

**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.

**REVISION**  
A: 03/12/2010 Amend roads and lots

CLIENT **URBAN LAND  
DEVELOPMENT AUTHORITY**

---

PROJECT **FITZGIBBON  
CHASE**

**SUBDIVISION PLAN  
AREA F  
ALLOTMENT LAYOUT**

| Level Datum | Origin |
|-------------|--------|
|-------------|--------|

|                            |                  |
|----------------------------|------------------|
| Date                       | 03 December 2010 |
| Comp By.                   | WW               |
| DWG Name. 22743-153 Area F |                  |

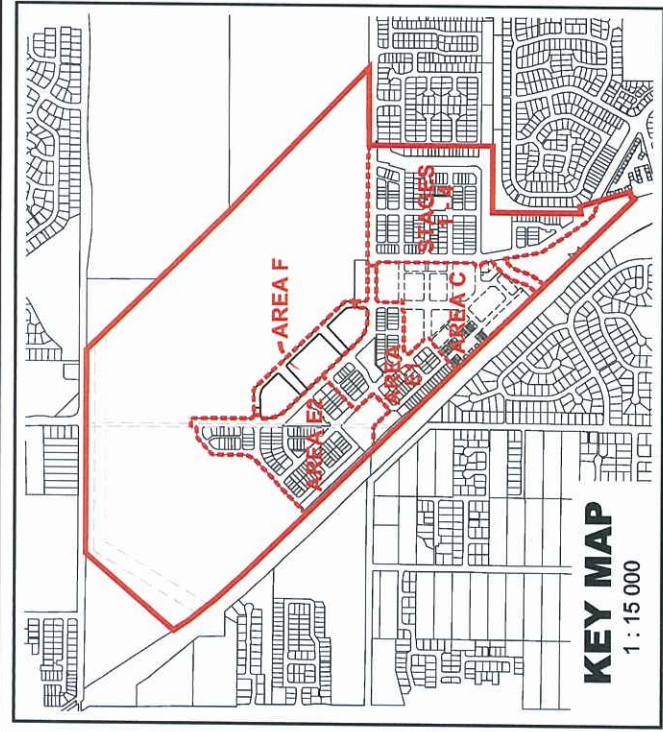
|                 |                                     |
|-----------------|-------------------------------------|
| Local Authority | URBAN LAND<br>DEVELOPMENT AUTHORITY |
| Locality        | FITZGIBBON                          |
| Job Reference   | 22743                               |

|          |             |       |    |
|----------|-------------|-------|----|
| Scale    | 1 : 1000    | Sheet | A2 |
| Plan Ref | 22743 - 153 | Rev   | A  |



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| LAND USE BUDGET - PROPOSAL PLAN AREA F |           |            |  |
|----------------------------------------|-----------|------------|--|
| Land Use Budget                        | Area (ha) | Percentage |  |
| Area F Site Area                       | 4.356     | 100.0%     |  |
|                                        |           |            |  |
| Saleable Area                          |           |            |  |
| Medium Density Super Lots              | 3.108     | 71.3%      |  |
| Total Area of Allotments               | 3.108     | 71.3%      |  |
|                                        |           |            |  |
| Road                                   |           |            |  |
| Local Roads                            | 1.196     | 27.5%      |  |
| Total Area of New Road                 | 1.196     | 27.5%      |  |
|                                        |           |            |  |
| Open Space                             |           |            |  |
| Pedestrian Connections - Thresholds    | 0.052     | 1.2%       |  |
| Total Open Space                       | 0.052     | 1.2%       |  |

|                                   |                   |
|-----------------------------------|-------------------|
| <b>Total Number of Allotments</b> | <b>3</b>          |
| <b>Road Type</b>                  | <b>Length (m)</b> |
| <b>Total Length of New Road</b>   | <b>788</b>        |
| 3.5m pavement (plus parking bays) | 335               |
| New Road - 10.0m pavement         | 453               |





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REVISION  
A: 03/12/2010 Amend roads and lots

