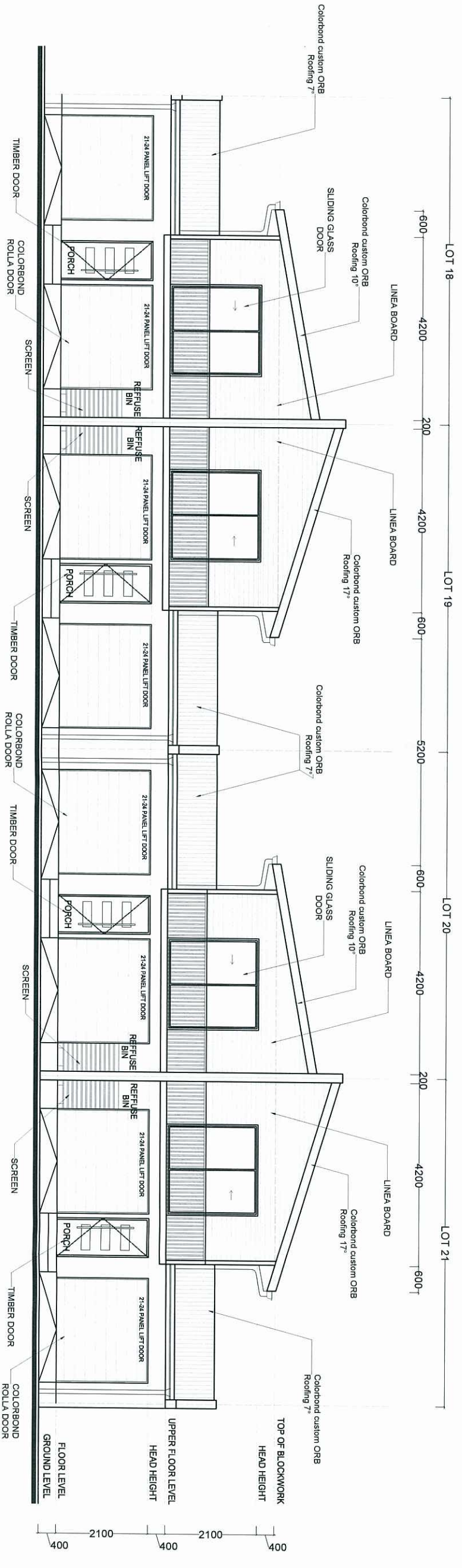


PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 18-21 TANNUM SANDS	LANDSCAPE PLAN	1:150 @ A3	PLANS AND DOCUMENTS referred to in the PDA APPROVAL 23 SEP 2013		6/10
Topaz villas 3bed+FONZIE		DATE			
1bed		25.05.2013			

