

DEVELOPMENT STATISTICS

		Stage 4A	
House Allotments	Minimum Dimension	Allotments	%
U Urban Allotment - 160m ²	8m x 20m	3	38%
Total House Allotments		3	38%
House Allotments - Laneway			
L8 Laneway Terrace - 285m ²	9m x 32m	5	63%
Total Laneway House Allotments		5	63%
TOTAL		8	100%

Land Budget

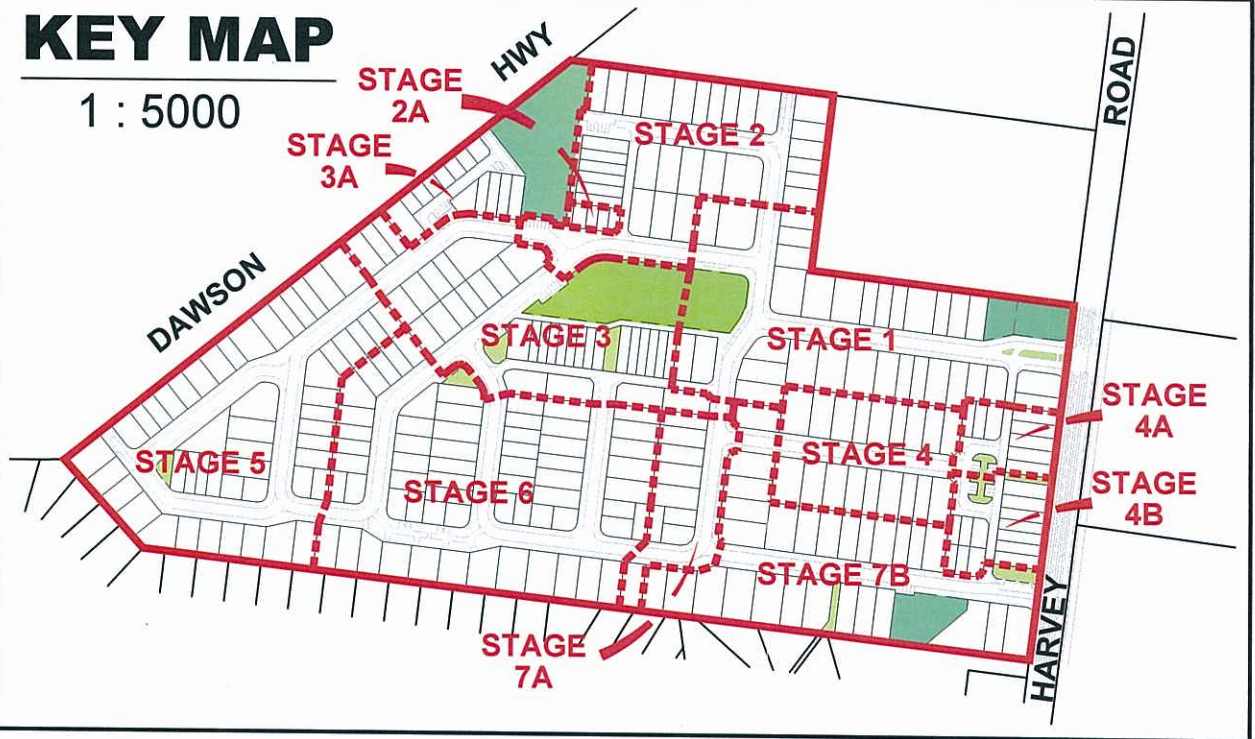
Land Use	Stage 4A	
	Area	%
Area of Subject Site	0.314 ha	100.0%
Saleable Area		
Residential Allotments	0.211 ha	67.2%
Total Area of Allotments	0.211 ha	67.2%
Road		
Local Roads	0.091 ha	29.0%
Pedestrian Connections-Thresholds	0.012 ha	3.8%
Total Area of New Road	0.103 ha	32.8%

Road Lengths

Road Type	Length
6.5m Wide New Laneway	91m
16m Wide New Road	3m
Total Length of New Road	94m

