

Plan of Development Table	Terrace Allotments		Multiple Residential Allotment	
	6.0 - 9.9m Wide		—	
	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	2.4m	2.4m
Garage	4.5m	n/a	4.5m	n/a
Rear	0.9m	1.0m	0.9m	1.0m
Side - General Lots				
Built to Boundary	0.0m		0.0m	1.0m
	Mandatory		Optional	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m

Legend

- Site Boundary
- Preferred Private Open Space Location
- Mandatory Built to Boundary Wall
- Maximum Building Location Envelope
- Preferred Garage Location
- Preferred Garage Location



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

-3 JUN 2014-

MEDQ

NOTES

General

- All developments is to be undertaken in accordance with the development approval.
- Maximum building height is 2 storeys.
- proposed multiple residential allotment (Lot 1) is to contain 2 dwelling units

Setbacks

- Setbacks are as per the Building Setback Table unless otherwise specified.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- Where Built to Boundary walls are not adopted, side setbacks shall be in accordance with the Building Setback Table.
- Built to boundary walls are to be no more than 80% of the lot boundary length.
- Boundary setbacks are measured to the walls of the structure.
- Eaves should not encroach closer than 300mm to the lot boundary other than where walls are built to a zero lot line.

Car Parking & Driveways

- On-site car parking 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).
- A maximum of one driveway per dwelling is permitted.
- Driveways must avoid on-street servicing such as dedicated parking bays, drainage pits and service pillars.
- Driveways must be aligned to meet the minimum Ergon setbacks to electrical pillar boxes i.e. 1000mm without bollards, or 600mm if protective bollards are provided.
- The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.
- On lots with frontages less than 12.5m:
 - maximum width shall be no more than 40% of the lot width.
 - double width garages are not permitted.

Site Cover and Amenity

- Site cover of each lot is not to exceed 65% of the site.
- 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
- Private open space must be accessible from the living room if its located on the ground floor.
- Second storey verandas and windows are screened or obscured when overlooking a side or rear boundary or where within 9m of another residence or overlooking Private Open Space.

Fencing & Landscaping

- Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote ground surveillance.
- Front fences & walls, where provided, include one of the following:
 - the solid portion of the front fence & walls should be no more than 1.2m high;
 - if containing opening that make it no more than 50% transparency, the maximum fence height can be 1.8m.
- Where located on a lane screen fences 1.8m in height must be used to screen private open space, carparking and service areas.
- Where integrated housing construction is proposed on multiple residential & group houses on lots with a frontage less than 7.5m, consistent & articulated fence design must be implemented.
- Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence). Where adjoining a residential boundary, side boundary fences are to extend from the rear boundary to align with the front facade of the building 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 1.8m in height and constructed from timber.

Buildings

- Carpports and garages should be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- Leterbox to be clearly visible & identifiable from street or within the laneway.
- 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
- No more than 8 narrow buildings with a frontage <7.5m located in a row.
- Clearly identifiable & addresses front door & undercover point of entry
- Low maintenance building materials & non-reflective finishes on exterior.
- External drainage or other pipes integrated with building design.
- Screened drying & rubbish bin areas behind the main face of the dwelling.
- At least 2 openings to all habitable rooms, including internal & loured windows to facilitate cross ventilation.
- Dwelling entrances to be clearly defined and articulated to address primary street frontage.