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
23 SEP 2013
MEDQ



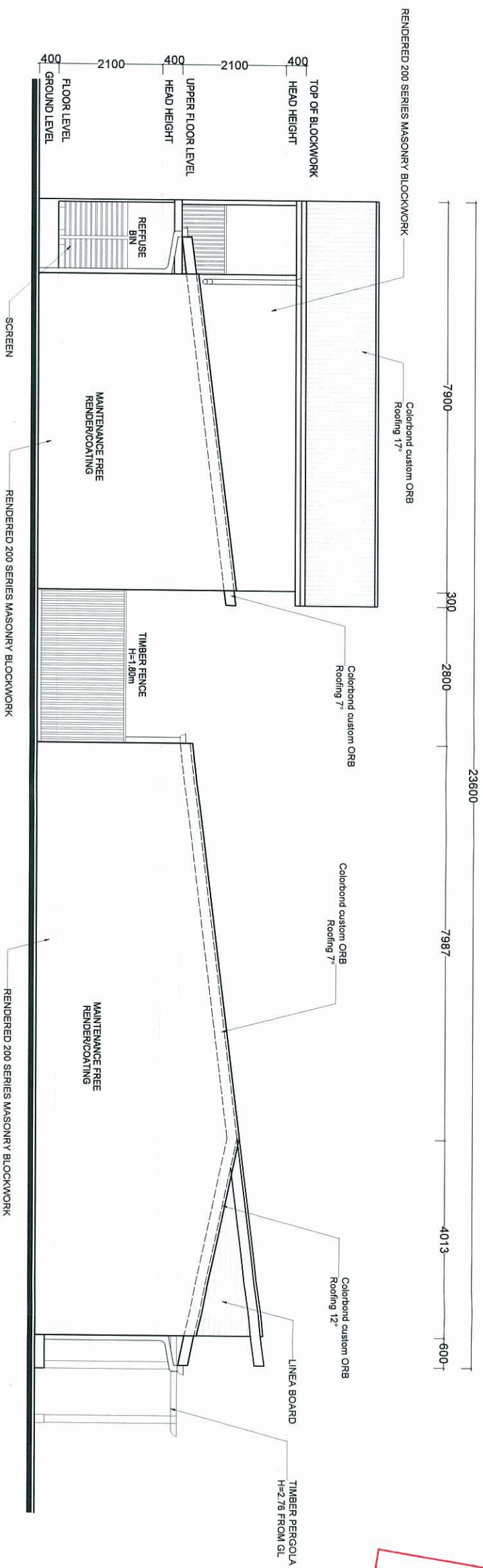
ELEVATION 1
SCALE 1:100



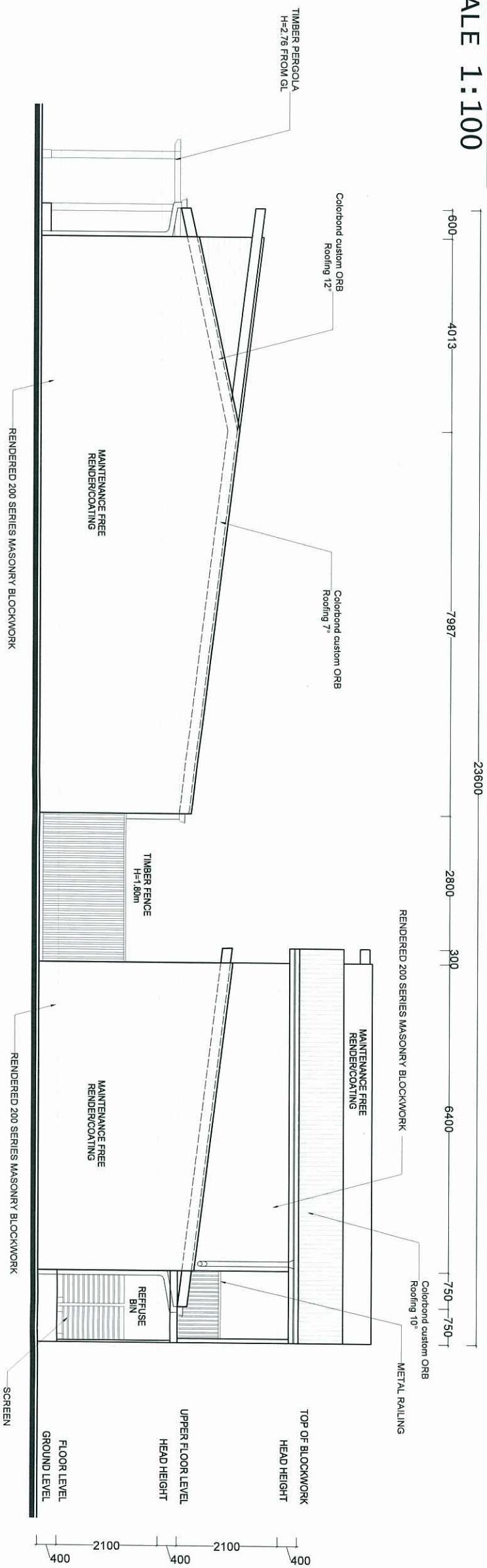
ELEVATION 3
SCALE 1:100

PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 18-21 TANNUM SANDS Topaz Villas 3bed+FONZIE 1bed	ELEVATIONS 1 & 3	1:100 @ A3 DATE 25.05.2013			
					9/10

