

DEVELOPMENT STATISTICS - PROPOSAL PLAN AREA E1

Allotment Type	Access Configuration		Total Allotments	Yield Range	
	Conventional Frontage	Rear Loaded Laneway		Min. Dwellings	Max. Dwellings
Single Family Dwellings					
Soho Allotment (10x25m)	0	6	6	6	12
Villa Allotment Type 1 (10x25m)	5	7	12	12	19
Villa Allotment Type 2 (10x32m)	16	7	23	23	30
Villa Allotment Type 3 (12.5x32m)	3	0	3	3	3
Courtyard Allotment Type 1 (15x25m)	0	3	3	3	6
Courtyard Allotment Type 2 (15x32m)	6	3	9	9	12
Traditional Allotment	2	0	2	2	2
Sub Total	32	26	58	58	84
Multi-Family Dwellings					
Type 1 Allotment 450sqm-599sqm	3	2	5	10	15
Type 2 Allotment 600sqm-749sqm	2	1	3	6	12
Type 3 Allotment 750sqm+	0	1	1	2	5
Sub Total	5	4	9	18	32
TOTAL	37	30	67	76	116

Density Calculation		dw/ha	dw/ha
Net Residential Density		15	22

Density is based on SEQR definition for Net Residential Density
Density does not include future medium density super lots

Super Lots	Total Allotments
Medium Density	1
Possible Utility Installation Allotment	1

Minimum Dwelling Yield based single dwellings only on rear loaded laneway allotments and two dwellings constructed on each Multi-family dwelling

Maximum Dwelling Yield based on an additional loft home on rear loaded laneway allotments & the following multi-family yield rates:

- T1 - 3 dwellings
- T2 - 4 dwellings
- T3 - 5 dwellings

LAND USE BUDGET - PROPOSAL PLAN AREA E1

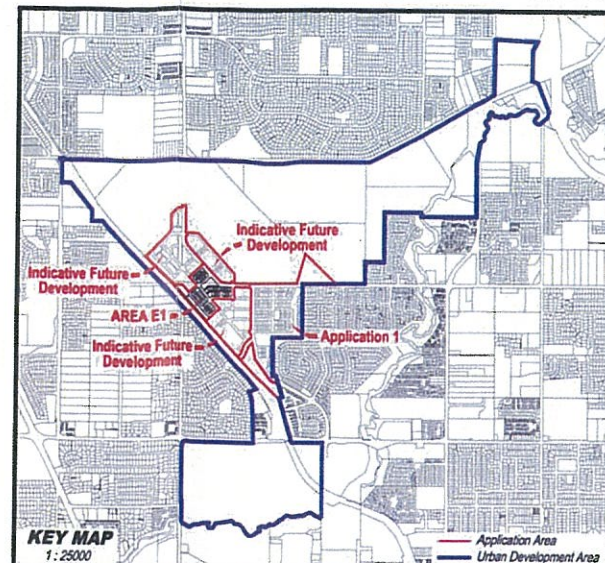
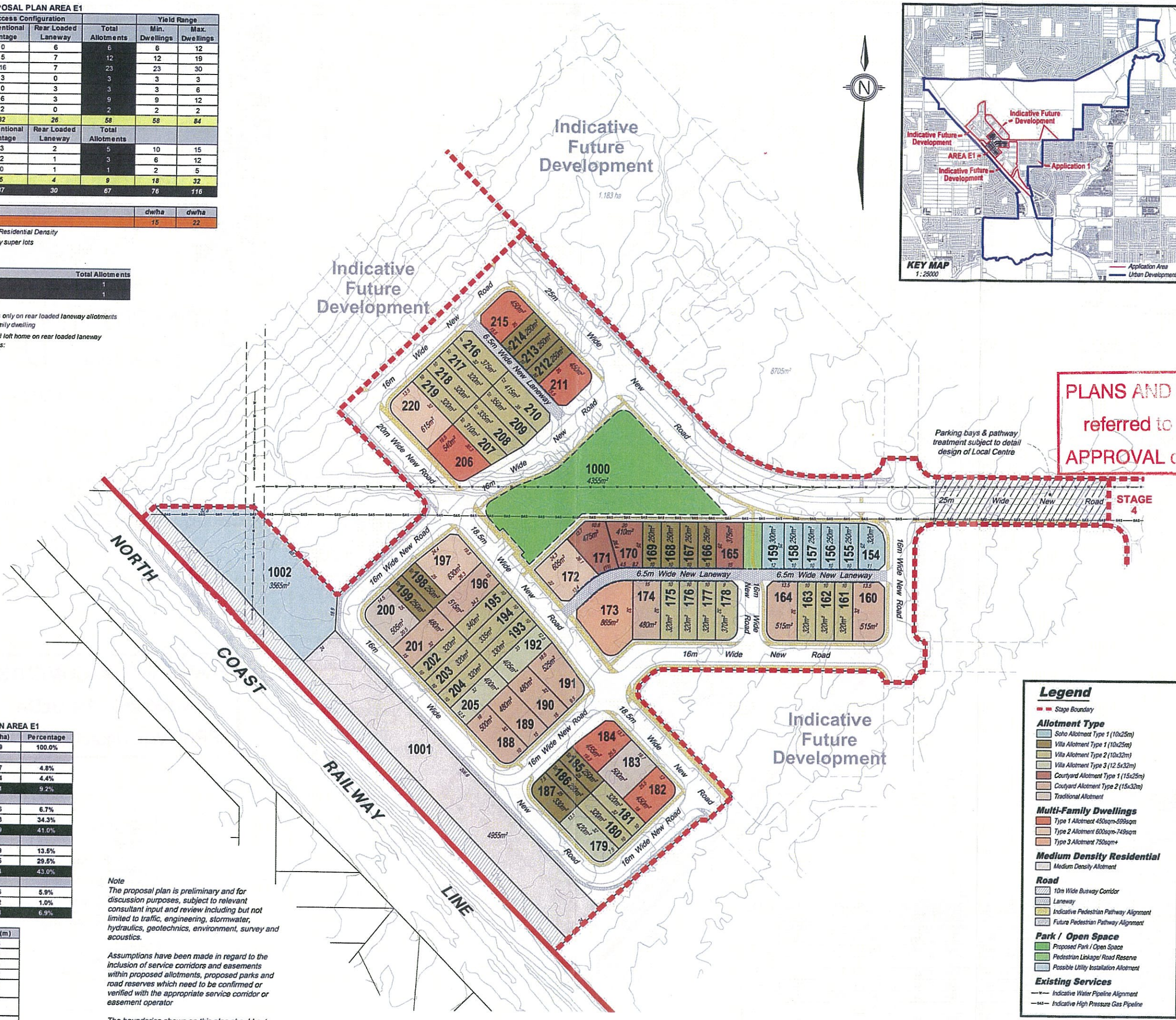
Land Use Budget	Area (ha)	Percentage
Area E1 Site Area	7.409	100.0%
Resumption Area		
Possible Utility Installation Allotment	0.357	4.8%
Bus Corridor	0.324	4.4%
Total Area of Resumption	0.681	9.2%
Saleable Area		
Medium Density Super Lots	0.496	6.7%
Single & Multi-Family Lots	2.543	34.3%
Total Area of Allotments	3.039	41.0%
Road		
Trunk Collector Road	0.999	13.5%
Local Roads	2.185	29.5%
Total Area of New Road	3.184	43.0%
Open Space		
Active Open Space	0.436	5.9%
Pedestrian Connections-Thresholds	0.072	1.0%
Total Open Space	0.508	6.9%