KEY MAP

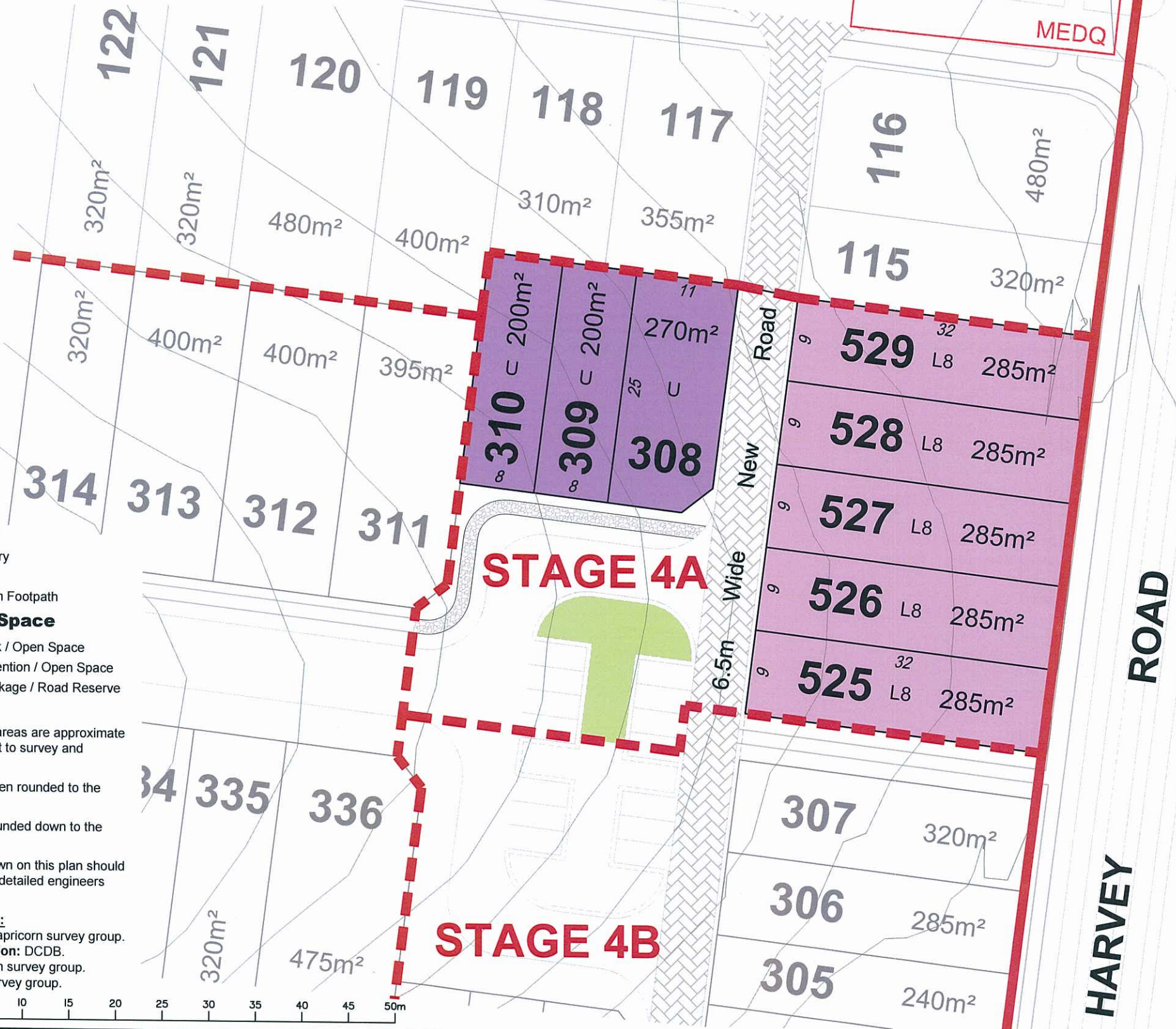
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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

22 JAN 2014

MEDQ



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

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: DCDB.

Contours: Capricorn survey group.