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
23 SEP 2013
MEDQ



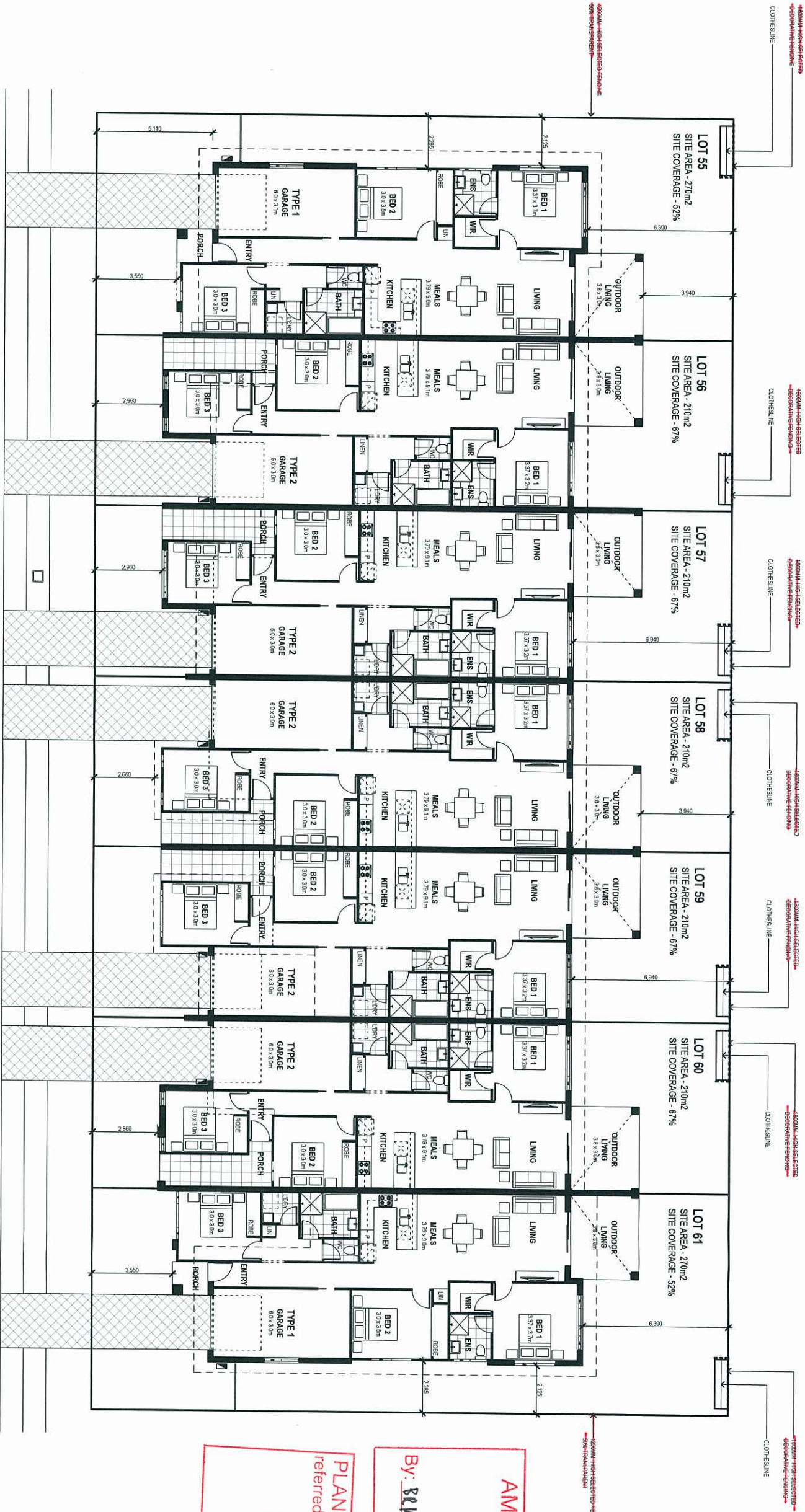
ELEVATION 4
SCALE 1:100



ELEVATION 2
SCALE 1:100

PROJECT	TITLE	SCALE	REV.	NOTES
LOT 18-21 TANNUM SANDS Topaz villas 3bed+FONZIE 1bed	ELEVATIONS 2 & 4	1:100 @ A3	DATE 25.05.2013	
SHEET				10/10