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

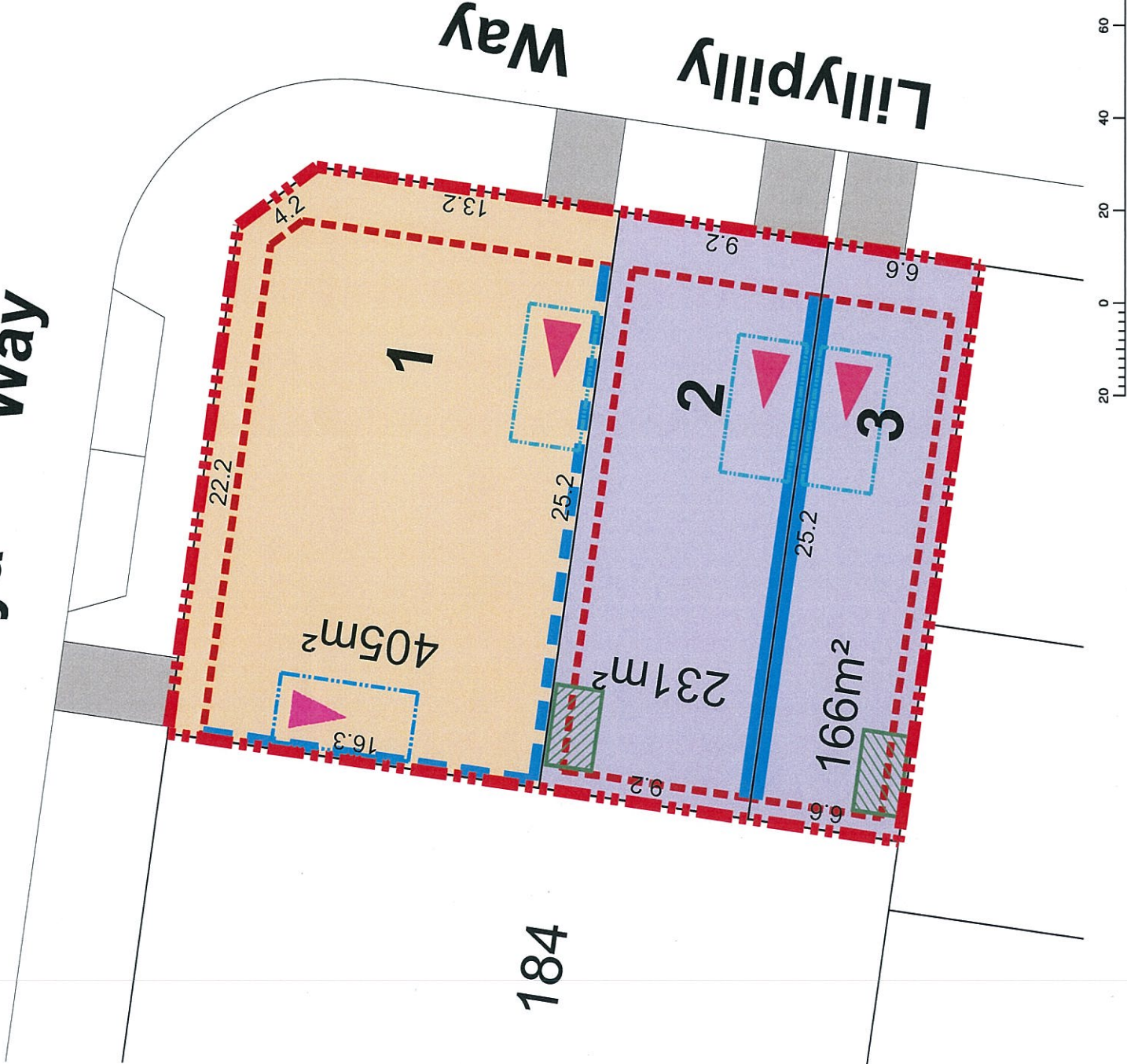
Dimensions have been rounded to the nearest 0.1 metres.

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.

