

DEVELOPMENT STATISTICS - PROPOSAL PLAN AREA E1					
Allotment Type	Access Configuration		Yield Range		
Single Family Dwellings	Conventional Frontage	Rear Loaded Laneway	Total Allotments	Min. Dwellings	Max. 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	Conventional Frontage	Rear Loaded Laneway	Total Allotments		
Type 1 Allotment 450m ² -599m ²	3	2	5	10	15
Type 2 Allotment 600m ² -749m ²	2	1	3	6	12
Type 3 Allotment 750m ² +	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		14	22

Density is based on SEQRP 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

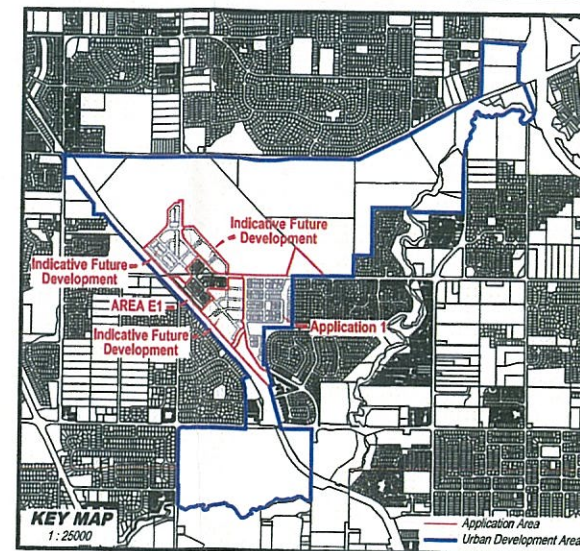
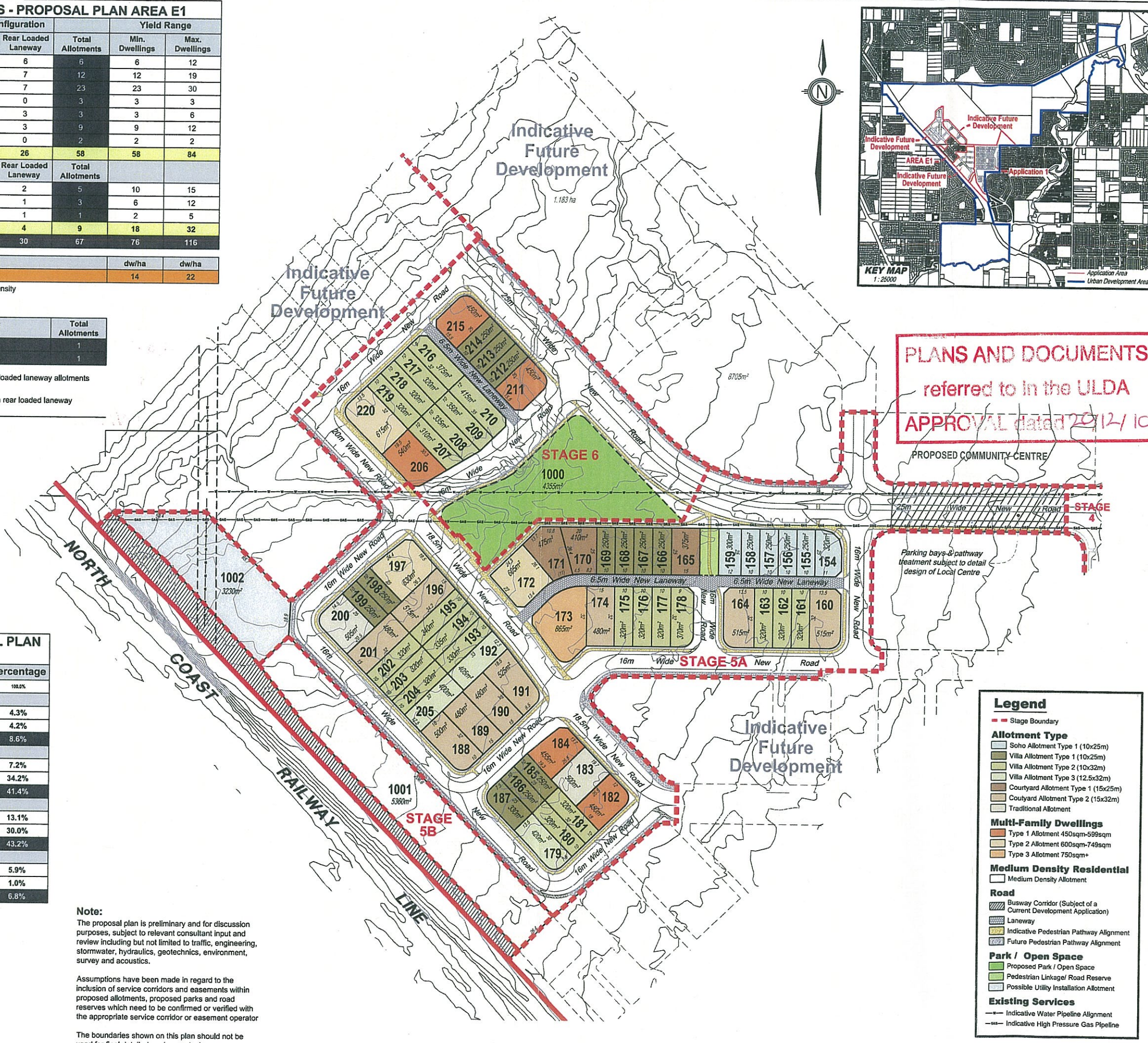
Minimum Dwelling Yield based single dwellings only on rear loaded laneway allotments and two dwellings constructed on each Multi-family dwelling
Maximum Dwelling Yield based on an additional loft home on rear loaded laneway allotments & the following multi-family yield rates:
T1 - 3 dwellings
T2 - 4 dwellings
T3 - 5 dwellings