Fencing to be in accordance with AS4970-2009



N E W R O A D

DESIGN PROPOSED ATTACHED DWELLINGS

SHEET TITLE SITE PLAN

DATE 30.04.13

rivergum
homes

90 Henley Beach Rd
MILE END SA 5031
Phone: (08) 8334 7800
Fax: (08) 8234 8099
A.B.N. 70 065 466 337
B.Lic. BLD 113681

Web: rivergumhomes.com.au

PROPOSED NEW RESIDENCE FOR:

RIVERGUM HOMES

LOTS 55-61 TANNUM SANDS ESTATE

TANNUM SANDS, QLD

SCALE	1:100
SHEET NO.	of 2
JOB NO.	BP508
DRAWN	BW
DATE	18.04.2013
ISSUE NO.	

THE STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT EDITION OF S.A. HOUSING CODE. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. WHERE SITE CONDITIONS DO NOT REFLECT THE INTENT SHOWN IN THE DRAWINGS OR WHERE SITE MEASUREMENTS CONFLICT WITH DIMENSIONS, LEVELS OR NOTATION SHOWN SEEK CLARIFICATION BEFORE COMMENCEMENT. THIS PLANS REMAINS THE EXCLUSIVE PROPERTY OF RIVERGUM HOMES AND ARE PROTECTED BY COPYRIGHT LAWS. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT WHETHER IT BE IN PART OR IN FULL, UNLESS WRITTEN PERMISSION IS GIVEN.

