

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	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	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										
Side of Lot (from laneway/boundary)	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	2.5m	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. Forcible Flats* 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 Frontage as detailed on the Site Development Plan.

6. Where Multi Family Allotments encompass more than one frontage they are to be designed to address (entries) each street frontage.

7. Forcible 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 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. Entries 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 Amenities:

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. Privately amenity space for apartments/dwellings (including Forcible flats) above ground level must not be less than 2sqm 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 - 595m² - maximum 3 dwellings

Type 2 (T2) 600m² - 749m² - maximum 4 dwellings

Type 3 (T3) 750m² - maximum 5 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.

Energy

24. All dwellings to have a minimum energy rating of 6 stars under NABERS.

Definitions:

Forcible 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



ROGHAN ROAD

STAGE 2

ODENSE STREET

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

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

CLIENT **URBAN LAND DEVELOPMENT AUTHORITY**

PROJECT

PROPOSED DEVELOPMENT

SITE DEVELOPMENT
PLAN - STAGE 3
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	22743-75

CONICS

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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. Forcible Flats are permissible over garages on Laneway 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 Frontage identified on the Site Development Plan.

6. Where Multi Family Allotments encompass more than one dwelling they are to be designed to address (entries) each street frontage.

7. Forcible Flat entries may be located off the adjoining Laneway.

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. A 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 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.

17. Garages served of a Laneway 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 75% of lot area.

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 Forcible flats) above ground level must not be less than 15sqm 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) 45m² - 55m² - maximum 3 dwellings

Type 2 (T2) 60m² - 74m² - maximum 4 dwellings

Type 3 (T3) 75m² - maximum 5 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.

Energy

24. All dwellings to have a minimum energy rating of 6 stars under NABERS.

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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	0.9m	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
Laneway Lots										
Rear of Lot (Join Boundary)	1.0m	1.0m	1.0m	1.0m	3.0m	1.0m	1.5m	1.5m	1.0m	1.0m

Note
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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
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

Surveyor

Comp By KCH

DWG Name 22743-71-PROP

Local Authority URBAN LAND DEVELOPMENT AUTHORITY

Plan Reference 22743

Scale

1:1000@A2

Plan Reference

22743-72A

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