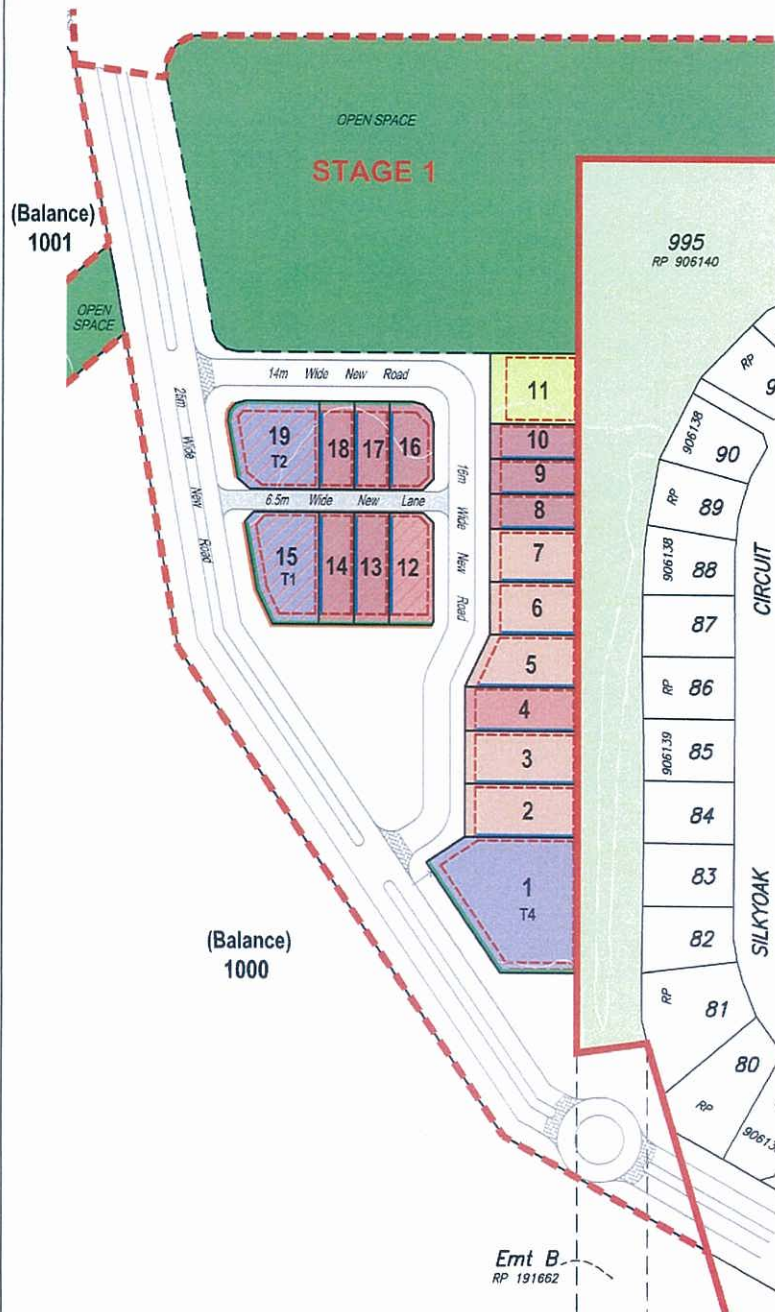




LEGEND	
---	Site Boundary - Precinct 1
---	Stage Boundary
---	Existing Open Space
---	Proposed Open Space
---	Building Location Envelope
---	Building to Boundary Wall
---	No Vehicle Access
---	Primary Frontage
---	Indicative Common Access

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	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
Non Built to Boundary	0.75m	0.8m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m	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	3.0m
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

1. All development inclusive of single and multi-family allotments is to be undertaken in accordance with the Development Approval.
2. Maximum Building Location Envelopes shown are subject to future proposed easements and/or underground services or trees identified for retention.
3. Forze Flats are permissible over garages on Lane/way Allotments.
4. The maximum height of buildings shall not exceed 3 storeys.