AMENDED IN RED

16 SEP 2013

By: BLANNA FYFFE (name)
MEDQ

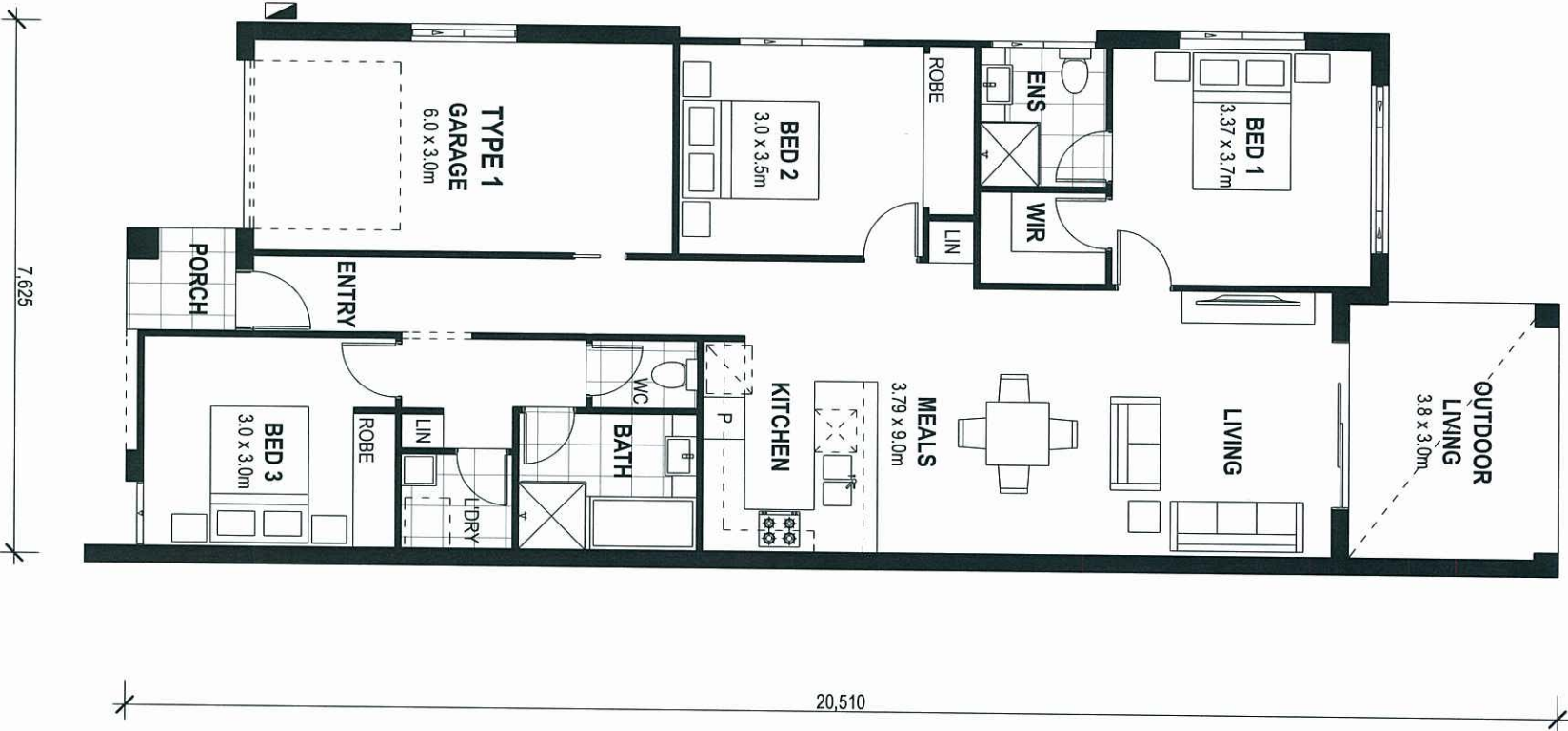
PLANS AND DOCUMENTS referred to in the PDA APPROVAL

