

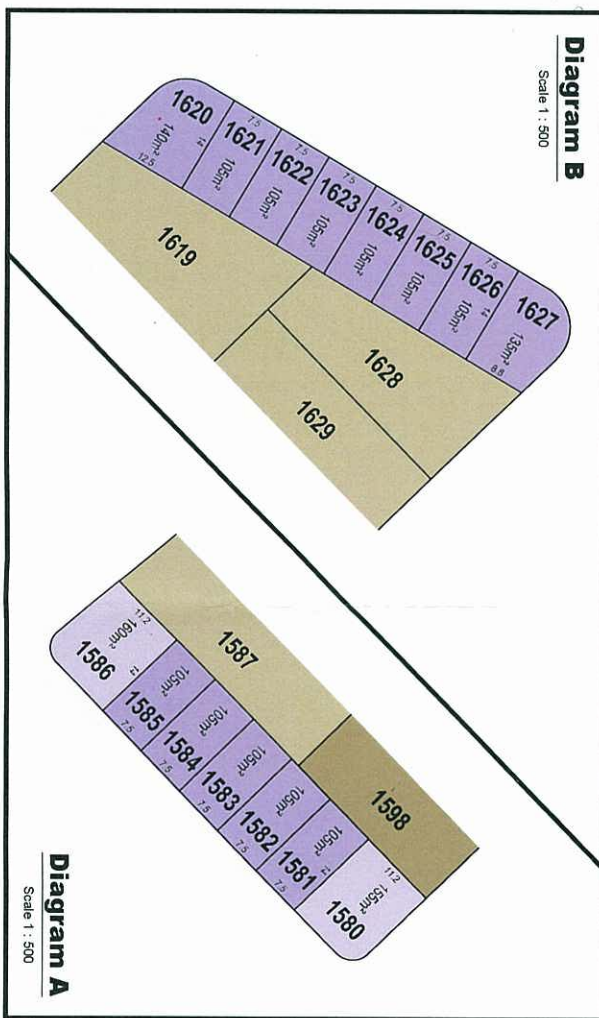
DEVELOPMENT STATISTICS - AREA G		
Allocation Type	Total	Indicative
Houses Allotments	13	13
Urban Allotment (7.5x14m)	2	2
Premium Urban Allotment (11x14m)	13	13
Terrace Allotment Type 1 (7.5x32m)	23	23
Villa Allotment Type 2 (10x32m)	66	66
Villa Allotment Type 3 (12.5x32m)	22	22
Villa Allotment Type 4 (12.5x32m)	9	9
Courtyard Allotment Type 2 (15x32m)	2	2
Sub Total	190	190
Multiple Residential Allotments	7	7
Multiple Residential Allotments	27	27
Sub Total	7	27
TOTAL	197	217
Density Calculation		dw/ha
Net Residential Density		24

LAND USE BUDGET - AREA G		
Land Use Budget	Area	Percentage
Area G Site Area	8,505 ha	100.0%
Available Area	5,202 ha	61.2%
Sub Total	5,202 ha	61.2%
Road	1,088 ha	12.3%
Trunk Collector Road	1,088 ha	12.3%
Local Roads	1,500 ha	17.5%
Sub Total	2,588 ha	30.4%
Open Space	0.715 ha	8.4%
Sub Total	0.715 ha	8.4%

Road Type		Length
Total Length of New Road		19,200m
14.0m wide road - 5.5m pavement		7,560m
16.0m wide road - 5.5m pavement		2,270m
16.0m wide road - 7.5m pavement		2,270m
20.0m wide road - 7.5m pavement (plus parking bays)		1,280m
25.0m wide road - 7.5m pavement (plus parking bays)		1,800m

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 9 / 12 / 11

AMENDED IN RED
5 DEC 2011
By: Matt Toner (name)
of the ULDA



CLIENT	Urban Land Development Authority
PROJECT	PROPOSED SUBDIVISION
ALLOTMENT LAYOUT	AREA G 253 TELEGRAPH ROAD FITZGIBBON
Origin	
Date	15 November 2011
Drawn By	TJE
DWG Name	22743-195 Area G
Local Authority	Urban Land Development Authority
Local Authority	FITZGIBBON
Scale	1:1000
Plan Ref	22743-195
Rev	B



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APPROVAL dated 9 / 12 / 11

TELEGRAPH

ROAD

- Construct and maintain the Houses on lots less than 250m² to include the following:
- All second storey side windows 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
 - Any proposed fencing along the street alignment to be a maximum 1.2 metres in height and constructed of a semi-transparent material
 - Where adjoining a residential boundary, erect a screen fence along the rear and backside elevations. Unless an alternative design for the fence is agreed to with the owner of adjoining land, the screen fence is to be 1.8 metres in height and constructed from timber.
 - Balustrades are to be 50% visually permeable
 - Landscaping at the front of each lot dwelling is to be provided at a minimum depth of 500mm
 - West facing windows to be provided with adequate sun shading