Road Type	Length (m)
Total Length of New Road	1688
4.0m wide lane	118
6.5m wide lane - 5.5m pavement	244
16.0m wide road - 7.5m pavement	845
16.5m wide road - 5.5m pavement (plus parking bays)	208
20.0m wide road - 7.5m pavement (plus parking bays)	90
25m wide road - 7.0m pavement (plus parking bays)	383

Note
The proposal plan is preliminary and for discussion purposes, subject to relevant consultant input and review including but not limited to traffic, engineering, stormwater, hydraulics, geotechnics, environment, survey and acoustics.

Assumptions have been made in regard to the inclusion of service corridors and easements within proposed allotments, proposed parks and road reserves which need to be confirmed or verified with the appropriate service corridor or easement operator

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



PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 3 / 6 / 16

Legend

- Stage Boundary
- Allotment Type
 - Soho Allotment Type 1 (10x25m)
 - Villa Allotment Type 1 (10x25m)
 - Villa Allotment Type 2 (10x32m)
 - Villa Allotment Type 3 (12.5x32m)
 - Courtyard Allotment Type 1 (15x25m)
 - Courtyard Allotment Type 2 (15x32m)
 - Traditional Allotment
- Multi-Family Dwellings
 - Type 1 Allotment 450sqm-599sqm
 - Type 2 Allotment 600sqm-749sqm
 - Type 3 Allotment 750sqm+
- Medium Density Residential
 - Medium Density Allotment
- Road
 - 10m Wide Busway Corridor
 - Laneway
 - Indicative Pedestrian Pathway Alignment
 - Future Pedestrian Pathway Alignment
- Park / Open Space
 - Proposed Park / Open Space
 - Pedestrian Linkage/ Road Reserve
 - Possible Utility Installation Allotment
- Existing Services
 - Indicative Water Pipeline Alignment
 - Indicative High Pressure Gas Pipeline

REVISION
A. Amend title lot numbers add pathway
B. Amend 18m wide road and lots to suit
C. Amend pathways and car bays
D. Amend lots remove laneways
E. Amend Park and Stals

Note
All 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.

