

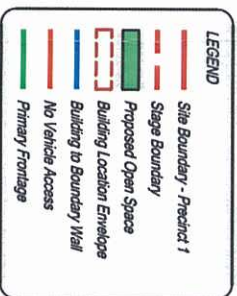


STAGE 3

(Balance)
502

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 4 / 3 / 10

Note
This plan was for subdivision approval only. Operational works drawings completed by the engineer and landscape architect will have more finalised details in regard to pathways, pavement and parking detail as well as landscape intent.



SITE SETBACK TABLE		Via Alignments		Via Alignments		Courtyard Alignments		Traditional Alignments		Multi-Family Dwellings	
		10m Frontage	12.5m Frontage	15m Frontage	20m + Frontage	15m Frontage	20m + Frontage	15m Frontage	20m + Frontage	15m Frontage	20m + Frontage
Front/Primary Frontage		3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Rear		1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m
Side - General Lot		0.0m	0.0m	0.0m	0.0m	n/a	n/a	n/a	n/a	n/a	n/a
Built to Boundary		0.75m	0.9m	1.0m	1.0m	1.2m	2.0m	1.0m	1.0m	1.0m	1.0m
Corner Lots - Secondary Frontage		1.5m	1.5m	1.5m	2.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Lane/way Lots		1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m	1.0m	1.0m
Road at Lot (from lane/way boundary)		1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m	1.0m	1.0m

- 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 assessments and/or underground services or trees identified for retention.
 - Frontage Fats are permissible over garages on Lane/way Allotments.
 - The maximum height of buildings shall not exceed 3 storeys.
 - Orientation: 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.
 - Frontage Fats entries may be located off the adjoining Lane/way.
 - 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 recommended 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 Built to Boundary walls are not adopted side 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
 - 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.
 - 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 4.5 metres. Double width garages are not permitted.
 - Parking spaces on driveways do not have to comply with gradients in AS2890.
 - Garages served at a Lane/way 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 Frontage lots 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**
- Multi Family Dwelling allotments are not permitted to be developed with only one single family dwelling.
 - Type 1 (T1) 450m² - 569m² - maximum 3 dwellings
 - Type 2 (T2) 600m² - 745m² - maximum 4 dwellings
 - Type 3 (T3) 750m² - maximum 5 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.
- Energy**
- All dwellings to have a minimum energy rating of 6 stars under NABERS.
- Definitions:**
- Frontage 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

D: Renumber lots & add new pavements, pathways, car parks.
E: Update Contours
F: Add 1 Lot to Stage 4/Change Roundabout to T intersection

CLIENT
URBAN LAND
DEVELOPMENT AUTHORITY

PROJECT
PROPOSED
DEVELOPMENT

SITE DEVELOPMENT
PLAN - STAGE 4
FITZGIBBON

Level Datum
Origin

Date 21 JAN 2010

Surveyed

Comp By: KCH

DWG Name: 22743-T1-PROP

Local Authority URBAN LAND DEVELOPMENT AUTHORITY

Job Reference 22743

Scale
1:1000@A2

Plan Reference
22743-72F



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