Trees: Capricorn survey group.

PROJECT

**HILLCLOSE
HARVEY ROAD CLINTON**

Job Ref. 102361 Date 13 JANUARY 2014

Comp By. WNW DWG Name. 102361-51 PRO

Checked By. AZ Locality CLINTON

Local Authority ECONOMIC DEVELOPMENT QUEENSLAND

CLIENT

**ECONOMIC DEVELOPMENT
QUEENSLAND**

PLAN OF SUBDIVISION
STAGE 4A
ALLOTMENT LAYOUT



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Scale
1 : 500

Sheet
A3

Plan Ref
102361-61

Rev
A

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General

- ## Setbacks

- ## Parking

- ### Site Cover and Amenity

- ## Fencing

- ## Building Articulation

- ### Buildings facing a park of more than one street

- ## PLANS AND DOCUMENTS

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Legend

-  Site Boundary
 Stage Boundary
 Laneways
 Indicative 1.5m Footpath

Park / Open Space

-  Pedestrian Linkage / Road Reserve

Development Controls

-  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 35)

Lots <250m²

- ## Acoustic Requirements

35. 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 DSDIP Principal Engineer written confirmation that this requirement will be met prior to survey plan endorsement.

~~Infrastructure Contributions~~

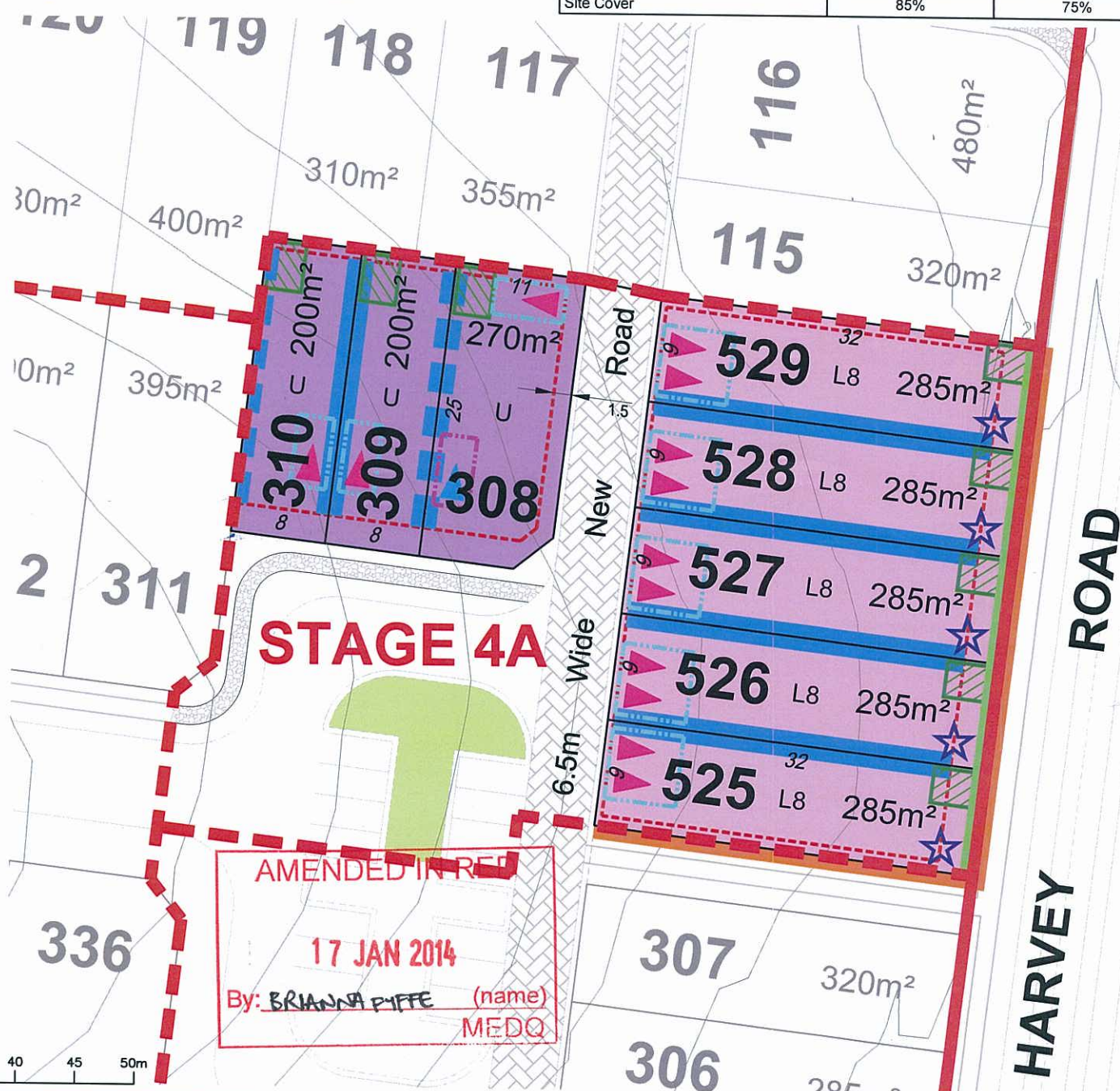
- ~~36. Infrastructure Contributions for Reconfiguring a Lot will be calculated in accordance with DSDIP Development Approval for the relevant stage. The payment will be made to DSDIP prior to survey plan endorsement.~~