LAND USE BUDGET - PROPOSAL PLAN AREA E1

Land Use Budget	Area (ha)	Percentage
Area E1 Site Area	7.432	100.0%
Resumption Area		
Possible Utility Installation Allotment	0.323	4.3%
Bus Corridor	0.314	4.2%
Total Area of Resumption	0.637	8.6%
Saleable Area		
Medium Density Super Lots	0.536	7.2%
Single & Multi-Family Lots	2.543	34.2%
Total Area of Allotments	3.079	41.4%
Road		
Trunk Collector Road	0.976	13.1%
Local Roads	2.232	30.0%
Total Area of New Road	3.208	43.2%
Open Space		
Active Open Space	0.436	5.9%
Pedestrian Connections-Thresholds	0.072	1.0%
Total Open Space	0.508	6.8%

Road Type	Length (m)
Total Length of New Road	1888
4.0m wide lane	118
6.5m wide lane - 5.5m pavement	244
16.0m wide road - 7.5m pavement	845
18.5m 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 20/12/10

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	
Busway Corridor (Subject of a Current Development Application)	
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 site 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 Stalls
F. Amend Busway and adjust lots and stalls
G. Add lots 805-822 removing MD Allotment
H. Amend pavement and Stage Bdy with Area C Interface
I. Remove Lots 805-822 add MD Allotment

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.
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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 27 SEPTEMBER 2010
Comp By WNNIKCHTJE
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 1

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
- Dwellings built on corner lots should address both street frontages

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 450mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm

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 will not be permitted on single storey dwelling on a lot less than 12.5m wide. Double garages may be permitted on a lots with a frontage of 10.0 to 12.5m wide where Fitzgibbon Chase Design Guideline approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.
- 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 or Park Frontages to be either 50% transparent or not to exceed 1.2 metres in height.
- Fencing on secondary street frontages may be permitted where Fitzgibbon Chase Design Guideline approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.