Orientation

5. Entrances - Front doors of dwellings are to address the Primary Street Frontage identified on the Site Development Plan.
6. Where Multi Family Allotments encompass more than one frontage they are to be designed to address (entrances) each street frontage.

7. Forze Flat entries may be located off the adjoining Lane/way.

8. Letter boxes should be located in close relationship to the front entry.

Setbacks

9. Setbacks are as per the Site Development Table unless otherwise specified.

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 to or in excess of 15 metres, where this option is not adopted side boundary setbacks shall be in accordance with the Site Setback Table.

11. Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres.

12. Boundary setbacks are measured to the walls of the structure.

13. Eaves should not encroach (other than where buildings are built to a zero lot line) closer than 300mm to the lot boundary.

14. Second floor on single and multi-family allotments must be built to meet the minimum first floor setbacks.

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.
It is a requirement that at least one space per dwelling be in the form of a garage.

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 5.5 metres. Double width garages are not permitted.

17. Garages served of a Lane/way must be built to meet the minimum 1.0 metre Rear Setback.

Site Cover and Amenity

18. Site cover for each lot is not to exceed 70% of the lot.

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 Forze Flats) above ground level must not be less than 5sqm which may be in the form of a balcony with a minimum dimension of 1.8m.

Multi Family Dwellings

20. Multi Family Dwelling allotments are not permitted to be developed with only one single family dwelling.

21. Type 1 (T1) 450m² - 599m² - maximum 3 dwellings
Type 2 (T2) 600m² - 749m² - maximum 4 dwellings
Type 3 (T3) 750m² - maximum 5 dwellings
Type 4 (T4) 1000m² - maximum 8 dwellings, maximum 10 dwellings

Fencing

22. Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2m in height.

23. Fencing on all Primary Park Frontages to be either 50% transparent or not to exceed 1.2m in height.

24. Fencing on rear boundary of Lots 1-11 to be 50% transparent and not exceed 1.5m in height.

Energy

25. All dwellings to have a minimum energy rating of 6 stars under NatHERS.

Definitions

- Forze 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.

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 2006

Surveyed

Comp By. KCH

DWG Name: 22743-71-PROP

Local Authority URBAN LAND DEVELOPMENT AUTHORITY

Job Reference 22743

Scale

1:1000@A2

Plan Reference

22743-73

CONICS

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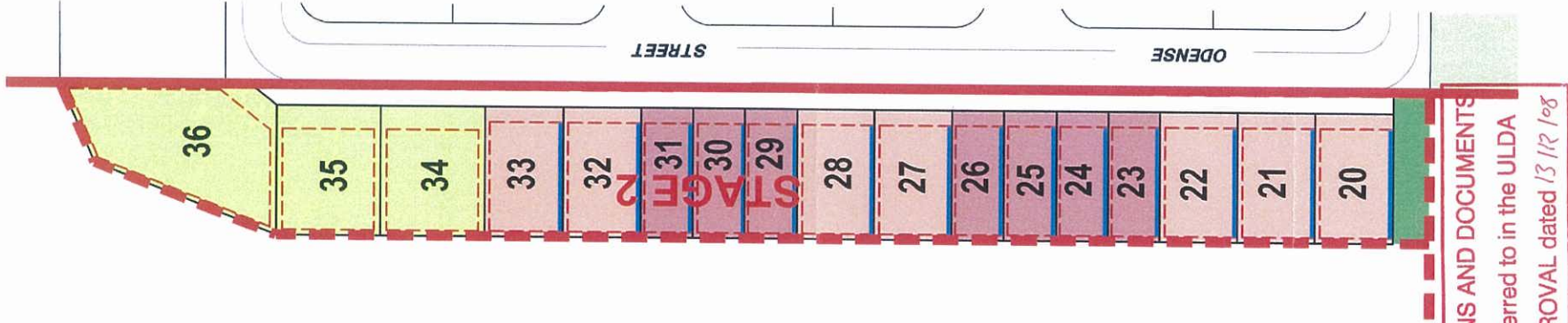
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0 10 20 30 40 50 60 70 80 90 100 110 120 130 140m



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.