Definitions:

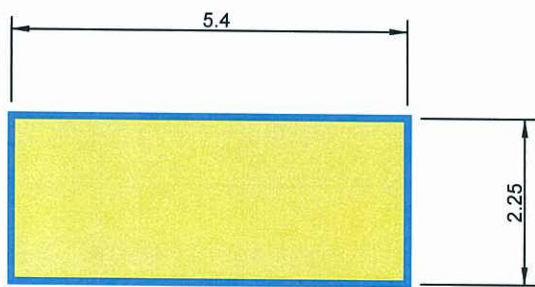
Laneway Allotment - Allotments serviced by a laneway.

Carport - An unenclosed roofed structure which is designed to provide for the weather protection of a motor vehicle. A carport does not include a garage door on the front and may be located up against the house.

Plan of Development Table	Urban Allotments		Terrace Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m
Garage	4.5m	n/a	4.5m	n/a
Rear	0.9m	0.9m	1.2m	1.2m
Side - General Lots				
Built to Boundary	0.0m	0.0m	0.0m	0.0m
Non Built to Boundary	1.0m	1.0m	0.9m	0.9m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m
Laneway Lots				
Rear of Lot (from laneway boundary)	0.5m	0.5m	0.5m	0.5m
Site Cover	85%		75%	



PROJECT HILLCLOSE HARVEY ROAD CLINTON		CLIENT ECONOMIC DEVELOPMENT QUEENSLAND		 RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 T+61 7 3124 9300 F+61 7 3124 9399 W rpsgroup.com.au	
Job Ref. 102361	Date 13 JANUARY 2014	PLAN OF DEVELOPMENT STAGE 4A ALLOTMENT LAYOUT		© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.	
Comp By. WNW	DWG Name. 102361-51 PRO			Scale 1 : 500	
Checked By. AZ	Locality CLINTON			Sheet A3	
Local Authority ECONOMIC DEVELOPMENT QUEENSLAND				Plan Ref 102361-62	Rev A