CLIENT
URBAN LAND DEVELOPMENT AUTHORITY

PROJECT
PROPOSED SUBDIVISION

ALLOTMENT LAYOUT
AREA E1 - FITZGIBBON
253 TELEGRAPH ROAD
LOT 10 & 11 ON SP223412

Level Datum
Origin

Date
30 APRIL 2010

Comp By
WNW/KCH/TJE

DWG Name
22743-108-PROP

Local Authority
URBAN LAND DEVELOPMENT AUTHORITY

Locality
FITZGIBBON

Job Reference
22743

Scale
1 : 1000

Sheet
A1

Plan Ref
22743-116

Rev
E

RPS

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Notes -

General:

- All development is to be undertaken in accordance with the Development Approval
- Loft Homes are permissible over garages in Laneway Allotments
- The maximum height of building shall not exceed 3 storeys

Orientation:

- Entries - Front doors of dwellings are to address the Primary Street Frontage identified in the Site Development Plan
- Where Multi Family Allotments encompass more than one frontage they are to be designed to address (entries) each street frontage
- Loft Homes must be located off the adjoining Laneway

Setbacks:

- Setbacks are as per the Site Setback Table unless otherwise specified.
- Built to boundary walls are optional. The location of built to boundary walls are indicated on the Site Development Plan. 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 wall of the structure
- Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm
- Second floor on single and Multi Family Dwellings

Parking:

- Minimum off-street parking requirements
Studio, 1 and 2 bed dwellings - 1 space per dwelling
Other - 2 spaces per dwelling, which may be in tandem
- Villa Allotments (not on a Laneway) with a frontage of less than 12.5 metres are to have tandem parking with a setback to a garage of 5.5 metres. Double garages are not permitted
- Parking spaces on driveways do not have to comply with AS2890
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback

Site Cover and Amenity:

- Site cover for each lot is not to exceed 60% of the lot except on Multi Family Allotments where the site cover shall not exceed 70% of the lot
- Private amenity space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments (including Loft Homes) above ground level must not be less than 9sqm which may be in the form of a balcony with a minimum dimension of 1.8 metres

Multi Family Dwellings

- Multi Family Dwelling Allotments are not permitted to be developed with only one single dwelling
- Type 1 (T1) - 450m² - 599m² - maximum 3 dwellings
- Type 2 (T2) - 600m² - 749m² - 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 1.2 metres in height

Definitions:

- Loft Homes - A dwelling built above a garage with its own entry door at ground level
- Laneway Allotment - Lot serviced by a Laneway
- Streets - Roads/Streets other than a Laneway

- SoHo - SoHo lots are to be build as a minimum of two storeys

Note

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Site Development Table	SOHO Allotments 10m Frontage		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	Ground Floor	First Floor
Front/Primary Frontage	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Rear	1.0m	1.0m	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	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a
Non Built to Boundary	1.0m	1.0m	0.9m	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	1.5m	1.5m	2.0m	2.0m	3.0m	3.0m	3.0m	3.0m
Laneway Lots												
Rear of Lot (from laneway boundary)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m

Indicative
Future
Development

Indicative
Future
Development

Indicative
Future
Development

A MENDED IN RED
1 JUNE 2010
By: Math Teon (name)
of the ULDA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 6 / 10

Legend

Stage Boundary

Park / Open Space

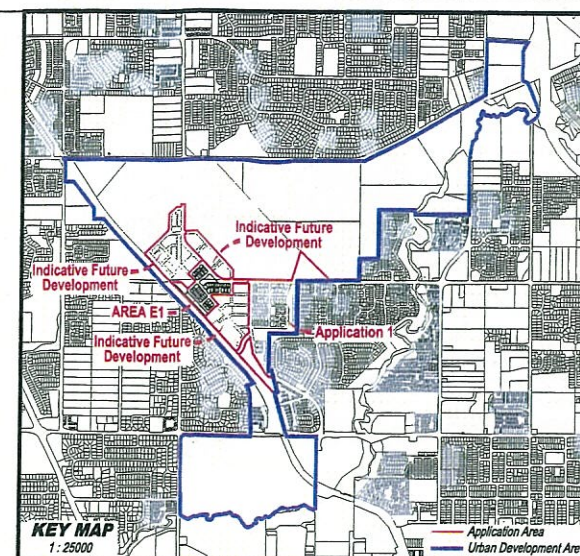
Proposed Park / Open Space
Pedestrian Linkage/Road Reserve

Existing Services

Indicative Water Pipeline Alignment
Indicative High Pressure Gas Pipeline

Setbacks

Laneway Allotments
Building to Boundary Wall
0.0m Setback for Laneways
No Vehicle Access
Primary Frontage



REVISION

- Amend title lot numbers add pathway
- Amend 16m wide road and lots to suit
- Amend pathways and car bays
- Amend lots remove laneways
- Amend Park, Stats and Setbacks

Note
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DEVELOPMENT AUTHORITY**

PROJECT
**PROPOSED
SUBDIVISION**

SITE DEVELOPMENT PLAN
AREA E1 - FITZGIBBON
253 TELEGRAPH ROAD
LOT 10 & 11 ON SP223412

Level Datum	
Origin	
Date	30 APRIL 2010
Comp By	WNW/KCHTJE
DWG Name	22743-108-PROP
Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Locality	FITZGIBBON
Job Reference	22743
Scale	1:1000
Plan Ref	22743-117
Sheet	A1
Rev	E

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