



- NOTES -**
- General:**
- All development inclusive of single and multi-family allotments is to be undertaken in accordance with the Development Approval.
 - Maximum Building Location Envelopes shown are subject to future proposed easements and/or underground services or trees identified for retention.
 - Fonzie Flats* are permissible over garages on Laneway Allotments.
 - The maximum height of buildings shall not exceed 3 storeys.
- Orientation:**
- Entries - Front doors of dwellings are to address the Primary Street Frontage identified on the Site Development Plan.
 - Where Multi Family Allotments encompass more than one frontage they are to be designed to address (entries) each street frontages.
 - Fonzie Flat entries may be located off the adjoining Laneway.
 - Letter boxes should be located in close relationship to the front entry.
- Setbacks:**
- Setbacks are as per the Site Development Table unless otherwise specified.
 - Built to boundary walls are mandatory where road frontage widths are less than 15 metres. Built to boundary walls are optional for lots with road frontage widths equal or in excess of 15 metres, where this option is not adopted side boundary setbacks shall be in accordance with the Site Setback Table.
 - Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres.
 - Boundary setbacks are measured to the walls of the structure.
 - Eaves should not encroach (other than where buildings are built to a zero lot line) closer than 300mm to the lot boundary.
 - Second floor on single and multi-family allotments must be built to meet the minimum first floor setbacks.
- Parking:**
- Minimum off-street parking requirements
 - Studio & 1 bed dwellings - 1 space per dwelling
 - 2+ bed dwellings - 2 spaces per dwelling, which may be tandem spaces.It is a requirement that at least one space per dwelling be in the form of a garage.
 - Conventional allotments (not Laneway allotments) with a frontage of less than 12.5 metres are to have tandem parking with a setback from the property boundary to the garage of 5.5 metres. Double width garages are not permitted.
 - Garages served of a Laneway must be built to meet the minimum 1.0 metre Rear Setback.
- Site Cover and Amenities:**
- Site cover for each lot is not to exceed 70% of the lot.
 - Private amenity space accessible from the ground floor dwellings must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments/units (including Fonzie flats) above ground level must not be less than 9sqm which may be in the form of a balcony with a minimum dimension of 1.8m.
- Multi Family Dwellings**
- Multi Family Dwelling allotments are not permitted to be developed with only one single family dwelling.
 - Type 1 (T1) 450m² - 550m² - maximum 3 dwellings
 - Type 2 (T2) 600m² - 749m² - maximum 4 dwellings
 - Type 3 (T3) 750m² - maximum 5 dwellings
 - Type 4 (T4) 1000m² - minimum 8 dwellings, maximum 10 dwellings
- Fencing**
- Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2m in height.
 - Fencing on all Primary Park Frontages to be either 50% transparent or not to exceed 1.2m in height.
 - Fencing on rear boundary of Lots 1-11 to be 50% transparent and not exceed 1.5m in height.
- Energy**
- All dwellings to have a minimum energy rating of 6 stars under NatHERS.
- Definitions:**
- Fonzie Flat - A secondary dwelling built above a garage with its own entrance door at ground level.
- Studio Dwelling - Dwelling (usually apartment) in which the living area and bedroom are combined within a single space.

LEGEND	
	Site Boundary - Precinct 1
	Stage Boundary
	Existing Open Space
	Proposed Open Space
	Building Location Envelope
	Building to Boundary Wall
	No Vehicle Access
	Primary Frontage
	Indicative Common Access

SITE SETBACK TABLE									
	Villa Allotments 10m Frontage		Villa Allotments 12.5m Frontage		Courtyard Allotments 15m Frontage		Traditional Allotments 20m + Frontage		Multi-Family Dwellings
	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	4.5m	3.0m	3.0m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m
Side - General Lots									
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a	n/a
Non Built to Boundary	0.75m	0.9m	1.0m	1.0m	1.0m	1.0m	1.2m	1.0m	1.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	3.0m	3.0m	3.0m
Laneway Lots									
Rear of Lot (from Laneway boundary)	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.0m	1.0m



Note
All dimensions and areas are approximate only, and are subject to survey and appropriate approvals.
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.