CLIENT  
**URBAN LAND DEVELOPMENT AUTHORITY**

PROJECT  
**FITZGIBBON CHASE**

PLAN OF DEVELOPMENT  
**AREA F**

ALLOTMENT LAYOUT

Level Datum

Origin

Date  
03 December 2010

Comp By  
WW

DWG Name  
22743-153 Area F

Local Authority  
URBAN LAND DEVELOPMENT AUTHORITY

Locality  
FITZGIBBON

Job Reference  
22743

Scale  
1:1000

Sheet  
A2

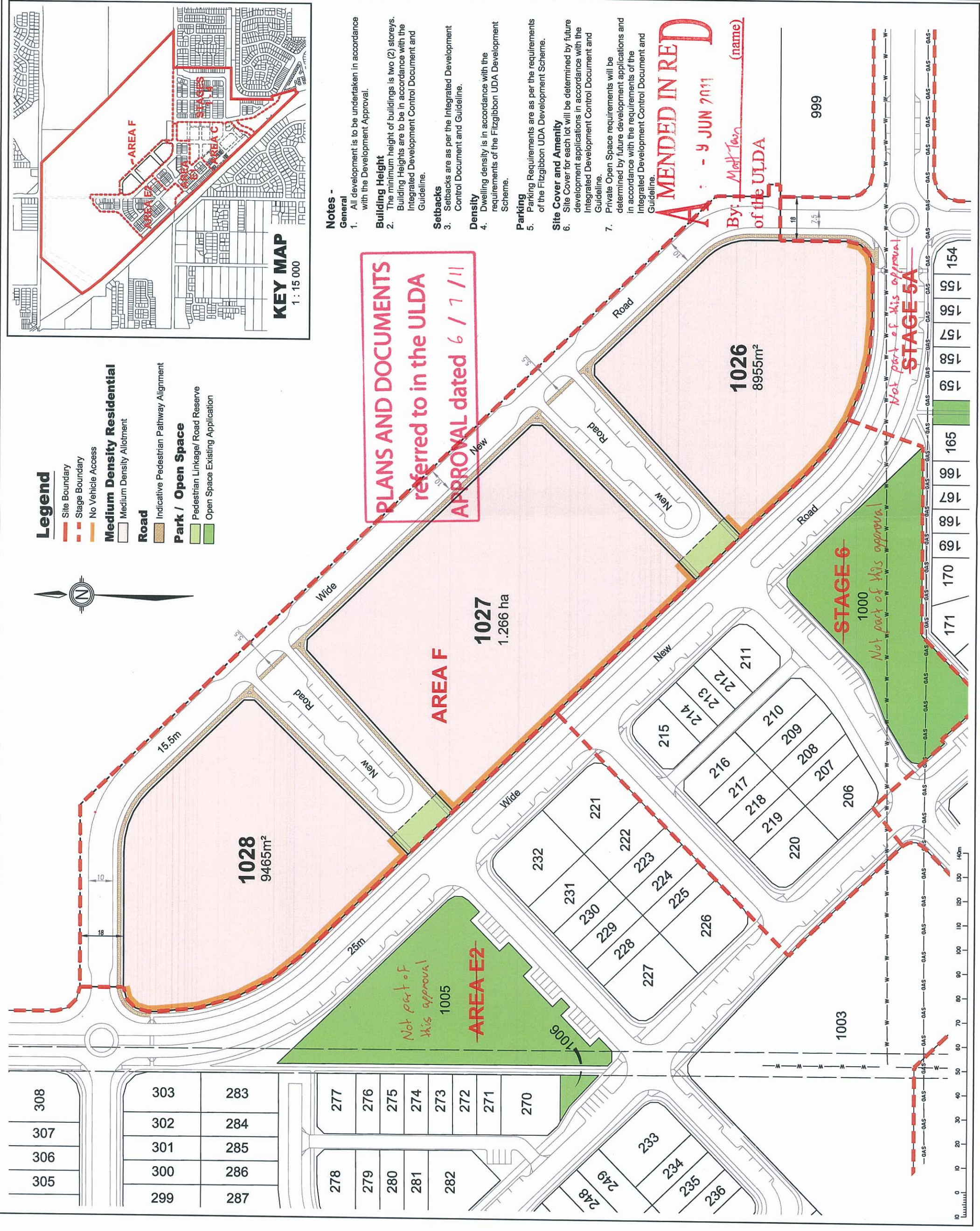
Plan Ref  
**22743 - 154**

Rev  
**A**

RPS

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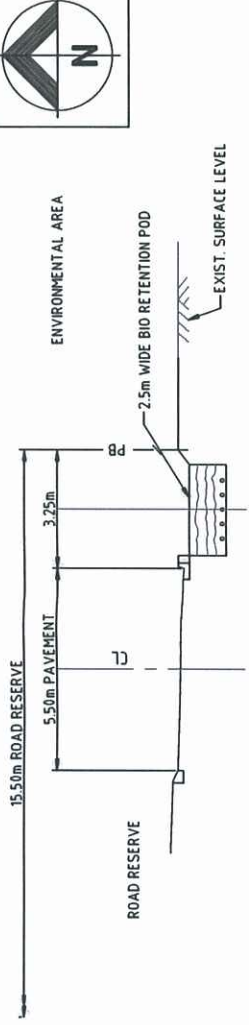
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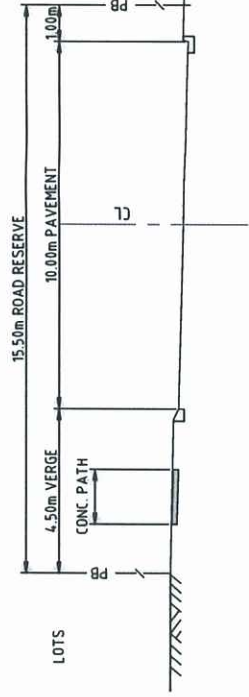




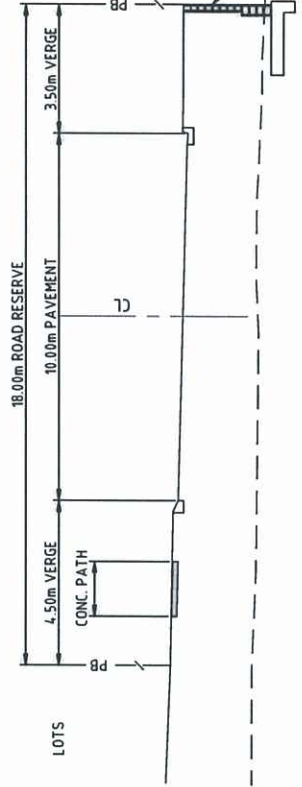
APPROVAL dated 6 / 7 / 11  
referred to in the ULDA  
PLANS AND DOCUMENTS



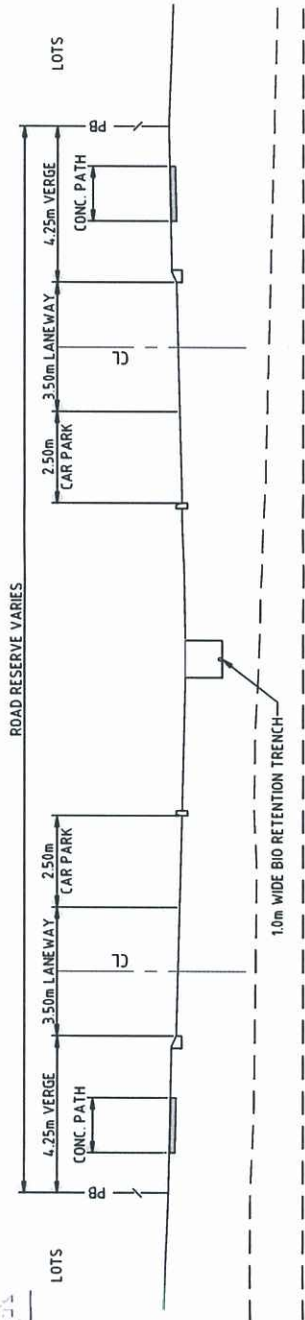
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SCALE 1:100 (A1)



TYPICAL SECTION B  
SCALE 1:100 (A1)



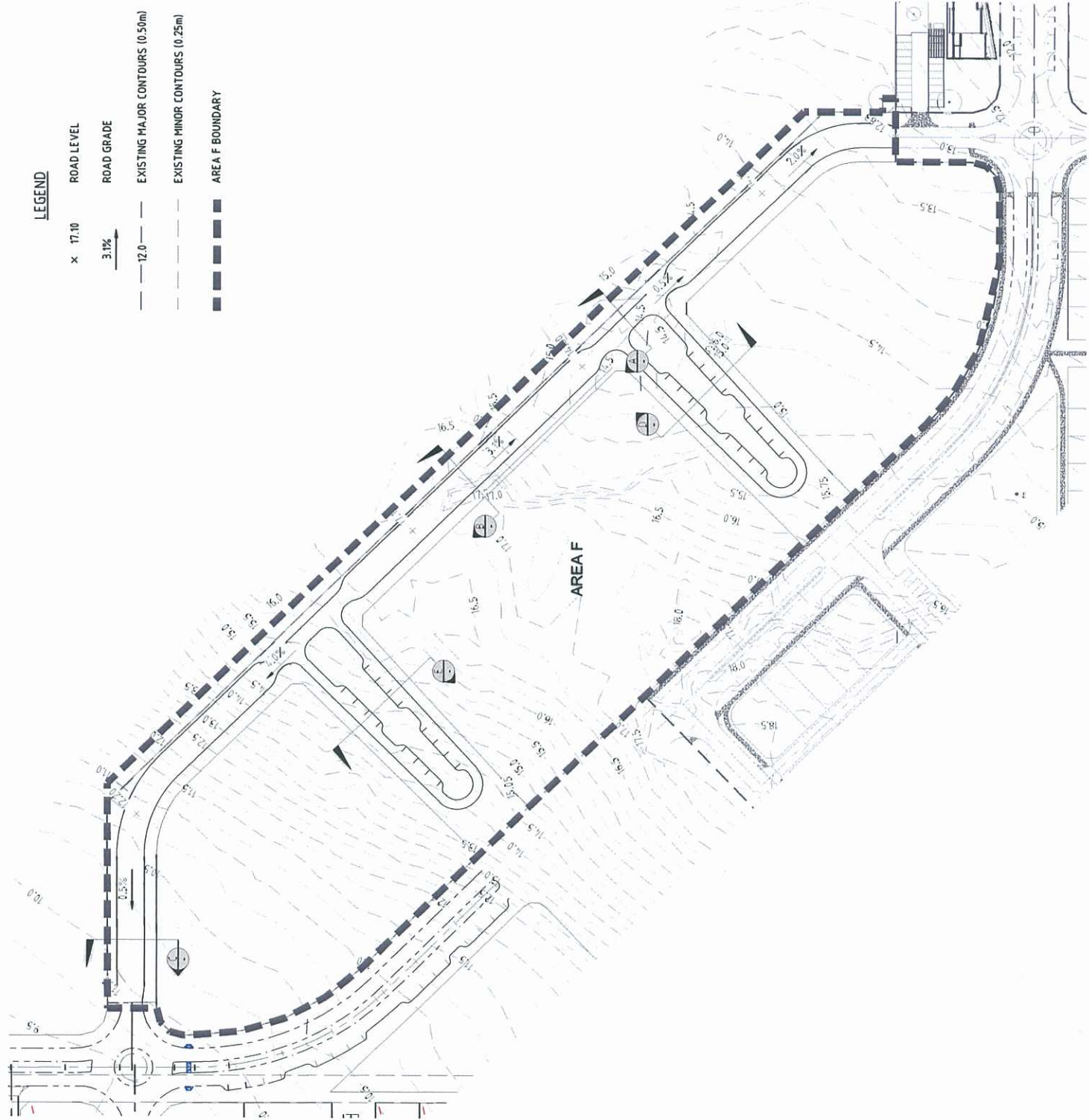
TYPICAL SECTION C  
SCALE 1:100 (A1)