Parking Bay Diagram

Scale 1 : 100

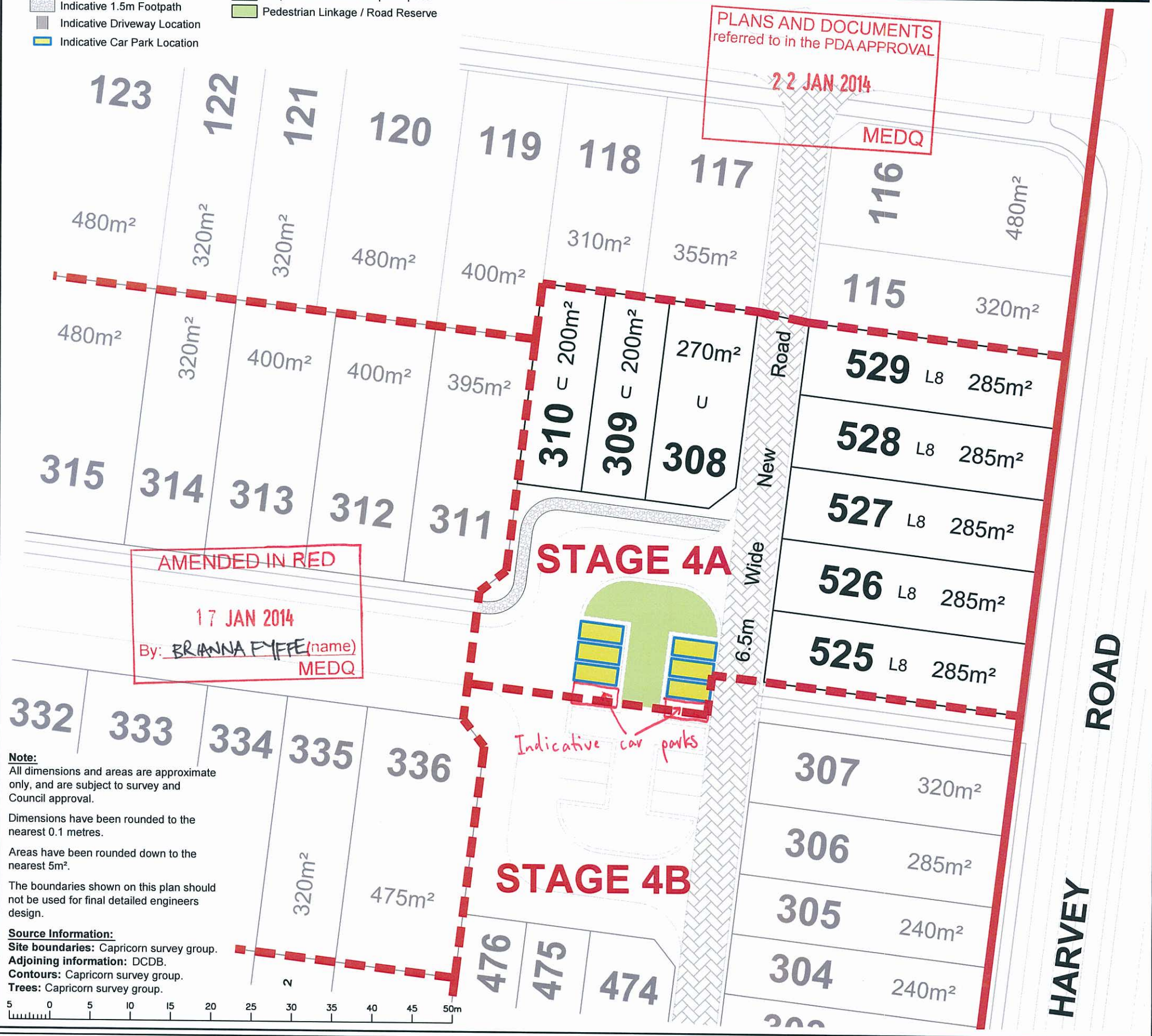