Site Development Table		Villa Allotments 10m Frontage	Villa Allotments 12.5m Frontage	Courtyard Allotments 15m Frontage	Multiple Residential Allotments
Front/Primary Frontage	Ground Floor First Floor	3m 3m	3m 3m	3m 3m	3m 3m
Rear	1m 1m	1m 1m	1m 1m	1m 1m	2m
Side - General Lots	0m 1m	0m 1m	0m 1m	n/a	n/a
Built to Boundary	0.5m 0.5m	1m 1m	1m 1m	1.5m 1.5m	1m
Non Built to Boundary	1.5m 1.5m	1.5m 1.5m	2m 2m	3m 3m	3m
Corner Lots - Secondary Frontage	2m 2m	2m 2m	1.5m 1.5m		

Site Development Table		Urban Lot 10	Premium Urban	Terrace Allotments 7 - 7.5m Frontage
Front/Primary Frontage	Ground Floor First Floor	1.5m 1.5m	1.5m 1.5m	2m 2m
Rear	1m 1m	1m 1m	1m 1m	1m
Side - General Lots	0m 0m	0m 0m	0m 0m	0m
Built to Boundary	0m 0m	0m 0m	0m 0m	0m
Non Built to Boundary	1m 1m	1m 1m	1.5m 1.5m	1.5m
Corner Lots - Secondary Frontage	2m 2m	2m 2m	1.5m 1.5m	

Notes:-

- All development is to be undertaken in accordance with the Development Approval.
- Building height is a maximum of 3 storeys.

Orientation:

- Where Multiple Residential Allotments encompass more than one frontage they are to be designed to address (entrances) each street frontage.
- Dwellings built on corner lots should address both street frontages.

Setbacks:

- Setbacks are as per the Site Development Table unless otherwise specified.
- For Urban Lot 10 and Premium Urban Lot Typologies, open balconies may project forward of the minimum front setback to 0.5m from the front property boundary.
- The location of built to boundary walls are indicated on the Site Development Plan.
- Mandatory built to boundary walls are to have a maximum height of 5m and should not exceed the prescribed setbacks of the lot.
- Optional built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres. Where optional built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
- 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.
- Exceptions include:
 - 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
- Double garages may be permitted as a substitute for 1 space of off-street parking.
- Approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.
- Parking spaces on driveway do not have to comply with AS2890.

Site Cover and Private Open Space:

- Site cover must be in accordance with the following minimum standards:
 - Urban Lot 10 & Premium Urban - 85% of the lot
 - Terrace Allotment - 75% of the lot
 - Villa Allotment & Courtyard Allotment - 60% of the lot
 - Multiple Residential - 70% of the lot
- Private amenity space accessible from the ground floor must be a minimum of 15m² with a minimum dimension of 3m. Private amenity space is defined as a space that is not used for parking (free floor living space) above ground level must be less than 2m² which may be in the form of a balcony with a minimum dimension of 2.1 metres.

Fencing:

- Fencing on all Primary Street Frontages to be 1.5m and 50% transparent or not to exceed 1.2 metres in height.
- Fencing on Secondary Street Frontages to be 50% transparent and not exceed 1.5m in height. Alternatives may be permitted where Fitzgibbon Chase Design Guidelines approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.

No Building Zone:

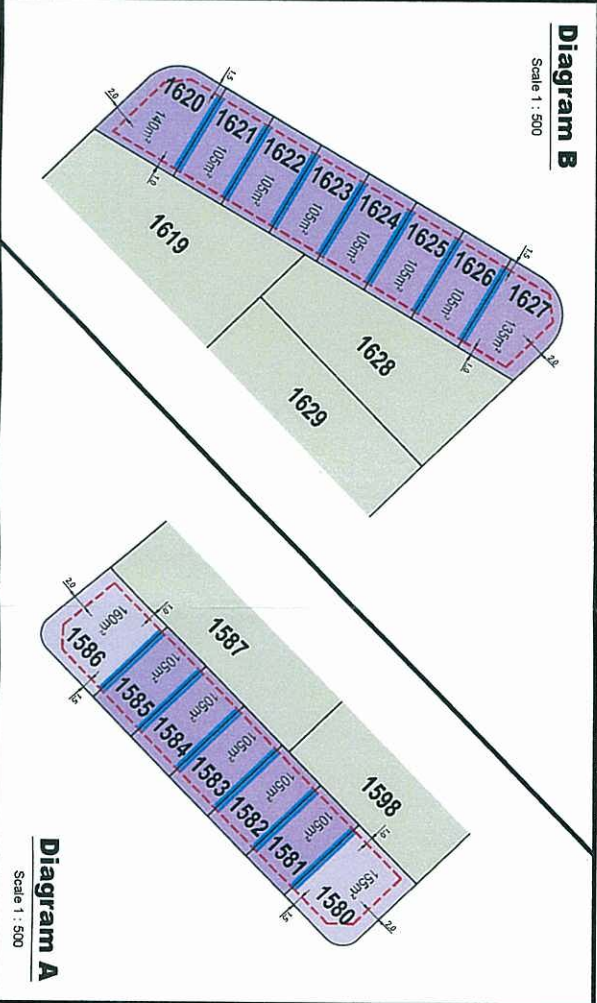
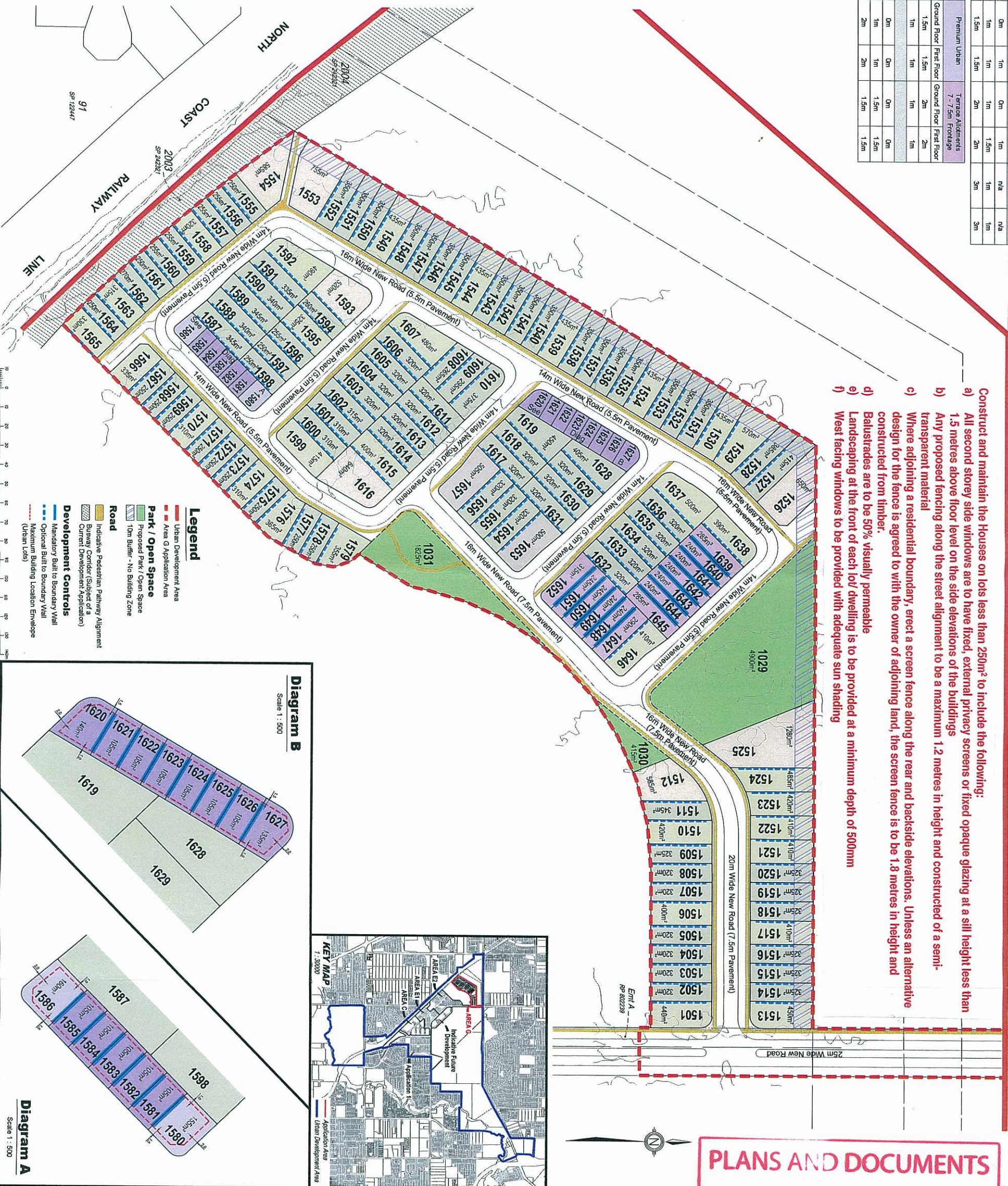
- No buildings are to be constructed within the 10m Buffer - No Building Zone.