TYPICAL SECTIONS D & E  
SCALE 1:100 (A1)

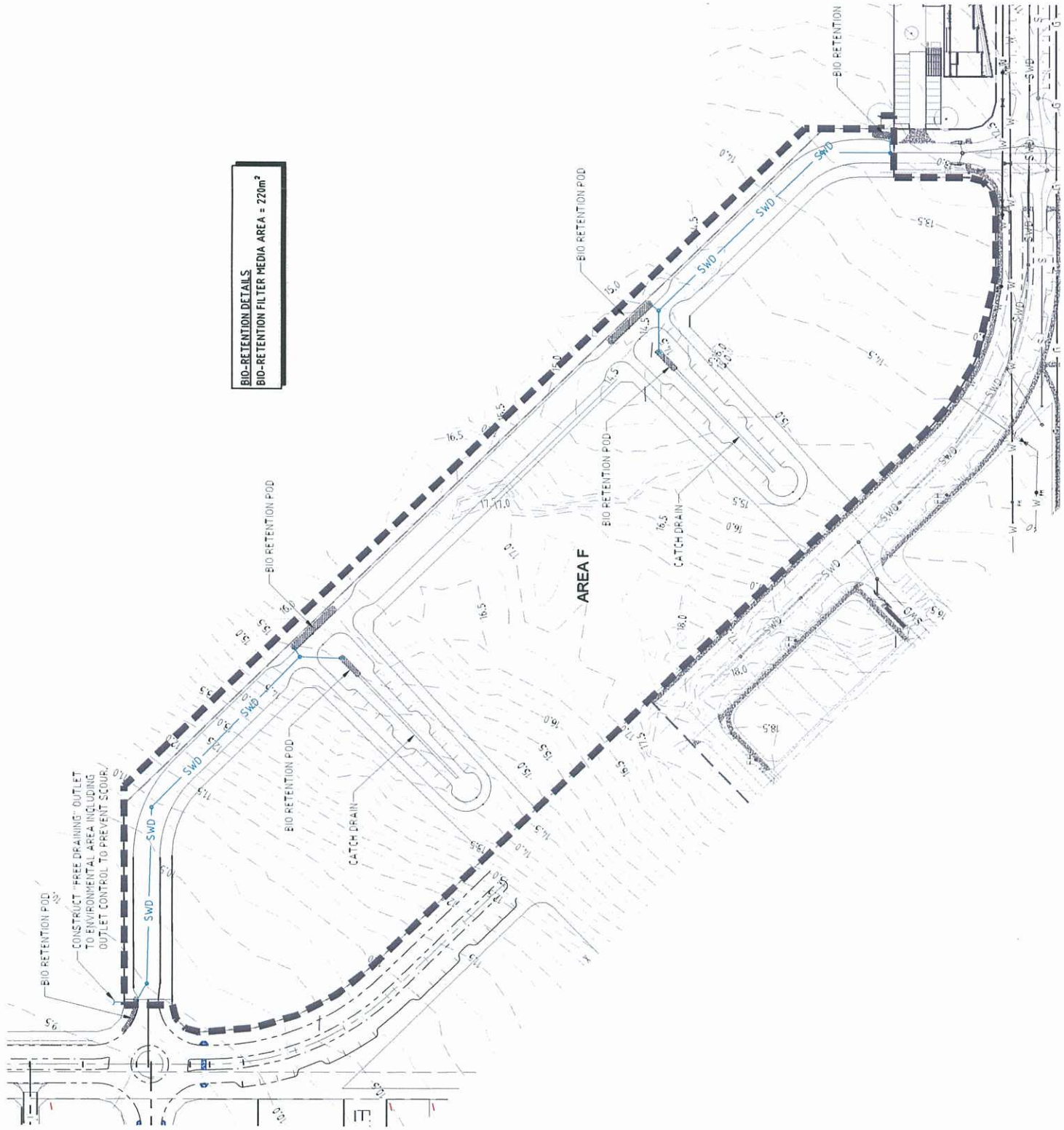
LEGEND

- ROAD LEVEL
- ROAD GRADE
- EXISTING MAJOR CONTOURS (0.50m)
- EXISTING MINOR CONTOURS (0.25m)
- AREA F BOUNDARY



|                        |  |  |  |                                  |  |  |  |          |  |  |  |               |  |  |  |                                 |  |  |  |                                                                                                                                |  |  |  |                                                                                                                   |  |  |  |          |  |  |  |
|------------------------|--|--|--|----------------------------------|--|--|--|----------|--|--|--|---------------|--|--|--|---------------------------------|--|--|--|--------------------------------------------------------------------------------------------------------------------------------|--|--|--|-------------------------------------------------------------------------------------------------------------------|--|--|--|----------|--|--|--|
| ASSOCIATED CONSULTANTS |  |  |  | CLIENT                           |  |  |  | DESIGNED |  |  |  | APPROVED      |  |  |  | DATE                            |  |  |  | JOB CODE:                                                                                                                      |  |  |  |                                                                                                                   |  |  |  |          |  |  |  |
| -                      |  |  |  | URBAN LAND DEVELOPMENT AUTHORITY |  |  |  | AL       |  |  |  |               |  |  |  |                                 |  |  |  | ULDSFCF1                                                                                                                       |  |  |  |                                                                                                                   |  |  |  |          |  |  |  |
| PROJECT                |  |  |  | FITZGIBBON CHASE AREA F          |  |  |  | DRAWN    |  |  |  | CS            |  |  |  | KEITH HOWELLS<br>STEPHEN HUGHES |  |  |  | BRISSABANE                                                                                                                     |  |  |  | SUNSHINE COAST                                                                                                    |  |  |  |          |  |  |  |
| LOCATION               |  |  |  | 253 TELEGRAPH ROAD, FITZGIBBON   |  |  |  | CHECKED  |  |  |  | DATE          |  |  |  | SCALE                           |  |  |  | 555 CORONATION DRIVE TOOWONG QLD 4068<br>PH: (07) 3371 7000 FAX: (07) 3371 5079<br>EMAIL: - mail@estgroup.net.au               |  |  |  | 20 INNOVATION PARKWAY BIRTMVA QLD 4575<br>PH: (07) 5438 8100 FAX: (07) 5438 8200<br>EMAIL: - mail@estgroup.net.au |  |  |  |          |  |  |  |
| SHEET                  |  |  |  | PRELIMINARY ROAD LEVELS          |  |  |  | DATE     |  |  |  | DECEMBER 2010 |  |  |  | AS SHOWN                        |  |  |  | PAPUA NEW GUINEA                                                                                                               |  |  |  | PORT MORESBY                                                                                                      |  |  |  |          |  |  |  |
| TITLE                  |  |  |  |                                  |  |  |  |          |  |  |  |               |  |  |  |                                 |  |  |  | 5TH FLOOR OUTHBERTSON HOUSE PO BOX 6068<br>TELEPHONE (075) 321 1333 FACSIMILE (075) 321 7053<br>EMAIL: - esing@estgroup.net.au |  |  |  | ARCHITECTS • CIVIL & STRUCTURAL ENGINEERS                                                                         |  |  |  |          |  |  |  |
| DATE                   |  |  |  | 1-06-2011                        |  |  |  | BY       |  |  |  | B             |  |  |  | REV                             |  |  |  | REV                                                                                                                            |  |  |  | SHEET NUMBER                                                                                                      |  |  |  | REV      |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | SK05                                                                                                              |  |  |  | B        |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  | ULDSFCF1                                                                                                          |  |  |  | ULDSFCF1 |  |  |  |
| 15/11/10               |  |  |  | B                                |  |  |  | B        |  |  |  | B             |  |  |  | B                               |  |  |  | B                                                                                                                              |  |  |  |                                                                                                                   |  |  |  |          |  |  |  |