AMENDMENTS

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 13/12/08

CLIENT **URBAN LAND DEVELOPMENT AUTHORITY**

PROJECT

PROPOSED DEVELOPMENT

SITE DEVELOPMENT
PLAN - STAGE 1
FITZGIBBON

Level Datum

Origin

Date 20 NOV 2008

Surveyed

Comp By. KOH

DWG Name. 22743-71-PROP

Local Authority URBAN LAND DEVELOPMENT AUTHORITY

Job Reference 22743

Scale 1:1000@A2

Plan Reference 22743-73



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Level Datum	Origin	Scale
20 NOV 2008	Date	1:600@A2
Surveyed	Comp By: KCH	Local Authority: URBAN LAND DEVELOPMENT AUTHORITY
	DWG Name: 22743-71-PROP	Job Reference: 22743

CLIENT

URBAN LAND DEVELOPMENT AUTHORITY

SITE DEVELOPMENT

PLAN - STAGE 2

FITZGIBBON

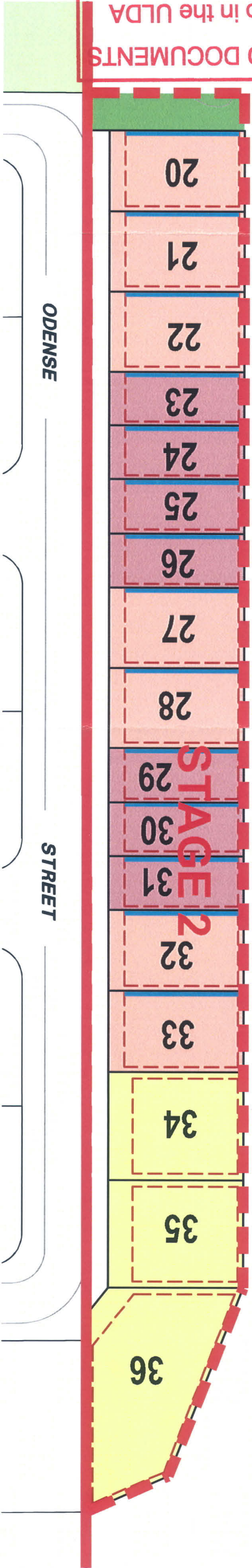
PROJECT	Plan Reference
PROPOSED DEVELOPMENT	22743-74



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PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 13/12/08



SITE SETBACK TABLE	Villa Allotments 10m Frontage	Villa Allotments 12.5m Frontage	Courtyard Allotments 15m Frontage	Traditional Allotments 20m + Frontage	Multi-Family Dwellings
Front/Primary Frontage	3.0m	3.0m	3.0m	4.5m	Ground Floor
Rear	1.0m	1.0m	1.0m	2.0m	1.0m
Side - General Lots	0.0m	0.0m	0.0m	n/a	n/a
Built to Boundary	0.0m	0.0m	0.0m	0.0m	n/a
Non Built to Boundary	0.75m	1.0m	1.5m	2.0m	1.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	2.0m	3.0m	3.0m
Lane/way Lots	1.0m	1.0m	1.0m	1.5m	1.0m
Rear of Lot (from lane/way boundary)	1.0m	1.0m	1.0m	1.5m	1.0m

Definitions:
Front/Flat - A secondary dwelling built above a garage with its own entrance door at ground level.
Studio Dwelling - Dwelling (usually apartment) in which the living area and bedroom are combined within a single space.

- Energy**
24. All dwellings to have a minimum energy rating of 6 stars under NABERS.
- Fencing**
23. Fencing on all Primary Park Frontages to be either 50% transparent or not to exceed 1.2m in height.
22. Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2m in height.
21. Type 1 (T1) 450m² - 599m² - maximum 3 dwellings
Type 2 (T2) 600m² - 749m² - maximum 4 dwellings
Type 3 (T3) 750m² + - maximum 5 dwellings
- Multi-Family Dwellings**
20. Multi-Family Dwelling allotments are not permitted to be developed with only one single family dwelling.
19. Private amenity space accessible from the ground floor dwellings must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments/units (including Front/Flat) above ground level must not be less than 15sqm which may be in the form of a balcony with a minimum dimension of 1.0m.
- Site Cover and Amenity:**
18. Site cover for each lot is not to exceed 70% of the lot.
17. Garages served of a Lane/way must be built to meet the minimum 1.0 metre Rear Setback.
16. Conventional allotments (not Lane/way allotments) with a frontage of less than 12.5 metres are to have tandem parking with a setback from the property boundary to the garage of 3.5 metres. Double width garages are not permitted. It is a requirement that at least one space per dwelling be in the form of a garage.
- Parking:**
15. Minimum off-street parking requirements
Studio & 1 bed dwellings - 1 space per dwelling
Other - 2 spaces per dwelling, which may be tandem spaces.
14. Second floor on single and multi-family allotments must be built to meet the minimum first floor setbacks.
13. Eaves should not encroach (other than where buildings are built to a zero lot line) closer than 300mm to the lot boundary.
12. Boundary setbacks are measured to the walls of the structure.
11. Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres.
10. Built to boundary walls are mandatory where road frontage widths are less than 15 metres. Built to boundary walls are optional for lots with road frontage widths equal or in excess of 15 metres, where this option is not adopted side boundary setbacks shall be in accordance with the Site Setback Table.
- Setbacks:**
9. Setbacks are as per the Site Development Table unless otherwise specified.
8. Letter boxes should be located in close relationship to the front entry.
7. Front/Flat entries may be located off the adjoining Lane/way.
6. Where Multi-Family Allotments encompass more than one frontage they are to be designed to address (entries) each street frontages.
- Orientation:**
5. Entries - Front doors of dwellings are to address the Primary Street Frontage identified on the Site Development Plan.
4. The maximum height of buildings shall not exceed 3 storeys.
3. Front/Flat are permissible over garages on Lane/way Allotments.
2. Maximum Building Location Envelopes shown are subject to future proposed easements and/or underground services or trees identified for retention.
- General:**
1. All development inclusive of single and multi-family allotments is to be undertaken in accordance with the Development Approval.