Acoustic requirements

- Construct an acoustic barrier at least 2.4m high along the full length of the western site boundary of lots 1554 to 1565 in accordance with the recommendations made in Part 7 of the approved report TTM Proposed Fitzgibbon Chase Areas B, C, E and G - Preliminary Environmental Noise Impact Assessment No. 25850 R08 dated 6th November 2009.
- All potential purchasers of lots 1546-1570 and 1581-1598 shall be advised in writing that further acoustic assessment is required for future house plans as identified in the approved TTM Proposed Fitzgibbon Chase Areas B, C, E and G - Preliminary Environmental Noise Impact Assessment No. 25850 R08 dated 6th November 2009.

Note:

The proposal is preliminary and for discussion purposes, subject to relevant consultant input and review including but not limited to, geotechnical, hydrological, hydrographic, geotechnical, environmental, survey and acoustic. 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 to the nearest 5m². The boundaries shown on this plan should not be used for final detailed engineers design. Proposal drawing is based on layout provided by Land Partners.



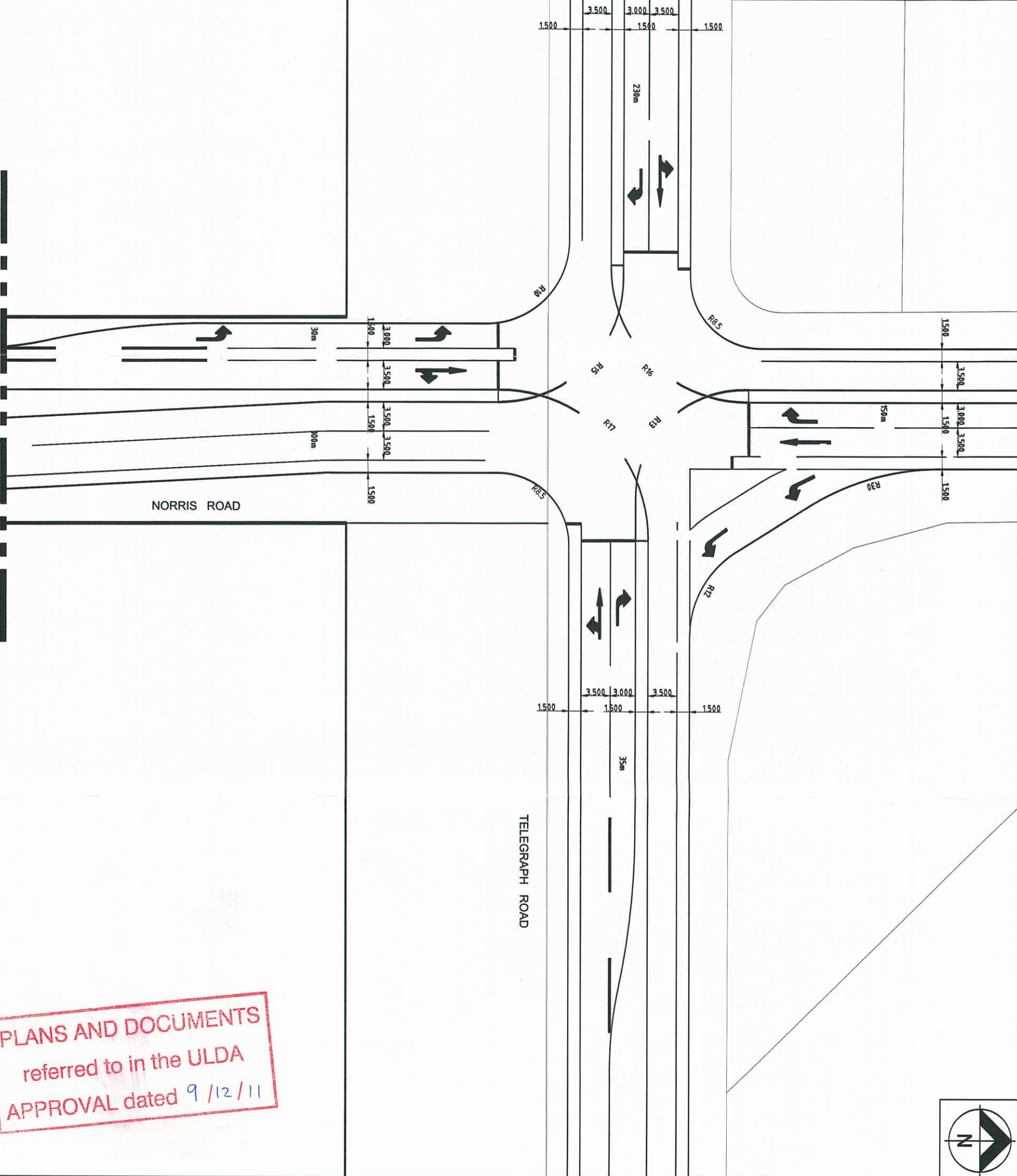
CLIENT	Urban Land Development Authority
PROJECT	PROPOSED SUBDIVISION
PLAN OF DEVELOPMENT	AREA G 253 TELEGRAPH ROAD FITZGIBBON
Origin	
Date	15 November 2011
Drawn By	TJE
DWG Name	22743-195 Area G
Local Authority	Urban Land Development Authority
Locality	FITZGIBBON
Job Reference	22743
Scale	1:1000
Plan Ref	22743-196
Rev	B
Sheet	A1