LEGEND

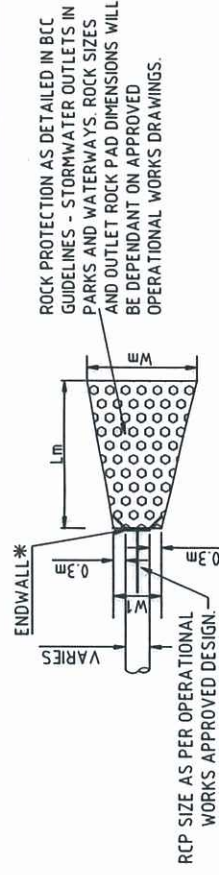
- SWD — PROPOSED STORMWATER
- ▤ PROPOSED STORMWATER BIO RETENTION AREA
- SWD — EXISTING STORMWATER
- 12.0 — EXISTING MAJOR CONTOURS (0.50m)
- — EXISTING MINOR CONTOURS (0.25m)
- — AREA F BOUNDARY

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

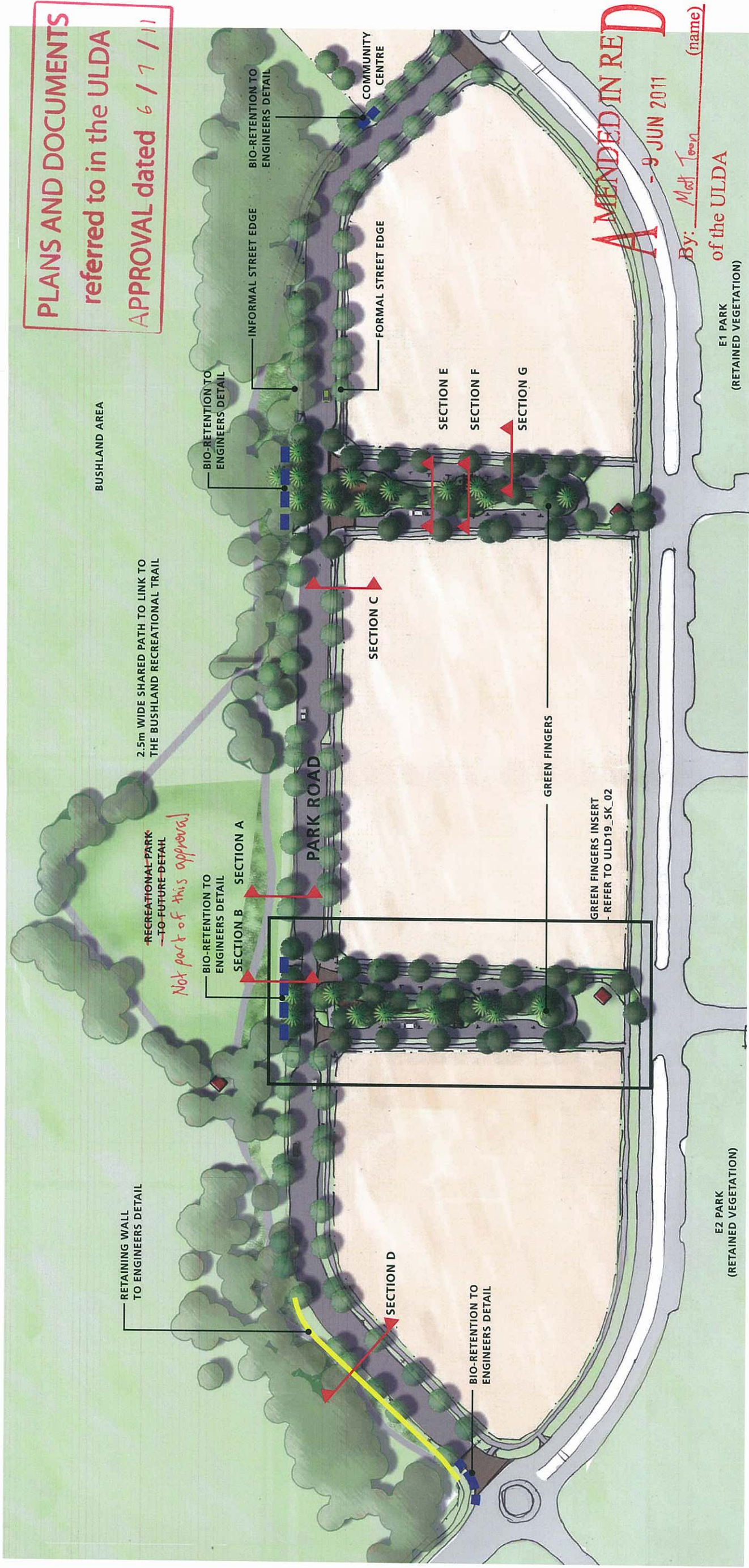
\* WHERE POSSIBLE THE STORMWATER PIPE ENDWALL IS TO BE INCORPORATED INTO THE RETAINING WALL ALONG THE PERIMETER OF THE SUBDIVISION.