Note
All dimensions and areas are approximate only, and are subject to survey and appropriate approvals.
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.

LEGEND

Primary Frontage

No Vehicle Access

Building to Boundary Wall

Building Location Envelope

Stage Boundary

Site Boundary - Precinct 1



SITE SETBACK TABLE	Villa Allotments 10m Frontage		Villa Allotments 12.5m Frontage		Courtyard Allotments 15m Frontage		Traditional Allotments 20m + Frontage		Multi-Family Dwellings	
	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	4.5m	4.5m	3.0m	3.0m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m	1.0m	2.0m
Side - General Lots										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a	n/a	n/a
Not Built to Boundary	0.75m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m	1.0m	1.0m
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Lane/way Lots										
Rear of Lot (from lane/way boundary)	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m

NOTES -

General:

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- Maximum Building Location Envelopes shown are subject to future proposed easements and/or underground services or trees identified for retention.
- Fonzie Flats² are permissible over garages on Lane/way Allotments.
- The maximum height of buildings shall not exceed 3 storeys.
- Orientation:
 - Entrées - Front doors of dwellings are to address the Primary Street Frontage identified on the Site Development Plan.
- Where Multi Family Allotments encompass more than one frontage they are to be designed to address (entirely) each street frontages.
- Fonzie Flat entries may be located off the adjoining Lane/way.
- Letter boxes should be located in close relationship to the front entry.

Setbacks:

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- Built to boundary walls are mandatory where road frontage widths are less than 15 metres. Built to boundary walls are optional for lots with road frontage widths equal or in excess of 15 metres, where this option is not adopted side boundary setbacks shall be in accordance with the Site Setback Table.
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Parking:

- Minimum off-street parking requirements
 - Studio & 1 bed dwellings - 1 space per dwelling
 - Other - 2 spaces per dwelling, which may be tandem spaces.
- It is a requirement that at least one space per dwelling be in the form of a garage.

LEGEND

- Site Boundary - Precinct 1
- Stage Boundary
- Existing Open Space
- Proposed Open Space
- Building Location Envelope
- Building to Boundary Wall
- No Vehicle Access
- Primary Frontage



- Conventional allotments (not Lane/way allotments) with a frontage of less than 12.5 metres are to have tandem parking with a setback from the property boundary to the garage of 5.5 metres. Double width garages are not permitted.
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- Energy
 - All dwellings to have a minimum energy rating of 6 stars under NatHERS.

Definitions:

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AMENDMENTS

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 15/12/08

CLIENT **URBAN LAND DEVELOPMENT AUTHORITY**

PROJECT

PROPOSED DEVELOPMENT

SITE DEVELOPMENT PLAN - STAGE 3 FITZGIBBON

Level Datum

Origin

Date 20 NOV 2008

Surveyed

Comp By. KOH

DWG Name. 22743-71-PROP

Local Authority URBAN LAND DEVELOPMENT AUTHORITY

Job Reference 22743

Scale

1:1000@A2

Plan Reference

22743-75



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LEGEND	
—	Site Boundary - Precinct 1
- - -	Stage Boundary
- . - . -	Proposed Open Space
- - - - -	Building Location Envelope
- - - - -	Building to Boundary Wall
- - - - -	No Vehicle Access
- - - - -	Primary Frontage



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Side - General Lots		0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a	n/a	n/a
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Corner Lots - Secondary Frontage		1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m
Laneway Lots		1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m
Rear of Lot (from laneway boundary)		1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m

Note
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AMENDMENTS

PLANS AND DOCUMENTS
referred to in the ULDA
PROVAL dated 13/12/08

CLIENT **URBAN LAND DEVELOPMENT AUTHORITY**

PROJECT

PROPOSED DEVELOPMENT

SITE DEVELOPMENT
PLAN - STAGE 4
FITZGIBBON

Level Datum	
Origin	
Date	20 NOV 2008
Surveyed	
Comp By	KCH
DWG Name	22743-71-PROP
Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Job Reference	22743
Scale	1:1000@A2
Plan Reference	22743-72A



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