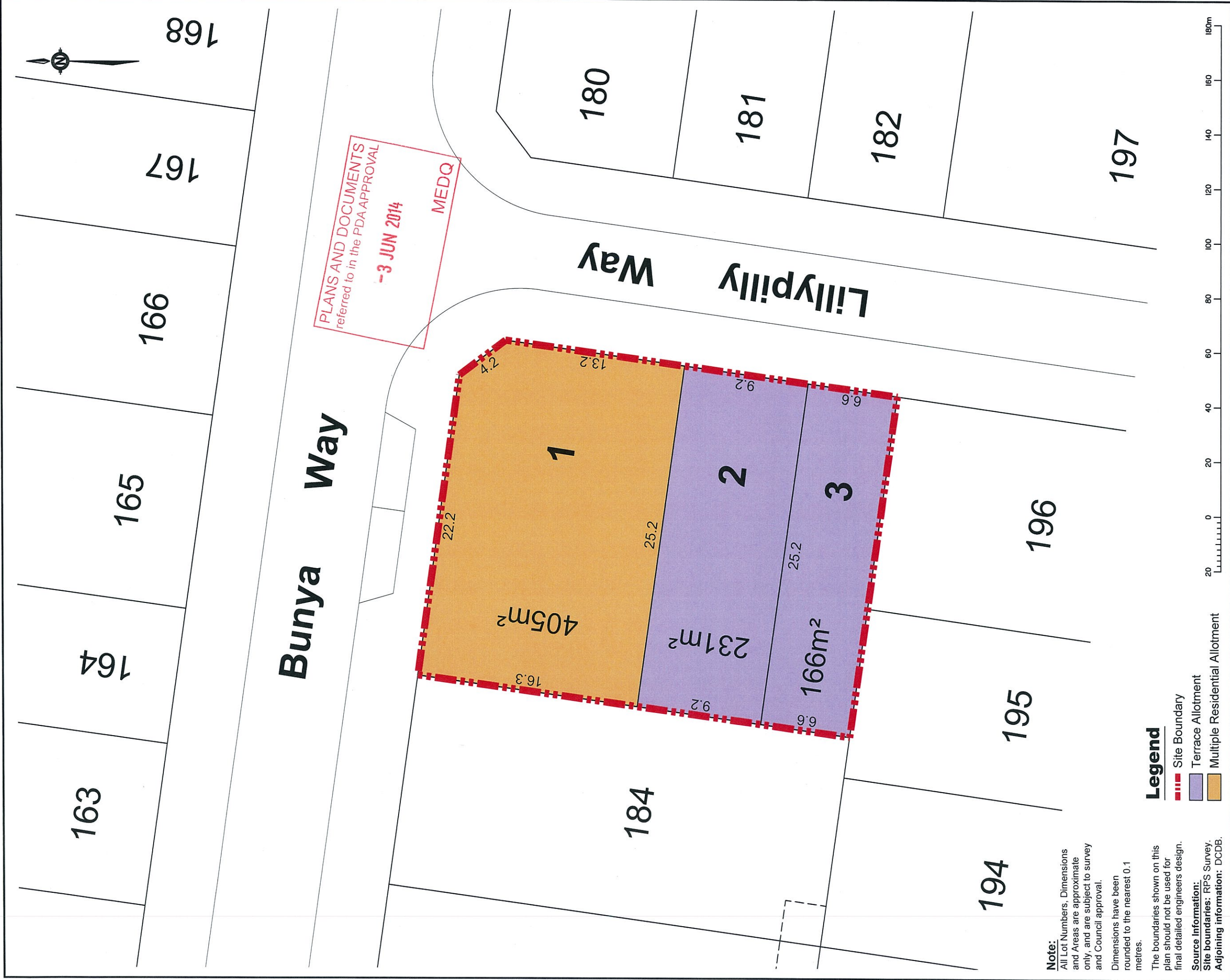
Adjoining information: DCDB.



PROJECT	WOODLANDS ANDERGROVE		
	Job Ref.	118709	Date 06 MAY 2014
	Comp By.	WNW	DWG Name. 118709-07-PROP
	Checked By.	TS	Locality ANDERGROVE
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND		

CLIENT	ECONOMIC DEVELOPMENT QUEENSLAND	
	PLAN OF DEVELOPMENT LOTS 1 - 3	

		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	
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		Plan Ref 118709 - 08	Rev B