PLAN - ENERGY DISSIPATION TREATMENT AT OUTLETS  
NOT TO SCALE

|                        |  |                                  |  |               |  |                         |  |                                                   |  |              |  |
|------------------------|--|----------------------------------|--|---------------|--|-------------------------|--|---------------------------------------------------|--|--------------|--|
| ASSOCIATED CONSULTANTS |  | CLIENT                           |  | DESIGNED      |  | APPROVED                |  | DATE                                              |  | JOB CODE     |  |
| -                      |  | URBAN LAND DEVELOPMENT AUTHORITY |  | AL            |  | KEITH HOWE & ASSOCIATES |  | BRIANE                                            |  | ULDSFCF1     |  |
| PROJECT                |  | FITZGIBBON CHASE AREA F          |  | CS            |  | SCHEMATIC               |  | SUNSHINE COAST                                    |  | SHEET NUMBER |  |
| LOCATION               |  | 253 TELEGRAPH ROAD, FITZGIBBON   |  | DATE          |  | SCALE                   |  | 20 INNOVATION PARKWAY BERTINIA QLD 4575           |  | REV: B       |  |
| SHEET TITLE            |  | PRELIMINARY STORMWATER SCHEMATIC |  | DECEMBER 2010 |  | 0 20 40 60m             |  | PH: (07) 5428 1100 FAX: (07) 5428 8200            |  | POINT 007    |  |
| REV                    |  | REV                              |  | REV           |  | REV                     |  | EMAIL: mail@uldsfcf.com.au                        |  | Copyright    |  |
| DATE                   |  | DATE                             |  | DATE          |  | DATE                    |  | PAPUA NEW GUINEA                                  |  | 8/10/2008    |  |
| DESCRIPTION            |  | DESCRIPTION                      |  | DESCRIPTION   |  | DESCRIPTION             |  | PORT MORESBY                                      |  |              |  |
|                        |  |                                  |  |               |  |                         |  | 5TH FLOOR OUBERTERSON HOUSE PO BOX 608            |  |              |  |
|                        |  |                                  |  |               |  |                         |  | TELEPHONE (079) 321 1333 FACSIMILE (079) 321 7653 |  |              |  |
|                        |  |                                  |  |               |  |                         |  | EMAIL: eap@uldsfcf.com.au                         |  |              |  |
|                        |  |                                  |  |               |  |                         |  | ARCHITECTS • CIVIL & STRUCTURAL ENGINEERS         |  |              |  |





## LANDSCAPE STRATEGY PLAN

### ECOLOGICAL LINKS

Ecological connections through Area F will be achieved by re-establishing endemic planting in two "green fingers" that link the conservation bushland area to parks in Areas E1 and E2. This will create a canopy link between three areas of retained bushland. A minimum of 50% of all species selected will be native. In the bushland area 100% of species will be native. Species selections are derived from regional ecosystem descriptions (RE 12.3.6 and 12.5.2) and Brisbane City Council street tree species lists. Species selection will comply with the requirements of the Bushfire Management Plan for the site (ie. fire retardant species are to be selected where in close proximity to residential lots).

### PARK ROAD

The streetscape character will be formal on the residential side, with kerb and channel and 1.5m wide concrete footpath and grass verge. The street edge facing the bushland area will be informal with raised and flush kerb, bollards, turf or bio-swales. The tree planting will be informal - with mixed species and irregular spacing on both sides of the street. Street trees will be provided at a maximum of 10m spacing, generally as shown on plan. A build-out in the middle of Park Road will provide traffic calming and another pedestrian crossing point to the bushland area. Street

footpaths will be provided generally as shown on plan and will be shaded by street trees.

The location and general extent of the bio-swales within the Park Road reserve will be developed in conjunction with the project civil and stormwater engineer. Sizing and capacity of the bio-swales will be to engineer's details.

### GREEN FINGERS

The green fingers will create a strong visual and pedestrian link between the conservation park and the parks in E1 and E2. Footpaths will be 1.5m wide on both sides of the street. A loop road provides a contained area for bio-retention treatment that ranges in width from 7m to 15m. Alternating raised and flush concrete kerb will separate parking bays from the bio-retention area. Landscape treatments will include a mass planting of fire retardant species to create a character that suggests a palm and fern gully. Each green finger will have a slightly different planting palette to create a distinction between the two.

Pocket parks are located at the ends of each green finger adjoining Area E. These spaces will be fairly intimate but have high visibility to the street and will contain decorative paving, seating, lighting, lawn areas and mounding.

### RECREATION PARK- Not part of this approval

An existing grassy clearing at a high point in the Bushland and will be developed as a picnic and recreation area that provides access to the Bushland tracks. A large open lawn with a hardstand area acts as a link between Park Road and the recreation area and will include decorative pavements, feature light poles, bench seats and litter bins to match the Fitzgibbon theme.

Ground modelling will provide topographic relief and points of interest and will utilise excess site spoil. The recreation park will be designed with logical linkage between Area F and the Bushland Trails and will provide picnic and passive recreation opportunities.

Suites of park furniture will be placed in nodes throughout the recreation park which will be designed in detail as part of the Bushland development.

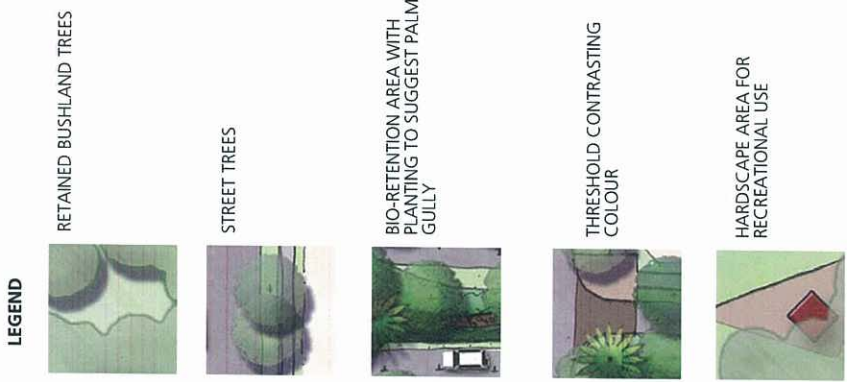
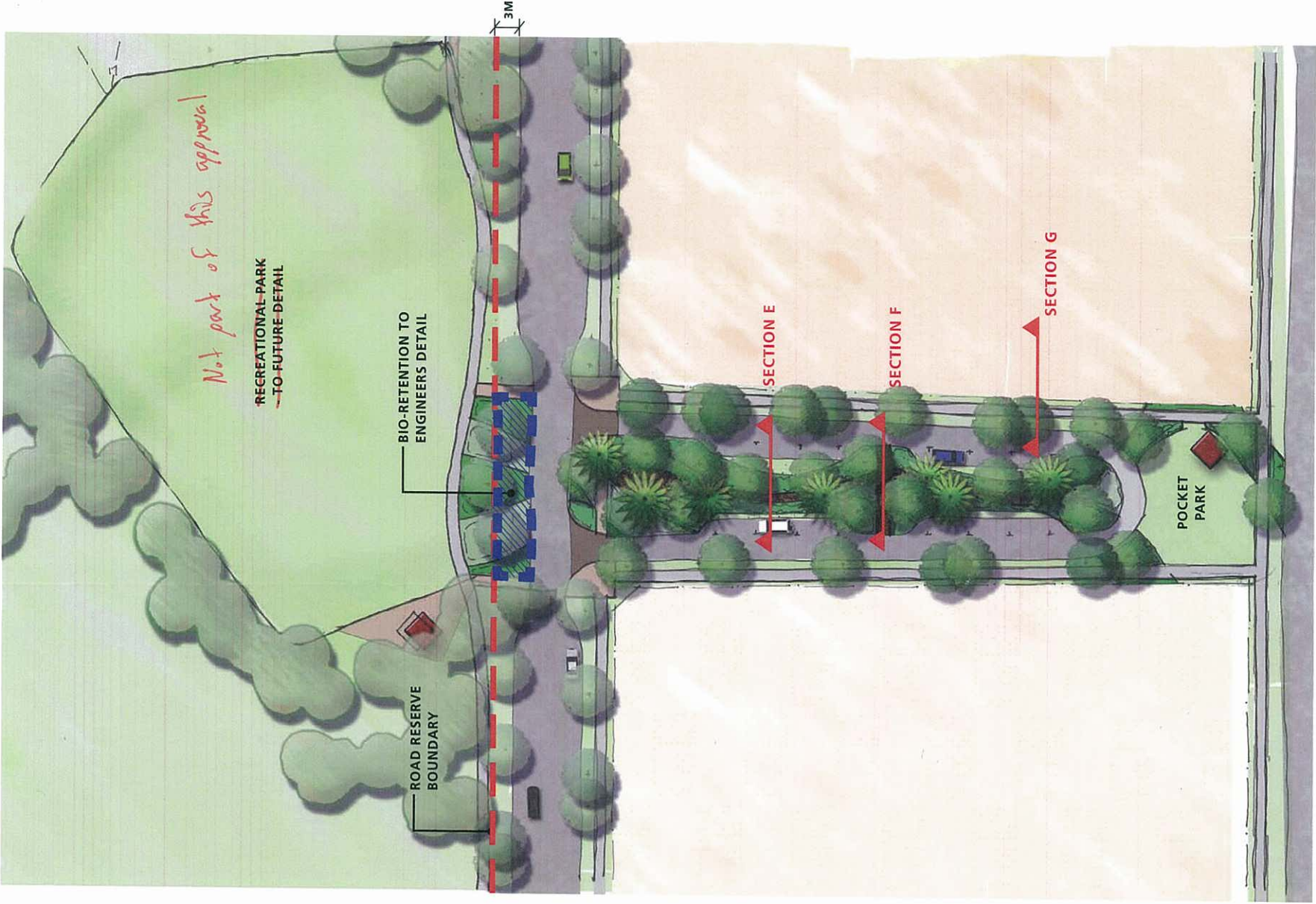
### GENERAL