urban land development authority



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 9 /12 /11

FOR CONTINUATION REFER DRAWING SK09



ASSOCIATED CONSULTANTS		CLIENT	
PROJECT FITZGIBBON CHASE AREA G		URBAN LAND DEVELOPMENT AUTHORITY	
LOCATION 253 TELEGRAPH ROAD, FITZGIBBON			
SHEET NORRIS ROAD & TELEGRAPH ROAD INTERSECTION LAYOUT			
21/09/11	B	21/09/11	B
10/09/11	A	10/09/11	A
DATE	REV	DATE	REV
DESCRIPTION		DESCRIPTION	
REVISIONS		REVISIONS	
DESIGNED JIV		APPROVED KEITH HOWELLS ALAN SWALDICE	
CHECKED JIV		SCALE 0 5 10 15m SCALE 1:250 (A1)	
DATE SEPTEMBER 2011		DATE SEPTEMBER 2011	
BRISBANE 555 CORONATION DRIVE TOOWONG QLD 4069 PH: (07) 3371 7000 FAX: (07) 3371 5679 EMAIL: ma@delgroup.net.au		AUSTRALIA 20 INNOVATION PARKWAY BIRTMVA QLD 4575 PH: (07) 5438 8100 FAX: (07) 5438 8200 EMAIL: ma@delgroup.net.au	
PAPUA NEW GUINEA 5TH FLOOR CLINTON DRIVE TELEPHONE: (675) 321 1333 FACSIMILE: (675) 321 7663 EMAIL: ed@delgroup.net.au		SUNSHINE COAST 5TH FLOOR CLINTON DRIVE TELEPHONE: (675) 321 1333 FACSIMILE: (675) 321 7663 EMAIL: ed@delgroup.net.au	
ARCHITECTS CIVIL & STRUCTURAL ENGINEERS		ARCHITECTS CIVIL & STRUCTURAL ENGINEERS	
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JOB CODE ULDSFCG1		JOB CODE ULDSFCG1	
SHEET NUMBER SK02		SHEET NUMBER SK02	
REV B		REV B	
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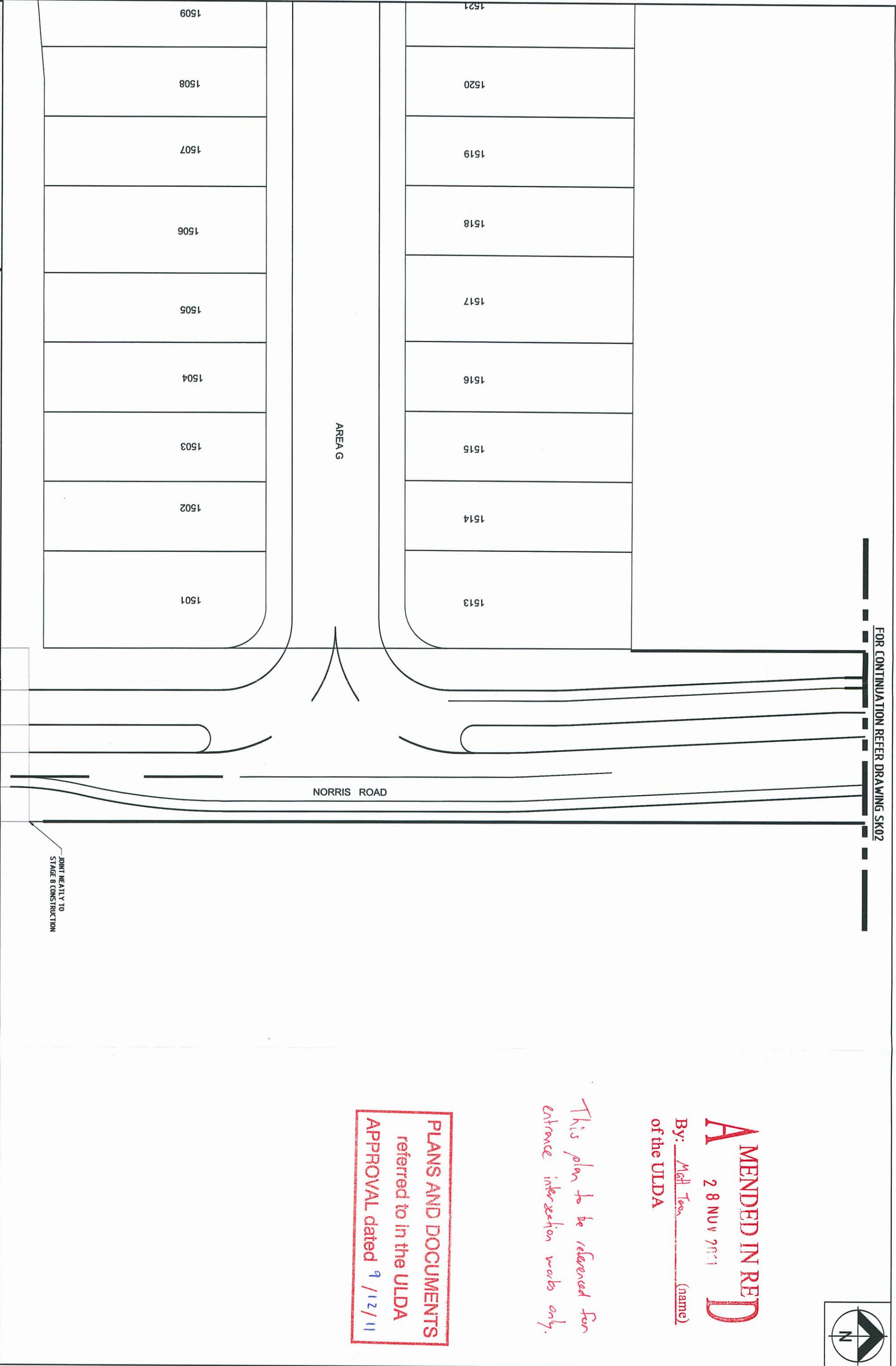