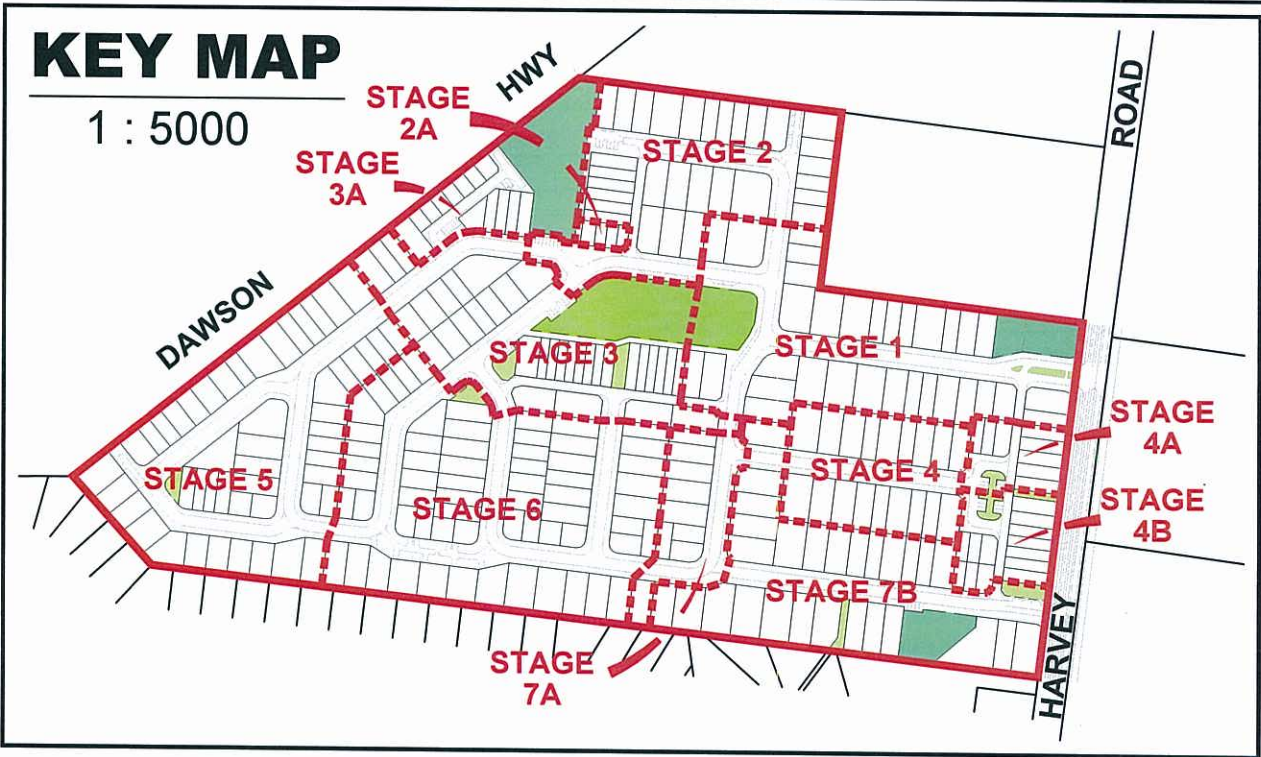
Parking Breakdown

