



Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Proposed Active Park
- Proposed Neighbourhood and Linear Park
- Proposed Pedestrian Linkage / Landscape Treatment
- Proposed Future Open Space
- Proposed Access Easement
- Potential 66kVA powerline location
- ★ 1 or 2 Bedroom dwellings

Road

- Indicative Footpath Location
- Indicative Driveway Location

Allotment Details

- Preferred Private Open Space Location
- Maximum Building location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- Primary Frontage
- Preferred Letterbox Location
- Preferred Garage Location

Plan of Development Table	Urban Allotments		Terrace & Freehold Duplex Allotments		Villa Allotments 10m		Villa Allotments 12.5m		Courtyard Allotments 15m		Traditional Allotments 18m		Premium Traditional Allotments 20m	
	Ground Floor	First Floor	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	1.5m	1.5m	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m
Garage	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	5.5m	n/a	5.5m	n/a
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
Side - General Lots														
Built to Boundary	0m	0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Laneway Lots														
Rear of Lot (from laneway boundary)	n/a	n/a	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	70%		75%		70%		65%		60%		60%		55%	
Site Cover	85%		75%		70%		70%		70%		60%		60%	

REVISION

A: 29/02/2012 Amend Staging Boundaries
 B: 21/03/2012 Amend Lots & Coding
 C: 22/03/2012 Amend Lots and Coding
 D: 29/05/2012 Amend to Locals & Engineering
 F: 27/06/2012 Amend Legend

Not part of this approval

Not part of this approval

Not part of this approval

Not part of this approval

Not part of this approval

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 10/8/12

- Lots <250m²**
29. Specified below are the approved house plan options for the lots < 250m²
- Lots 5-7, 91-93, 148-150: Garden Courts
 Lots 56-60 and 103-107: Terrace Allotments
 Lots 19-24: Duplex 301
- These house plans can be mirrored where the driveway location and built-to-boundary walls are consistent with the approved POD.
30. Houses on lots less than 250m² to include the following:
- All second storey windows where within 9 metres of a habitable room or private open space of an adjoining lot are to have fixed, external privacy screens or fixed opaque glazing at a sill height less than 1.5 metres above floor level on the side elevations of the buildings
 - Landscaping at the front of each lot/ dwelling is to be provided at a minimum depth of 500mm along the front boundary and is to reinforce the dwelling entry and positively contribute to the streetscape.
 - Windows to be provided with adequate sun shading and weather protection.

Notes:

- General**
- All development is to be undertaken in accordance with the Development Approval.
 - The maximum height of buildings shall not exceed two (2) storeys.
 - Maximum building envelopes are subject to future proposed easements and/or other underground services.
- Setbacks**
- Setbacks are as per the Plan of Development Table unless otherwise specified.
 - Built to boundary walls are optional except where identified as mandatory on the Plan of Development. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
 - Mandatory Built to Boundary Walls are to have a maximum length as per the Plan of Development Table.
 - Nominal Built to Boundary Walls are to have a maximum length as per the Plan of Development Table and a maximum height of 3.5 metres.
 - Boundary setbacks are measured to the wall of the structure.
 - First floor setbacks must not exceed the minimum ground floor setbacks.
 - Garages must not project forward of the front building setback.
 - Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm; and
 - Urban Lots
- Parking**
- A minimum of one (1) off street car park is required per dwelling which must be covered and enclosed.
 - Double garages are not permitted on single storey dwellings on a lot less than 12.5m wide except where a laneway allotment.
 - Double garages are not permitted on any lot less than 10m wide except where a laneway allotment.
 - All double garages should be setback behind the main face of the dwelling with doors articulated, comprising a mix of materials and colours, or staggered.
 - Maximum width of any garage shall be no more than 40% of the lot frontage on any lot less than 12.5m wide.
 - Garages and carports served off a Laneway must be built to 0.5m rear setback.
 - Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located along the western or southern boundary.
 - The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
- Site Cover and Amenity**
- Site cover must be in accordance with the Plan of Development table unless approved by the ULDA.
 - Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m; and
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
- Fencing**
- Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid and have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
 - Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Building Articulation**
- All dwellings must have a porch, alcove or verandah providing an entry to the building which is visible from the street.
 - All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures
- Buildings facing a park of more than one street**
- For buildings that have more than one street frontage or adjoin park, the building design must ensure an attractive appearance is presented to the street frontage and, if applicable, the park.
 - Buildings must address each street frontage or park frontage through the inclusion of, but not necessarily limited to, the following design elements:
 - Verandahs
 - Porches
 - Awning and Shade Structures
 - Variation to Roof and Building Lines
 - Inclusion of Window Openings
- Infrastructure Contributions**
- Infrastructure Contributions for Reconfiguring a Lot will be calculated in accordance with the ULDA Development Approval for the relevant stage. The payment will be made to the ULDA prior to survey plan endorsement.
- Definitions:**
- Laneway Allotment - Allotments serviced by a laneway.

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.
 Areas have been rounded down to the nearest 5m².
 The boundaries shown on this plan should not be used for final detailed engineering design.
Source Information:
 Site boundaries: Registered Survey Plans.
 Adjoining information: DCDB.
 Contours: RPS Lidar

CLIENT
URBAN LAND DEVELOPMENT AUTHORITY

PROJECT
TANNUM SANDS

PLAN OF DEVELOPMENT
 STAGE 1-3
 OVER LOTS 6 & 7 ON SP 228432 & LOT 133 ON CTN 1953

Level Datum	
Origin	
Date	27 June 2012
Comp By.	WNW / KCH
DWG Name.	107142 - 26 - PRO
Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Locality	TANNUM SANDS
Job Reference	107142
Scale	1 : 1000
Sheet	A1
Plan Ref	107142 - 27
Rev	F



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