A MENDED IN **RED**
28 NOV 2011

By: Mell Teon (name)
of the ULDA

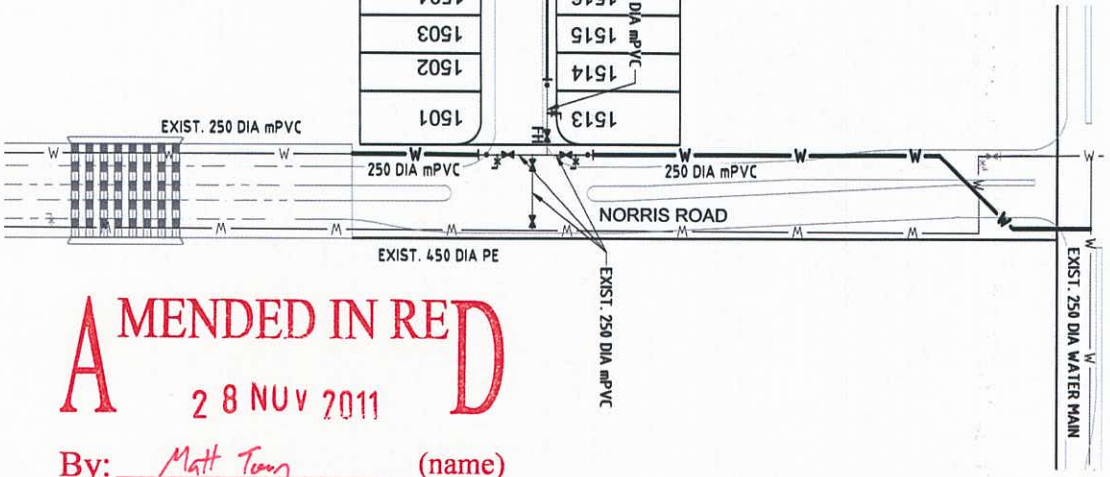
*This plan to be referenced for
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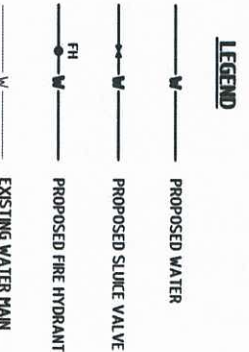
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PROJECT FITZGIBBON CHASE AREA G		URBAN LAND DEVELOPMENT AUTHORITY	
LOCATION 253 TELEGRAPH ROAD, FITZGIBBON			
SHEET TITLE AREA G ENTRANCE INTERSECTION LAYOUT PLAN			
21/09/11	A	000001	ISSUE
DATE	REV	DESCRIPTION	APPROVED
REVISIONS			
DESIGNED JTW		APPROVED	
DRAWN JTW		DATE	
CHECKED DATE		KETH HOWELLS ALAN SWALDICE RPEO 2285 RPEO 0389	
DATE OCTOBER 2011		SCALE 0 5 10 15m SCALE 1:250 (A1)	
BRISBANE AUSTRALIA			
555 CORONATION DRIVE TOOWONG QLD 4068 PH: (07) 3371 7000 FAX: (07) 3371 5879 EMAIL: me@elsgroup.net.au			
PAPUA NEW GUINEA			
5TH FLOOR CLIFTON DRIVE PO BOX 603 TELEPHONE: (675) 321 1333 FACSIMILE: (675) 321 7663 EMAIL: astro@elsgroup.net.au			
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SUNSHINE COAST			
20 INNOVATION PARKWAY BIRRIWARA QLD 4575 PH: (07) 5438 8100 FAX: (07) 5438 8200 EMAIL: mail.ec@elsgroup.net.au			
JOB CODE: ULDSFCG1			
SHEET NUMBER: SK09			
REV: A			
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AMENDED IN RED
28 NOV 2011
By: Math Tean (name)
of the ULDA