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

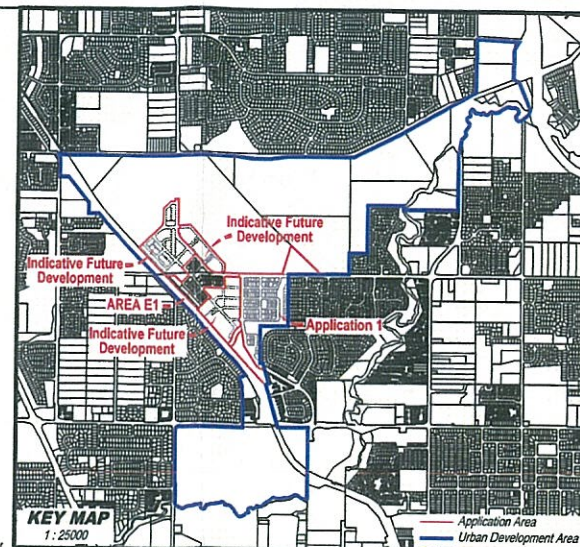
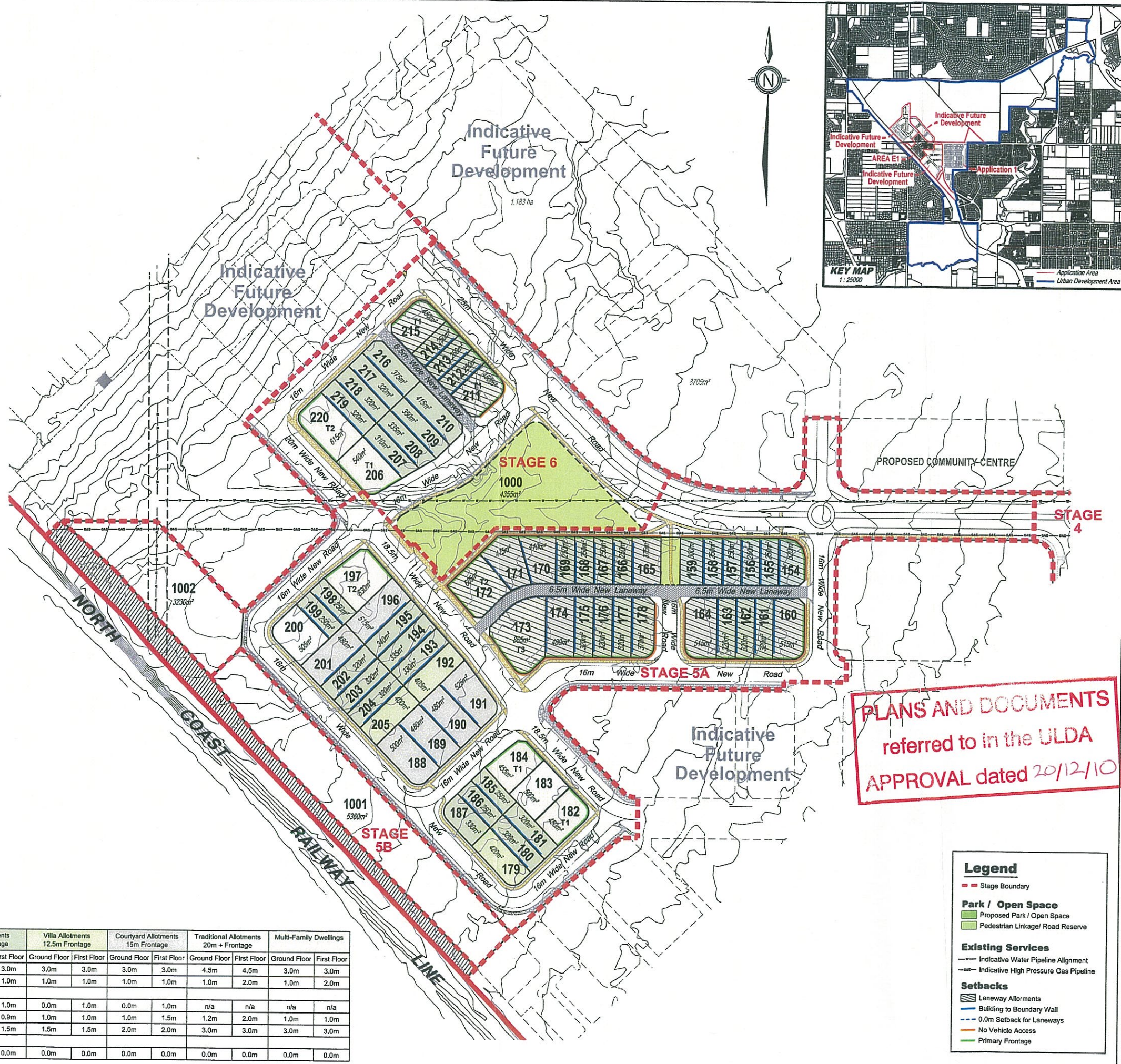
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Site Development Table	SOHO Allotments 10m Frontage		Villa Allotments 10m Frontage		Villa Allotments 12.5m Frontage		Courtyard Allotments 15m Frontage		Traditional Allotments 20m + Frontage		Multi-Family Dwellings	
	Ground Floor	First Floor	Ground 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	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	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



REVISION

- Amend title lot numbers add pathway
- Amend 18m wide road and lots to suit
- Amend pathways and car bays
- Amend lots remove laneways
- Amend Park, Stats and Setbacks
- Amend Busway and adjust lots and stats
- Add lots 605-622 removing MD Allotment
- Amend Notes and Primary Frontage to lots 154 & 150
- Amend pavement and Stage Bay with Area C Interface
- Remove Lots 605-622 add MD Allotment

Note
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CLIENT

URBAN LAND
DEVELOPMENT AUTHORITY

PROJECT

PROPOSED
SUBDIVISION

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

Level Datum

Origin

Date 27 September 2010

Comp By: WNN/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 22743-117

Rev J

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/12/10

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

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