Detail design and documentation of all parks will incorporate:

- Bollards and maintenance access at the park boundary.
- A suite of robust park furniture that reinforces the Fitzgibbon Chase theme.
- Materials and species selections that continue the themes established Fitzgibbon Chase.



| FITZGIBBON UDA - AREA F                                        |                        |  |
|----------------------------------------------------------------|------------------------|--|
| PRELIMINARY INDICATIVE PLANT SPECIES LIST                      |                        |  |
| BOTANICAL NAME                                                 | COMMON NAME            |  |
| TREES                                                          |                        |  |
| Alphitonia excelsa                                             | Red Ash                |  |
| Callistemon viminalis                                          | Weeping Bottlebrush    |  |
| Corymbia intermedia                                            | Pink Bloodwood         |  |
| Elaeocarpus eumundii                                           | Smooth-leaved Quandong |  |
| Elaeocarpus obovatus                                           | Hard Quandong          |  |
| Eucalyptus crebra                                              | Ironbark               |  |
| Eucalyptus tereticornis                                        | Forest Red Gum         |  |
| Eucalyptus siderophloia                                        | Grey Ironbark          |  |
| Evodiella muelleri                                             | Pink Euodia            |  |
| Glochidion ferdinandii                                         | Cheese Tree            |  |
| Lophostemon confertus                                          | Brush Box              |  |
| Melaleuca quinquenervia                                        | Broad Leaved Paperbark |  |
| SHRUBS                                                         |                        |  |
| Acacia fimbriata                                               | Brisbane Wattle        |  |
| Babingtonia spp                                                | Twiggy Baeckea         |  |
| Brevnia oblongifolia                                           | Coffee Bush            |  |
| Callistemon spp                                                | Bottlebrush            |  |
| Cryptocarya triplinervis                                       | Brown Laurel           |  |
| Grevillea spp                                                  | Grevillea              |  |
| Hovea acutifolia                                               | Pointed Leaf Hovea     |  |
| Jacksonia scoparia                                             | Dogwood                |  |
| Leptospermum cultivars                                         | Tea Tree               |  |
| Lomatia siliatifolia                                           | Crinkle bush           |  |
| Melaleuca nodosa                                               | Paperbark              |  |
| GROUNDCOVERS                                                   |                        |  |
| Brachyscome microcarpa                                         | Blue Daisy             |  |
| Cymbopogon refractus                                           | Barbed Wire Grass      |  |
| Dianella Little Jess                                           | Blue Flax Lily         |  |
| Dianella longifolia                                            | Blue Flax Lily         |  |
| Dietes bicolor                                                 | Yellow Iris            |  |
| Dietes grandiflora                                             | Yellow Iris            |  |
| Hardenbergia violaceae                                         | Sarsaparilla Vine      |  |
| Hibbertia scandens                                             | Golden Guinea Vine     |  |
| Liriope muscari                                                | Lily Turf              |  |
| Myoporum ellipticum                                            | Boobialla              |  |
| Themeda triandra                                               | Kangaroo Grass         |  |
| BIO-RETENTION AREAS                                            |                        |  |
| TREES                                                          |                        |  |
| Cyathea australis                                              | Rough Tree Fern        |  |
| Livistona australis                                            | Cabbage Palm           |  |
| Lophostemon suaveolens                                         | Swamp Box              |  |
| Melaleuca quinquenervia                                        | Broad Leaved Paperbark |  |
| Waterhousea floribunda                                         | Weeping Lilly Pilly    |  |
| SHRUBS                                                         |                        |  |
|                                                                |                        |  |
| Alpinea caerulea                                               | Native Ginger          |  |
| Banksia robur                                                  | Swamp Banksia          |  |
| Crinum pedunculatum                                            | Swamp Lily             |  |
| Lepidozamia peroffskyana                                       | Pineapple Zamia        |  |
| Melastoma malabathricum                                        | Native Lasiandra       |  |
| GROUNDCOVERS                                                   |                        |  |
|                                                                |                        |  |
| Austromyrtus dulcis                                            | Midyim Berry           |  |
| Blechnum cartilagineum                                         | Gristle Fern           |  |
| Calochlaena dubia                                              | False Bracken          |  |
| Carex appressa                                                 | Tall Sedge             |  |
| Dianella caerulea                                              | Blue Flax Lily         |  |
| Hymenocallis littoralis                                        | Beach Spider Lily      |  |
| Isoplexis nodosa                                               | Knobby Club-rush       |  |
| Lomandra hystrix                                               | Mat Rush               |  |
| Lomandra longifolia                                            | Mat Rush               |  |
| Myoporum parvifolium                                           | Creeping Boobialla     |  |
| Viola hederacea                                                | Native violet          |  |
| * Minimum of 50% of all species used on site are to be native. |                        |  |
|                                                                |                        |  |