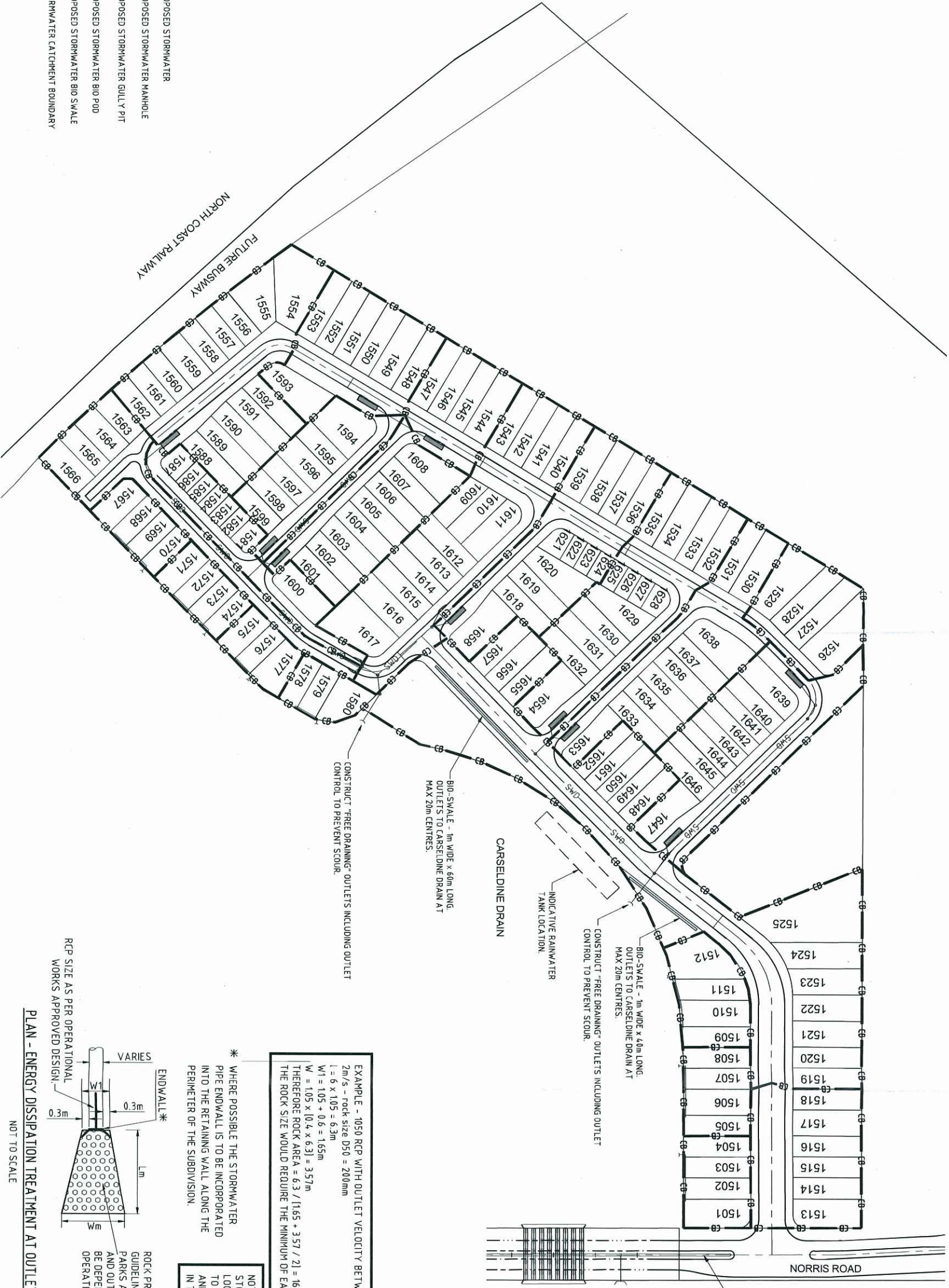
*This plan to be referenced for
water design works only.*