- NOTES -**
General:
1. All development inclusive of single and multi-family allotments is to be undertaken in accordance with the Development Approval.
2. Maximum Building Location Envelopes shown are subject to future proposed easements and/or underground services or areas identified for retention.
3. 'Footpath Right' are permissible over garages on Lane/way Allotments.
4. The maximum height of buildings shall not exceed 3 storeys.
Orientation:
5. Entries - Front doors of dwellings are to address the Primary Street Footpath identified on the Site Development Plan.
6. Where Multi Family Allotments encompasses more than one allotment they are to be designed to address both sides street frontages.
7. Fences that enclose may be located off the adjoining Lane/way.
8. Letter boxes should be located in close relationship to the front entry.

- Setbacks:**
9. Setbacks are as per the Site Development Table unless otherwise specified.
10. Built to boundary walls are mandatory where rear footpath widths are less than 1.5 metres. Built to boundary walls are optional for lots with rear footpath widths equal to or in excess of 1.5 metres, where this option is not accepted side boundary setbacks shall be in accordance with the Site Setback Table.
11. Built to boundary walls are to have a maximum length of 16 metres and a maximum height of 3.5 metres.
12. Boundary setbacks are measured to the wall of the structure.
13. Entries should not encroach further than where buildings are built to a zero lot line closer than 300mm to the lot boundary.
14. Second floor on single and multi-family allotments must be built to meet the minimum first floor setbacks.
Footings:
15. Foundations shall comply with requirements:
- 1 space per dwelling
- 2 spaces per dwelling, which may not include spaces.
Other:
It is a requirement that at least one space per dwelling be in the form of a garage.
16. Conventional allotments not Lane/way allotments with a footpath of less than 12.5 metres are to have tandem parking and a setback from the property boundary of the garage of 0.5 metres. Double width garages are not permitted.
17. Garages served by a Lane/way must be built to meet the minimum 1.0 metre Rear Setback.

- Site Cover and Amenity:**
18. Site cover for each lot is not to exceed 70% of the lot.
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 fridges) shall be above ground level and not be less than 10sqm which may be in the form of a balcony with a minimum dimension of 1.8m.

- Multi Family Dwellings**
20. Multi Family Dwellings allotments are not permitted to be developed with only one single family dwelling.
21. Type 1 (71-450m² - 650m² - maximum 3 dwellings)
Type 2 (172-600m² - 740m² - maximum 4 dwellings)
Type 3 (173-250m² - maximum 5 dwellings)
Fencing
22. Fencing on all Primary Street Footpaths to be either 50% transparent or not to exceed 1.2m in height.
23. Fencing on all Primary Street Footpaths to be either 50% transparent or not to exceed 1.2m in height.
Energy
24. All dwellings to have a minimum energy rating of 6 stars under NABERS.

Definitions:
Access Path - A secondary dwelling built above a garage with its own entrance door at ground level.
Shared Dwelling - Dwelling (usually apartment) in which the living area and kitchen are contained within a single space.

SITE SETBACK TABLE	Min Allotment 12.5m Footpath		Min Allotment 15m Footpath		Conventional Allotment 15m Footpath		Traditional Allotment 20m + Footpath		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 Footpath	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										
Sett 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	0.5m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m	1.0m	1.0m
Corner Lots - Secondary Footpath	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	3.0m	3.0m	3.0m	3.0m
Lane/way Lots										
Roof of Lot (from property boundary)	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 13/12/18

Level Datum	Date	20 NOV 2018
Origin	Surveyed	KCH
	Comp. By	KCH
	DWG Name	22743-71-PROP
Scale	Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
1:600@A2	Job Reference	22743

CLIENT URBAN LAND DEVELOPMENT AUTHORITY	PROJECT	PROPOSED DEVELOPMENT
	Plan Reference	22743-74
SITE DEVELOPMENT PLAN - STAGE 2 FITZGIBBON		

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