Total On Street Parking Spaces 6 / 8
Total Dwellings 8
Required On Street Parking Spaces = 6
(based on 0.75 per dwelling)

Legend

- Site Boundary
 - Stage Boundary
 - Laneways
 - Indicative 1.5m Footpath
 - Indicative Driveway Location
 - Indicative Car Park Location
- Park / Open Space

 - Proposed Park / Open Space
 - Proposed Detention / Open Space
 - Pedestrian Linkage / Road Reserve



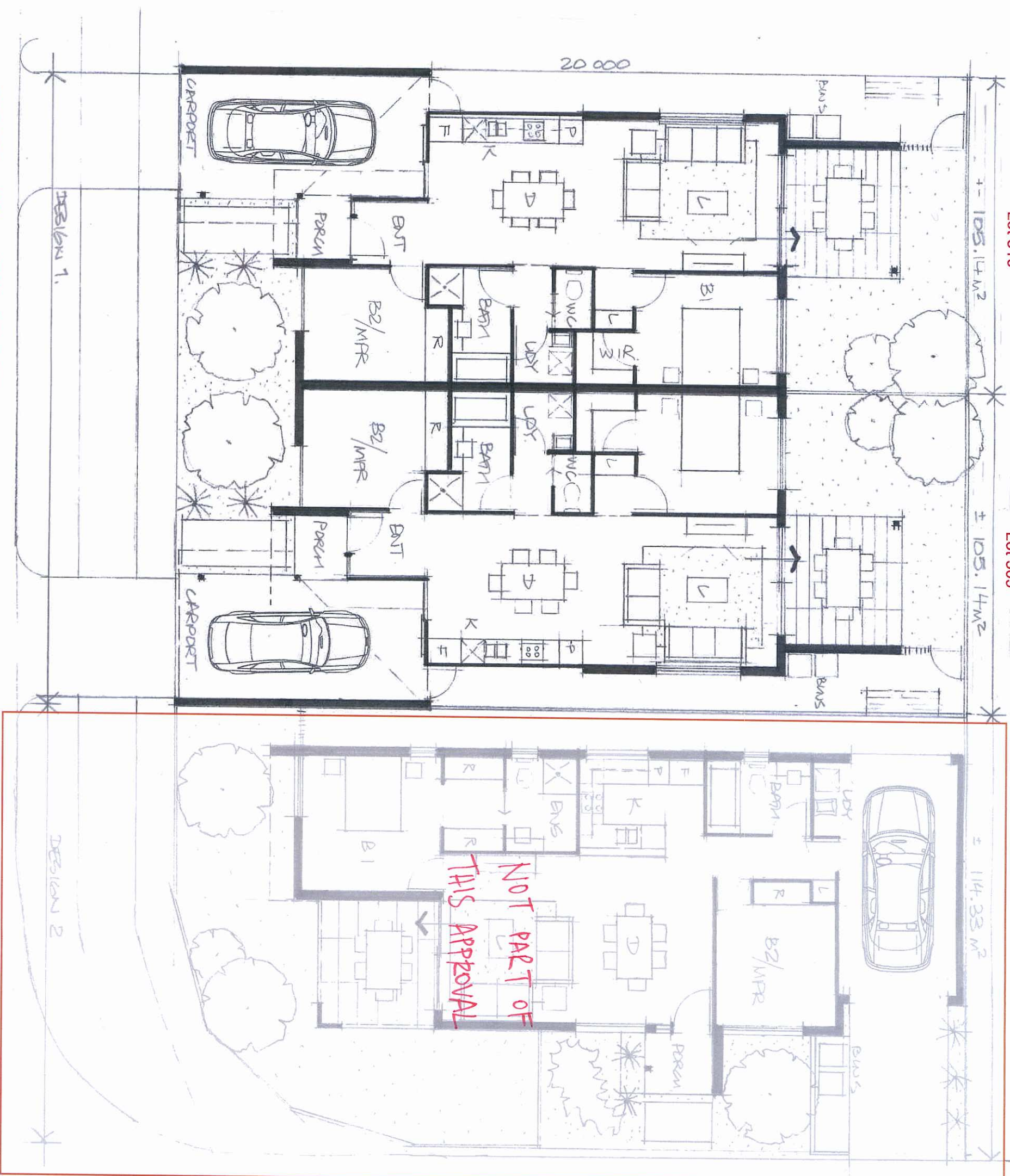
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Job Ref. 102361	Date 13 JANUARY 2014	INDICATIVE CARPARKING STAGE 4A ALLOTMENT LAYOUT		Scale 1 : 500		Sheet A3	Plan Ref 102361-63	Rev A
Comp By. WNW	DWG Name. 102361-51 PRO							
Checked By. AZ	Locality CLINTON							
Local Authority ECONOMIC DEVELOPMENT QUEENSLAND								

Lot 310

Lot 309



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

22 JAN 2014

MEDQ

AMENDED IN RED

17 JAN 2014

By: BRIANNA EYFE (name)
MEDQ

* Carports to be setback
1.5m from the boundary
in accordance with the
approved Plan of Development.