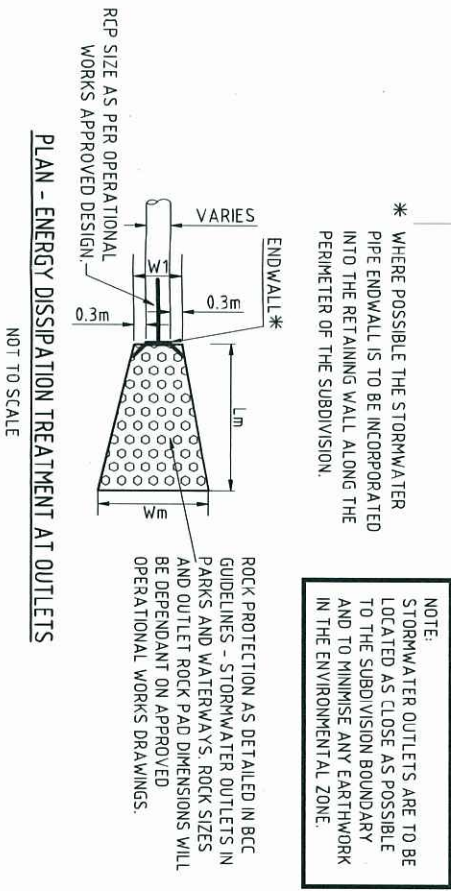
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PROJECT FITZGIBBON CHASE AREA G		URBAN LAND DEVELOPMENT AUTHORITY	
LOCATION 253 TELEGRAPH ROAD, FITZGIBBON			
SHEET TITLE PRELIMINARY WATER SCHEMATIC			
DATE 27/09/11	REV A	DESCRIPTION DESIGN	APPROVED DATE
REVISIONS		DESIGNED JW	DATE
		CHECKED JW	DATE
		SCALE 0 20 40 60m	SCALE 1:1000 (A1)
ARCHITECTS CIVIL & STRUCTURAL ENGINEERS		SUNSHINE COAST 20 INNOVATION PARKWAY, BIRINYA QLD 4575 PH: (07) 5438 8100 FAX: (07) 5438 8200 EMAIL: info@dtgroup.net.au	
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JOB CODE: ULDSFCG1		SHEET NUMBER: SK05	
REV: A		REV: A	



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 9 /12 /11



- LEGEND**
- S/W — PROPOSED STORMWATER
 - S/W — PROPOSED STORMWATER MANHOLE
 - S/W — PROPOSED STORMWATER GULLY PIT
 - S/W — PROPOSED STORMWATER BIO POD
 - S/W — PROPOSED STORMWATER BIO SWALE
 - CB — STORMWATER CATCHMENT BOUNDARY



EXAMPLE - 1050 RCP WITH OUTLET VELOCITY BETWEEN 1 AND 2m/s - rock size D50 = 200mm
 $L = 6 \times 1.05 = 6.3m$
 $W1 = 1.05 + 0.6 = 1.65m$
 $W = 1.05 \times [0.4 \times 6.3] = 3.57m$
THEREFORE ROCK AREA = $6.3 / [1.65 + 3.57 / 2] = 16.44m^2$
THE ROCK SIZE WOULD REQUIRE THE MINIMUM OF EARTHWORKS.

NOTE:
STORMWATER OUTLETS ARE TO BE LOCATED AS CLOSE AS POSSIBLE TO THE SUBDIVISION BOUNDARY AND TO MINIMISE ANY EARTHWORK IN THE ENVIRONMENTAL ZONE.

ASSOCIATED CONSULTANTS		CLIENT	
24/10/11 21/02/11 DATE	8 A REV DESCRIPTION	URBAN LAND DEVELOPMENT AUTHORITY FITZGIBBON CHASE AREA G 253 TELEGRAPH ROAD, FITZGIBBON PRELIMINARY STORMWATER SCHEMATIC	
DESIGNED: JW CHECKED: JW DATE: OCTOBER 2011		APPROVED: KJH/HW DATE: 11/10/11	
BRISSBANE 555 CORPORATION DRIVE, TOOWONG QLD 4066 PH (07) 3371 7000 FAX (07) 3371 5579 EMAIL: marketing@sgp.net.au PAPUA NEW GUINEA 5TH FLOOR, CANTERBURY HOUSE, PO BOX 608 HOBART (06) 321 1333 FAX (06) 321 1753 EMAIL: sgp@sgp.net.au		SUNSHINE COAST 20 INNOVATION PARKWAY, BIRINYA QLD 4555 PH (07) 5458 8100 FAX (07) 5458 8200 EMAIL: ma.sgc@sgp.net.au	
ARCHITECTS • CIVIL & STRUCTURAL ENGINEERS		ULDSFCG1 SHEET NUMBER SK03 REV B	