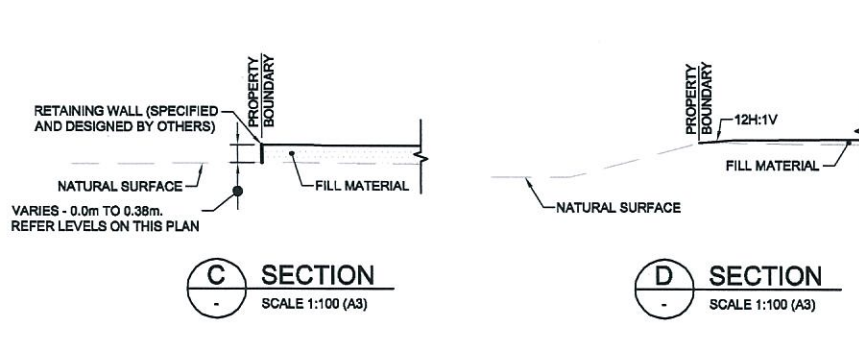
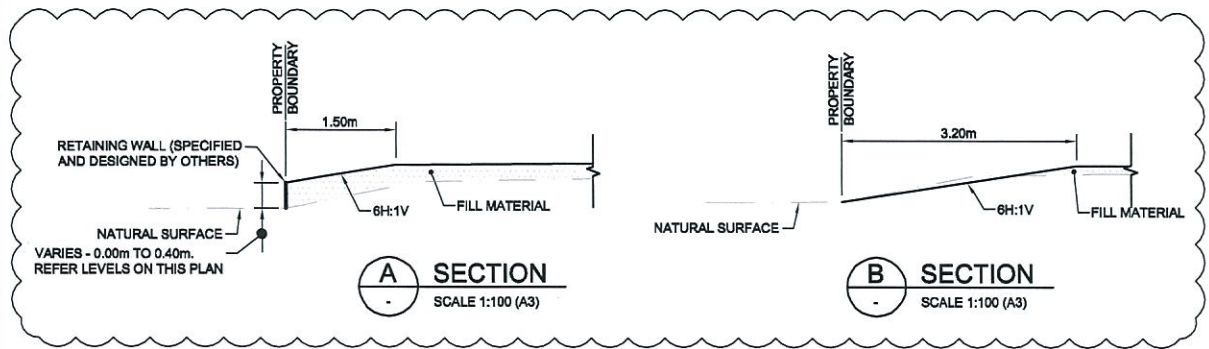
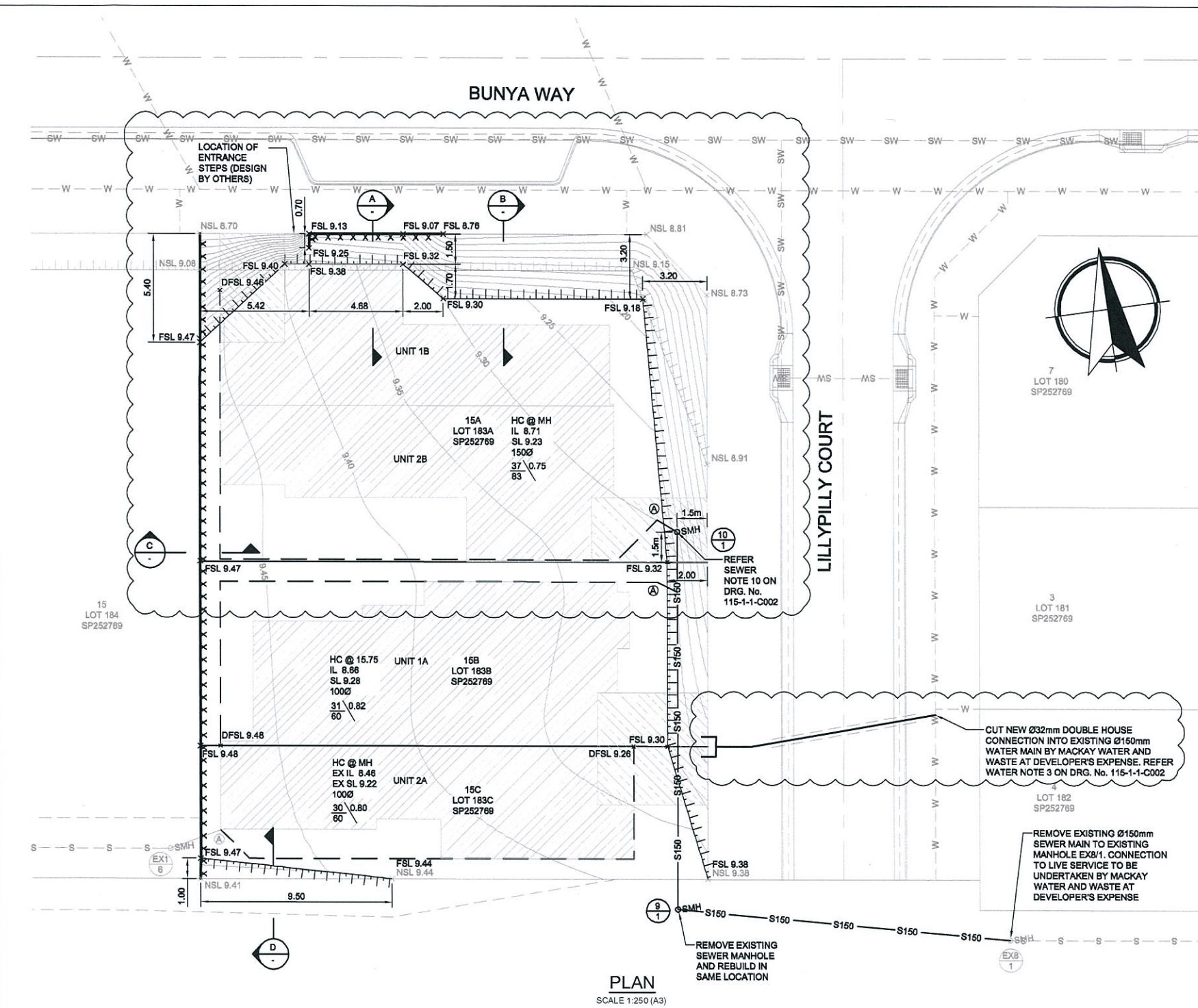
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: RPS Survey.
Adjoining information: DCDB.