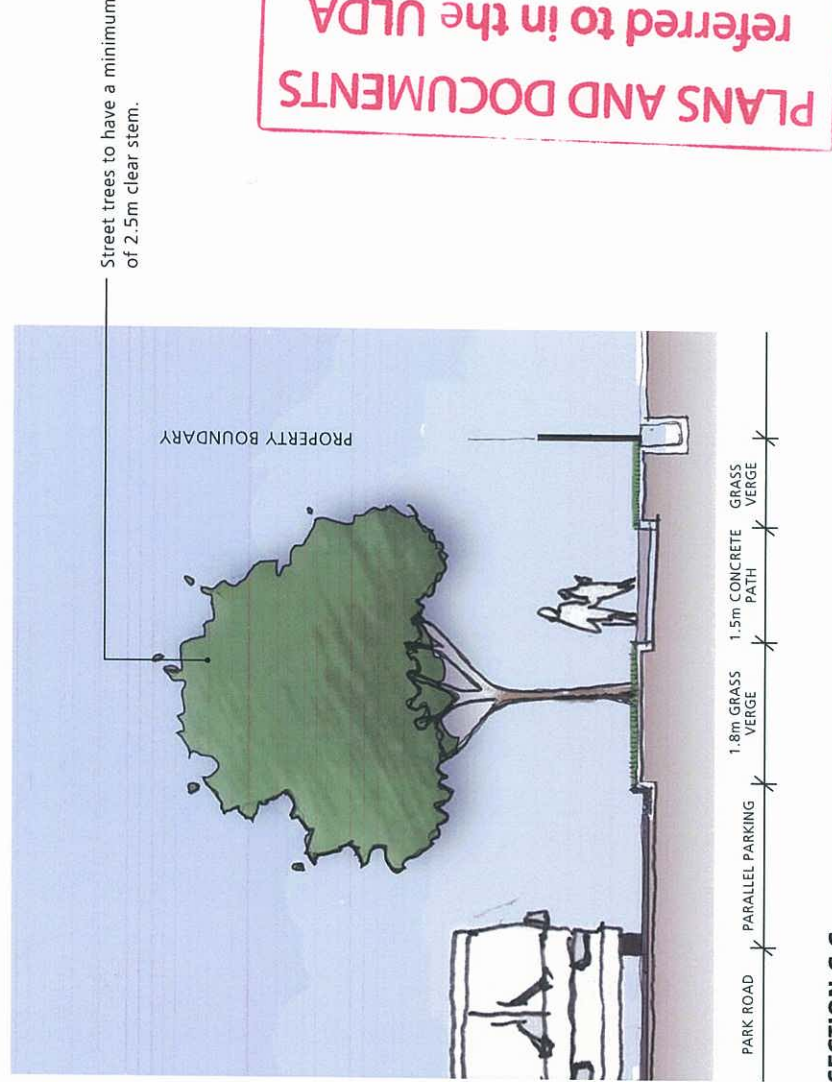
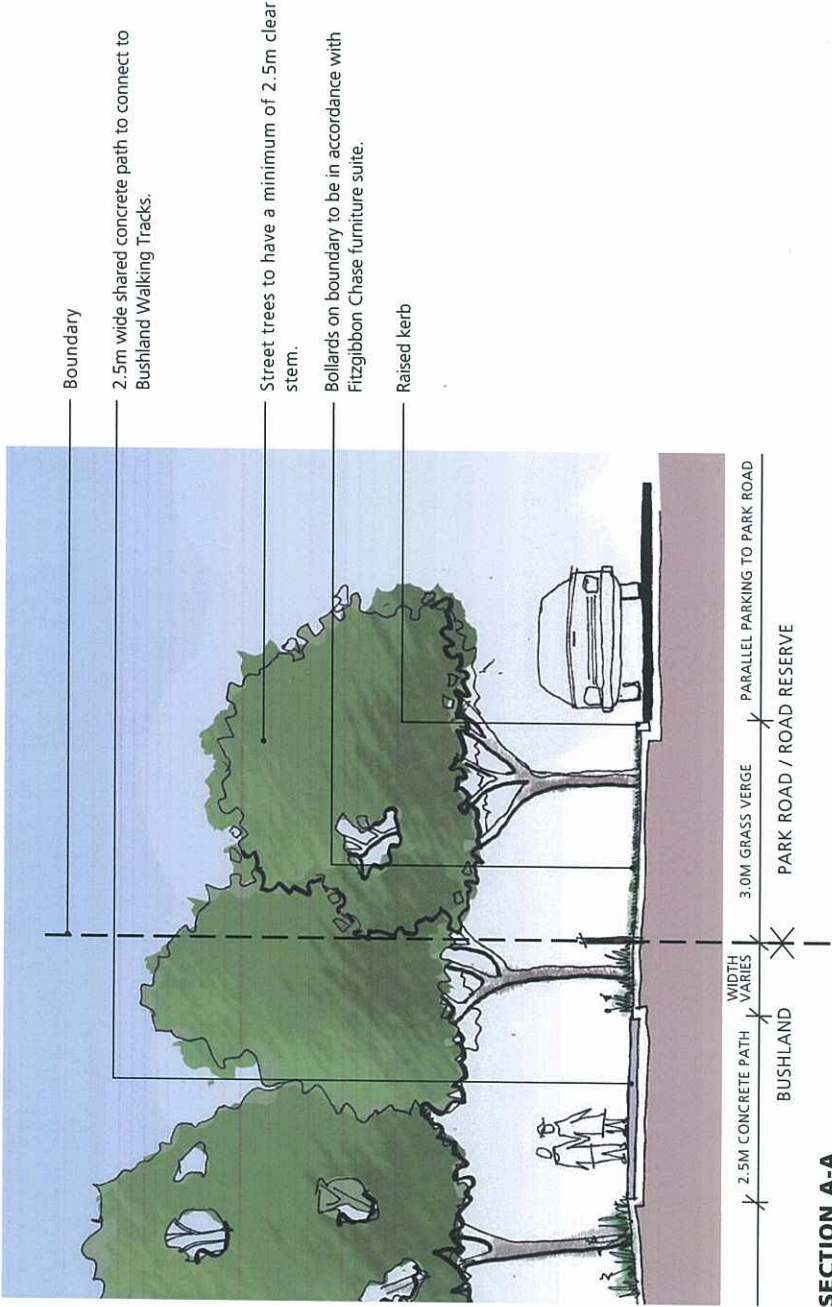
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- 3 JUN 2011