23 SEP 2013

MEDQ

TYPE 1 - FLOOR PLAN
- Lots 55, 58 and 60
AREA SUMMARY

LIVING AREA	- 107.13m ²
GARAGE	- 20.33m ²
ALFRESCO	- 11.38m ²
PORCH	- 2.28m ²
TOTAL	- 141.12m ²

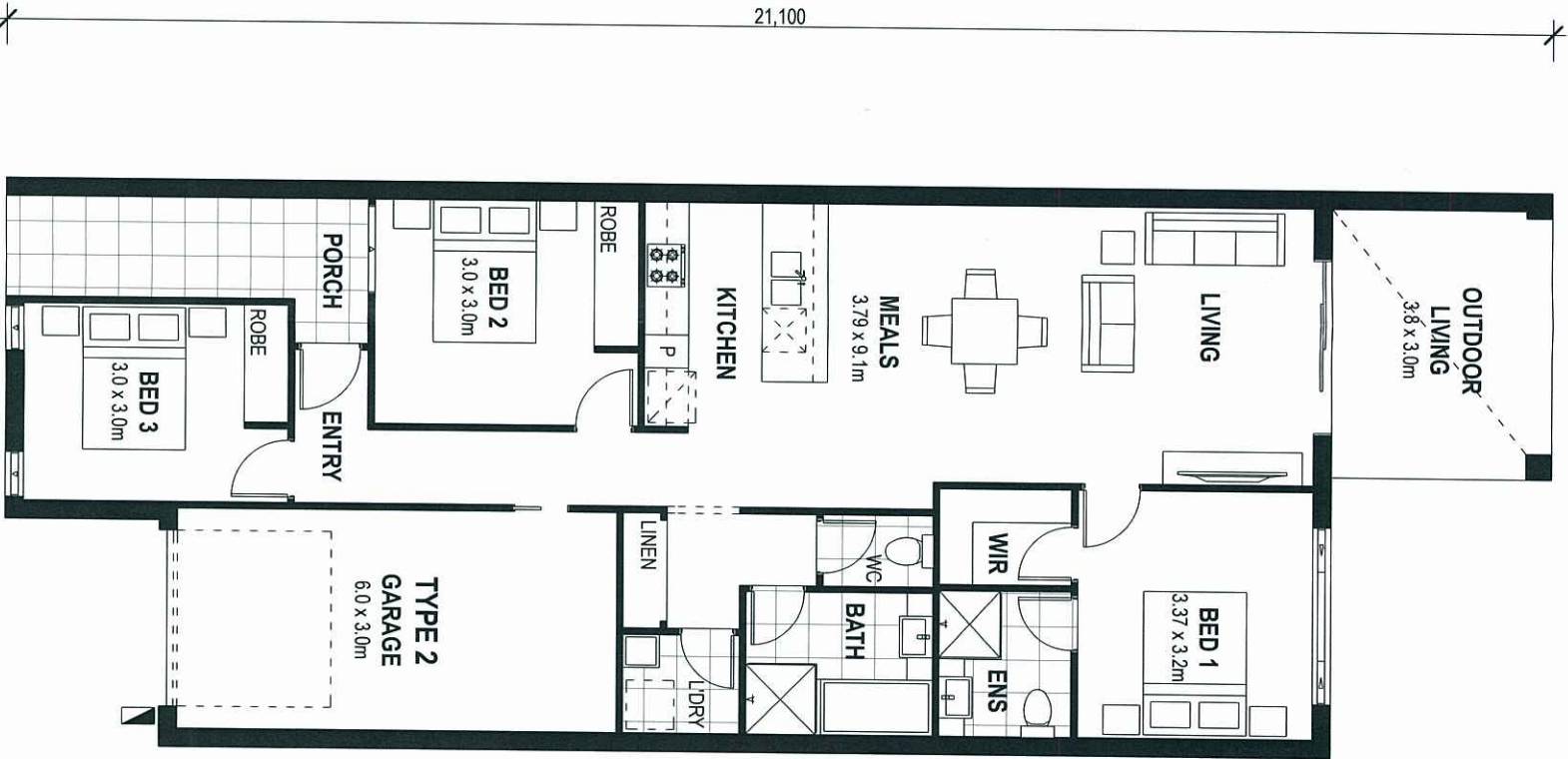


PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
23 SEP 2013
MEDQ

AMENDED IN RED
16 SEP 2013
By: BRIANNA FLYNN (name)
MEDQ

TYPE 2 - FLOOR PLAN
- Lots 56, 57, 59 and 61
AREA SUMMARY

LIVING AREA	- 102.65m ²
GARAGE	- 19.49m ²
ALFRESCO	- 11.40m ²
PORCH	- 7.38m ²
TOTAL	- 140.92m ²



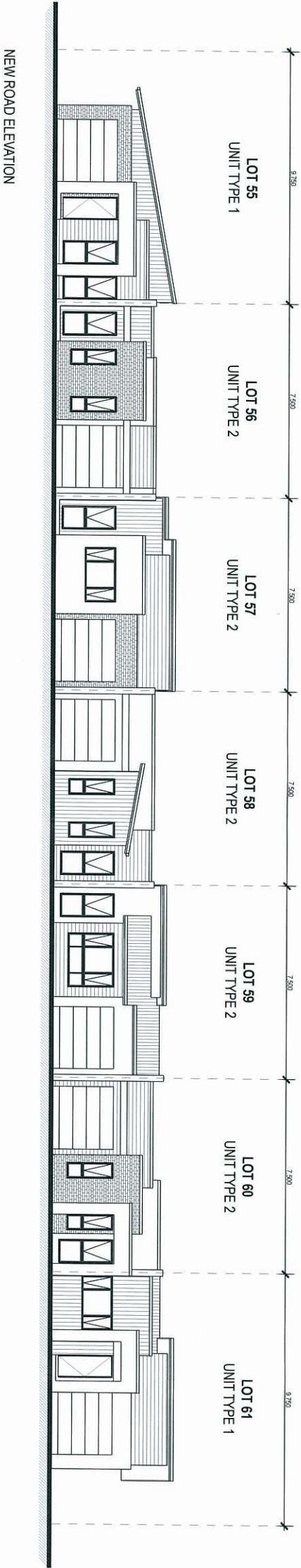
DESIGN PROPOSED ATTACHED DWELLINGS SHEET TITLE
AMENDMENT FLOOR PLAN - TYPE 1 and TYPE 2
ISSUED FOR APPROVAL
DATE 30.04.13