MONDO ARCHITECTS

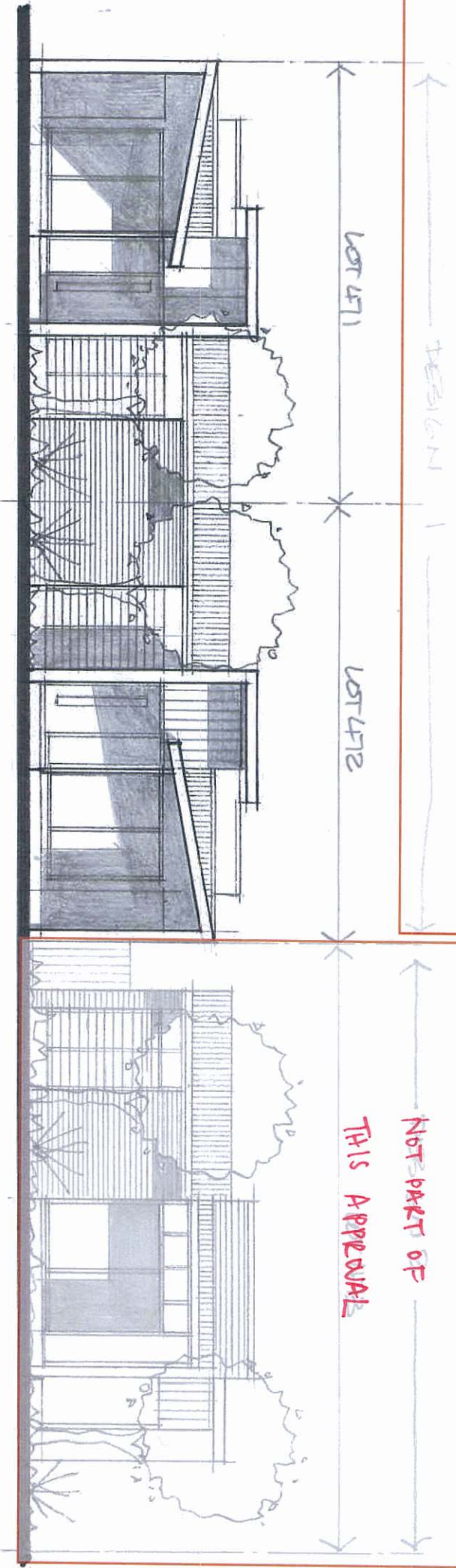
STAGE 4A - HILL CLOSE
DA CONCEPTS
CONCEPT PLAN

Client: ULDA
Site: 4352

Job No.: 4352
Scale: @ A3
Date: 1/05/13
Amendment: DA CONCEPTS
By: MRC
Rev: P-101

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310 - 309 Front Elevation



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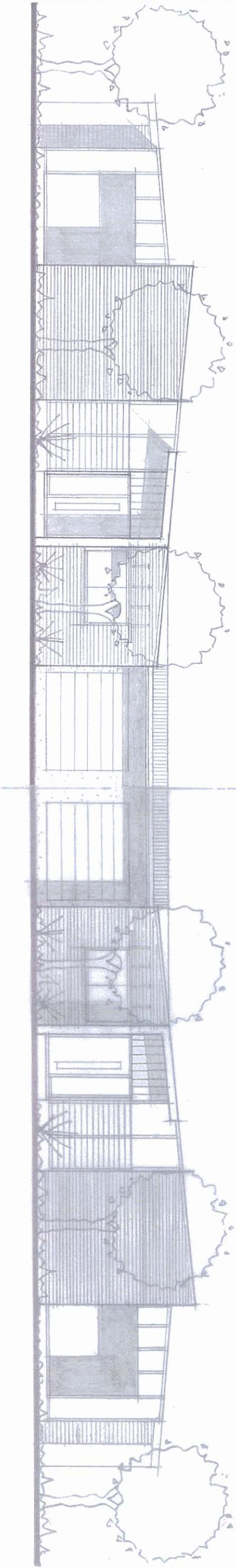
1 7 JAN 2014

By: BRIANNA PYPER (name)
MEDQ

LOT 473

NOT PART OF THIS APPROVAL

LOT 474



STAGE 4A · HILL CLOSE

ELEVATIONS

DA CONCEPTS

Client ULDA
Site

Job No. 4352
Scale @ A3

Date 01/05/13

Amendment DA CONCEPTS

By MRC

Rev

Drawing No. P-201

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