- Legend**
- Site Boundary
 - Terrace Allotment
 - Multiple Residential Allotment

PROJECT		WOODLANDS ANDERGROVE		CLIENT	ECONOMIC DEVELOPMENT QUEENSLAND						
Job Ref.	118709	Date	06 MAY 2014	PLAN OF SUBDIVISION LOTS 1 - 3 CANCELLING LOTS 183 ON SP 256575							
Comp By.	WNW	DWG Name.	118709-07-PROP								
Checked By.	TS	Locality	ANDERGROVE								
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND			Scale	1 : 250	Sheet	A3	Plan Ref	118709 - 07	Rev	B

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- LEGEND**
- PROPERTY BOUNDARY
 - EASEMENT BOUNDARY
 - RETAINING WALL (SPECIFIED AND DESIGNED BY OTHERS)
 - DESIGN CONTOURS (0.025m INTERVAL)
 - EARTHWORKS TOP OF BATTER
 - EARTHWORKS TOE OF BATTER
 - FINISHED SURFACE LEVEL
 - UNIT NUMBER AND PROPERTY DESCRIPTION
 - UNIT FLOOR AREA EXTENTS (DESIGN BY OTHERS)
 - CONCRETE DRIVEWAY (DESIGN BY OTHERS)
 - DN32 HDPE SERVICE BRANCH IN DN50 UPVC ENVELOPING PIPE EXTENDING 500mm BEHIND BACK OF KERB EACH SIDE IN ACCORDANCE WITH MRC STD. DRG. No. A3-00840
 - EXISTING PROPERTY BOUNDARY
 - EXISTING EASEMENT BOUNDARY
 - EXISTING HOUSE NUMBER AND PROPERTY DESCRIPTION
 - EXISTING EARTHWORKS BATTER TOP
 - EXISTING EARTHWORKS BATTER TOE
 - EXISTING NATURAL SURFACE LEVEL CONSTRUCTED AS PART OF STAGE 8
 - EXISTING MOUNTABLE KERB AND CHANNEL
 - EXISTING CARPARK KERB
 - EXISTING STORMWATER SAG PIT
 - EXISTING STORMWATER LINE
 - EXISTING 1500 WATER MAIN
- SEWERAGE RETICULATION**
- SMH SEWER MANHOLE IN ACCORDANCE WITH MRC STD. DRG. No. A3-00858
 - S150 1500 SEWER MAIN
 - SEWER MANHOLE AND LINE NUMBER
 - SEWER HOUSE CONNECTION TYPE
 - DESIGN LINE OF HOUSE DRAIN
 - DESIGN FINISHED SURFACE LEVEL (MIN. SURFACE LEVEL FOR SANITARY DRAINAGE)
 - X = LONGEST LENGTH OF PROPERTY SERVICE (m)
 - Y = GRADE OF PROPERTY SERVICE (1 IN 60 OR 1 IN 83)
 - Z = LEVEL REQUIREMENTS FOR PROPERTY SERVICE PLUS INITIAL DROP (XY + 0.3m)
 - HC @ 13.80 IL 8.13 SL 8.88
 - HC = HOUSE CONNECTION DISTANCE FROM NEAREST DOWNSTREAM MANHOLE
 - IL = INVERT LEVEL OF HOUSE CONNECTION AT SEWER MAIN
 - SL = FINISHED SURFACE LEVEL AT HOUSE CONNECTION TO SEWER MAIN
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER MAIN
 - EXISTING SEWER MANHOLE AND LINE NUMBER
 - EXISTING SEWER HOUSE CONNECTION TYPE

NOTES

- FOR GENERAL, EARTHWORKS, WATER AND SEWER NOTE REFER DRG. No. 115-1-1-C002.
- FOR SAFETY IN DESIGN REFER DRG. No. 115-1-1-C002.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

-3 JUN 2014

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	EX8/1	9/1	10/1
DATUM RL	5.0		
DIAMETER GRADE	1500 SN8	1500 SN8	
DEPTH TO INVERT	1.043	1.043	0.601
INVERT LEVEL OF SEWER	8.252	8.252	8.611
LOT 183 DESIGN SURFACE LEVEL	9.295	9.386	9.212
AS CONSTRUCTED SURFACE LEVEL	9.295	9.386	9.014
RUNNING CHAINAGE	0.000	16.569	18.750

LINE 1
SCALE 1:1000(H) 1:100(V) (A3)

CONSTRUCTION

2	DESIGN DETAILS AMENDED	DCB	NJF*	NJF*	09/05/14	TETRA CONSULTING	Scale AS SHOWN	DO NOT SCALE	Client	ASPIRE HOUSING GROUP	Drawing No:	115-1-1-C001
1	REVISED ISSUE FOR CONSTRUCTION	DCB	NJF*	NJF*	08/04/14	Suite 2, 19 Gordon Street PO Box 241, Mackay QLD 4740 T (07) 49 575 728 admin@tetraconsulting.com.au	Drawn D.BROWN	Designed D.BROWN	Project	LOT 183 WOODLANDS ESTATE, ANDERGROVE	Revision:	2
0	ISSUE FOR CONSTRUCTION	DCB	NJF*	NJF*	04/04/14	TETRA CONSULTING Conditions of Use This document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Copyright © Tetra Consulting	Drafting Check N.FLOR*	Design Check N.FLOR*	Title	EARTHWORKS LAYOUT, WATER AND SEWERAGE RETICULATION PLAN		
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Checked	Approved	Date	Approved N.FLOR*	RPEQ: 13229	Original Size			
							Date 04/04/14		A3			

Cad File No: T:115-1-1-Lot 183 Woodlands Estate/CADD/Drawings/115-1-1-C001.dwg Plot Date: 09 May, 2014 - 3:28 PM