rivergum
homes
90 Henley Beach Rd.
MILE END SA 5031
Phone: (08) 8334 7800
Fax: (08) 8234 6099
A.B.N. 70 065 456 337
B.Lic. BLD 11361
Web: rivergumhomes.com.au

PROPOSED NEW RESIDENCE FOR:
RIVERGUM HOMES
LOTS 55-61 TANNUM SANDS ESTATE
TANNUM SANDS, QLD

SCALE	1:100
SHEET NO.	1 of 2
JOB NO.	BP508
DRAWN	BW
DATE	18.04.2013
ISSUE NO.	A

THE STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT EDITION OF S.A. HOUSING CODE. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. WHERE SITE CONDITIONS DO NOT REFLECT THE INTENT SHOWN IN THE DRAWINGS OR WHERE SITE MEASUREMENTS CONFLICT WITH DIMENSIONS, LEVELS OR NOTATION SHOWN SEEK CLARIFICATION BEFORE COMMENCEMENT. THIS PLANS REMAINS THE EXCLUSIVE PROPERTY OF RIVERGUM HOMES AND ARE PROTECTED BY COPYRIGHT LAWS. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT WHETHER IT BE IN PART OR IN FULL, UNLESS WRITTEN PERMISSION IS GIVEN.



DESIGN	PROPOSED ATTACHED DWELLINGS	SHEET TITLE	ELEVATION 1													
AMENDMENT ISSUED FOR APPROVAL		DATE	30.04.13													
rivergum homes 90 Henley Beach Rd, MILE END SA 5031 Phone: (08) 8334 7800 Fax: (08) 8234 8099 A.B.N. 70 065 466 337 B.Lic. BLD 113881 Web: rivergumhomes.com.au		PROPOSED NEW RESIDENCE FOR: RIVERGUM HOMES LOTS 55-61 TANNUM SANDS ESTATE TANNUM SANDS, QLD <table><tr><td>SCALE</td><td>1:100</td></tr><tr><td>SHEET NO.</td><td>2 of 2</td></tr><tr><td>JOB NO.</td><td>BP508</td></tr><tr><td>DRAWN</td><td>BW</td></tr><tr><td>DATE</td><td>18.04.2013</td></tr><tr><td>ISSUE NO.</td><td>A</td></tr></table> THE STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT EDITION OF S.A. HOUSING CODE. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. WHERE SITE CONDITIONS DO NOT REFLECT THE INTENT SHOWN IN THE DRAWINGS OR WHERE DIMENSIONS ARE IN CONFLICT WITH DIMENSIONS, LEVELS OR NOTATION SHOWN SEEK CLARIFICATION BEFORE COMMENCEMENT. THIS PLANS REMAINS THE EXCLUSIVE PROPERTY OF RIVERGUM HOMES AND ARE PROTECTED BY COPYRIGHT LAWS. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT WHETHER IT BE IN PART OR IN FULL, UNLESS WRITTEN PERMISSION IS GIVEN.			SCALE	1:100	SHEET NO.	2 of 2	JOB NO.	BP508	DRAWN	BW	DATE	18.04.2013	ISSUE NO.	A
SCALE	1:100															
SHEET NO.	2 of 2															
JOB NO.	BP508															
DRAWN	BW															
DATE	18.04.2013															
ISSUE NO.	A															

AMENDED IN RED

16 SEP 2013

By: ELIANNA WHITE (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

23 SEP 2013

MEDQ