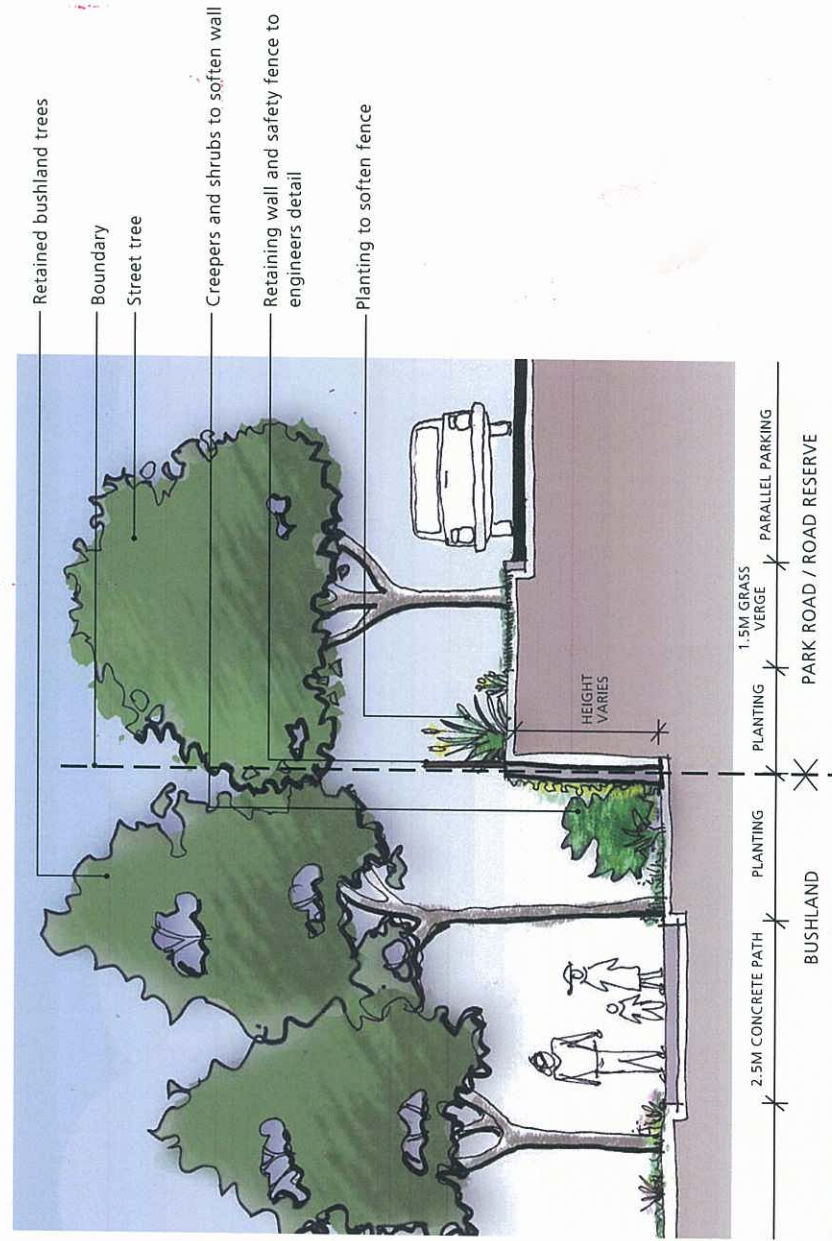
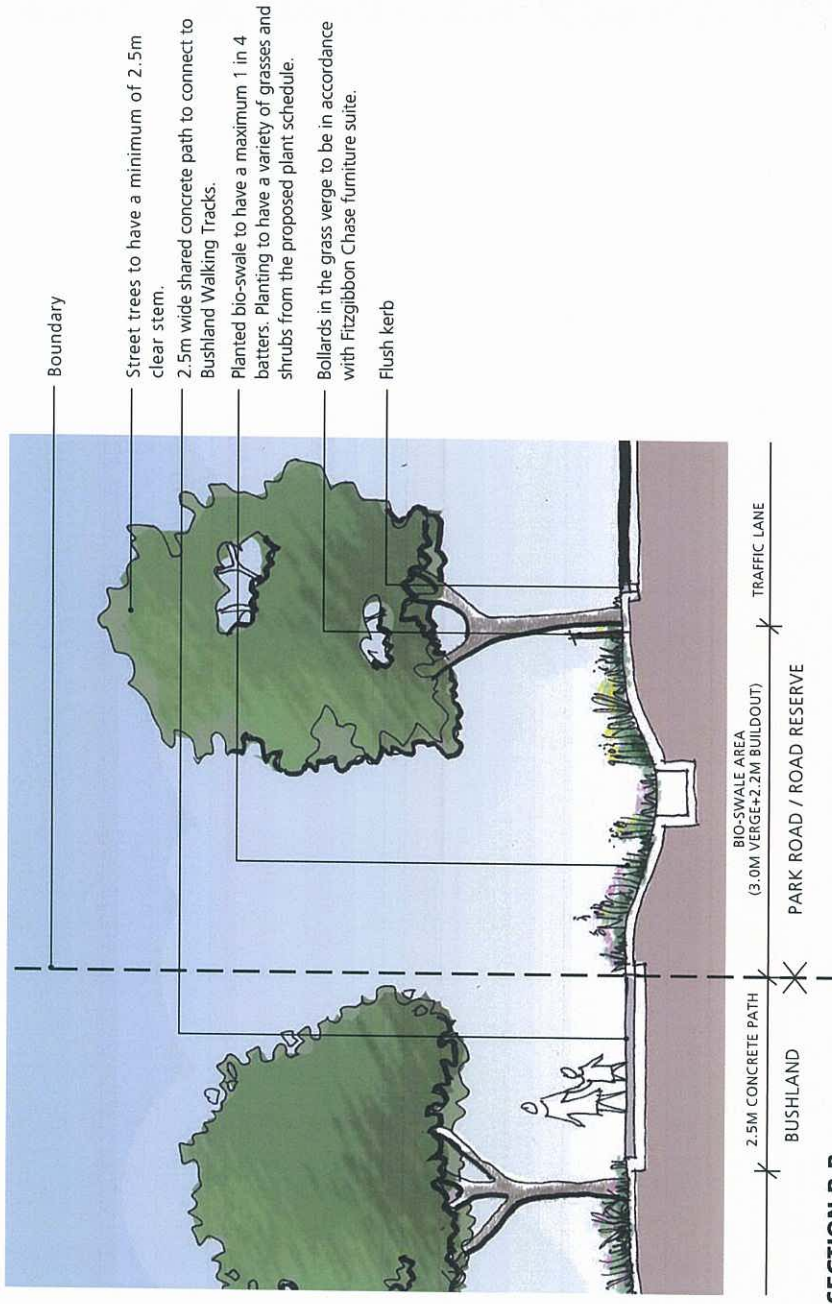
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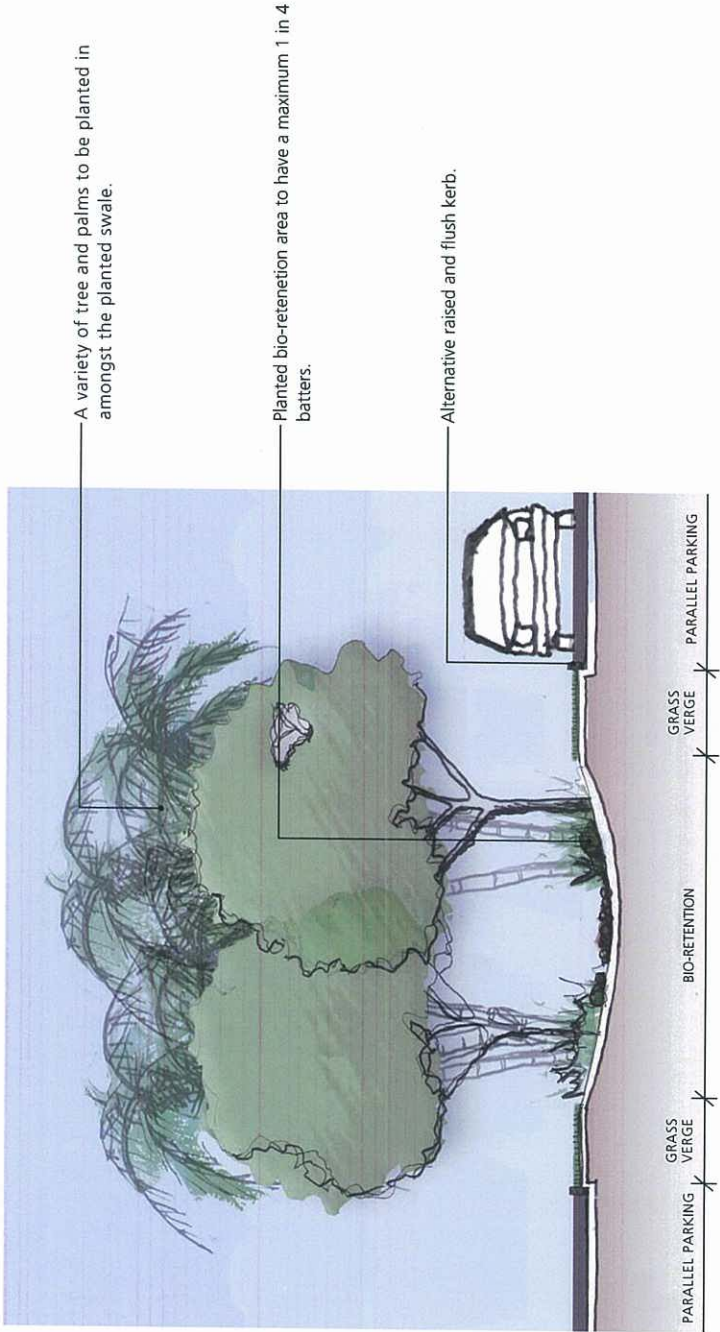


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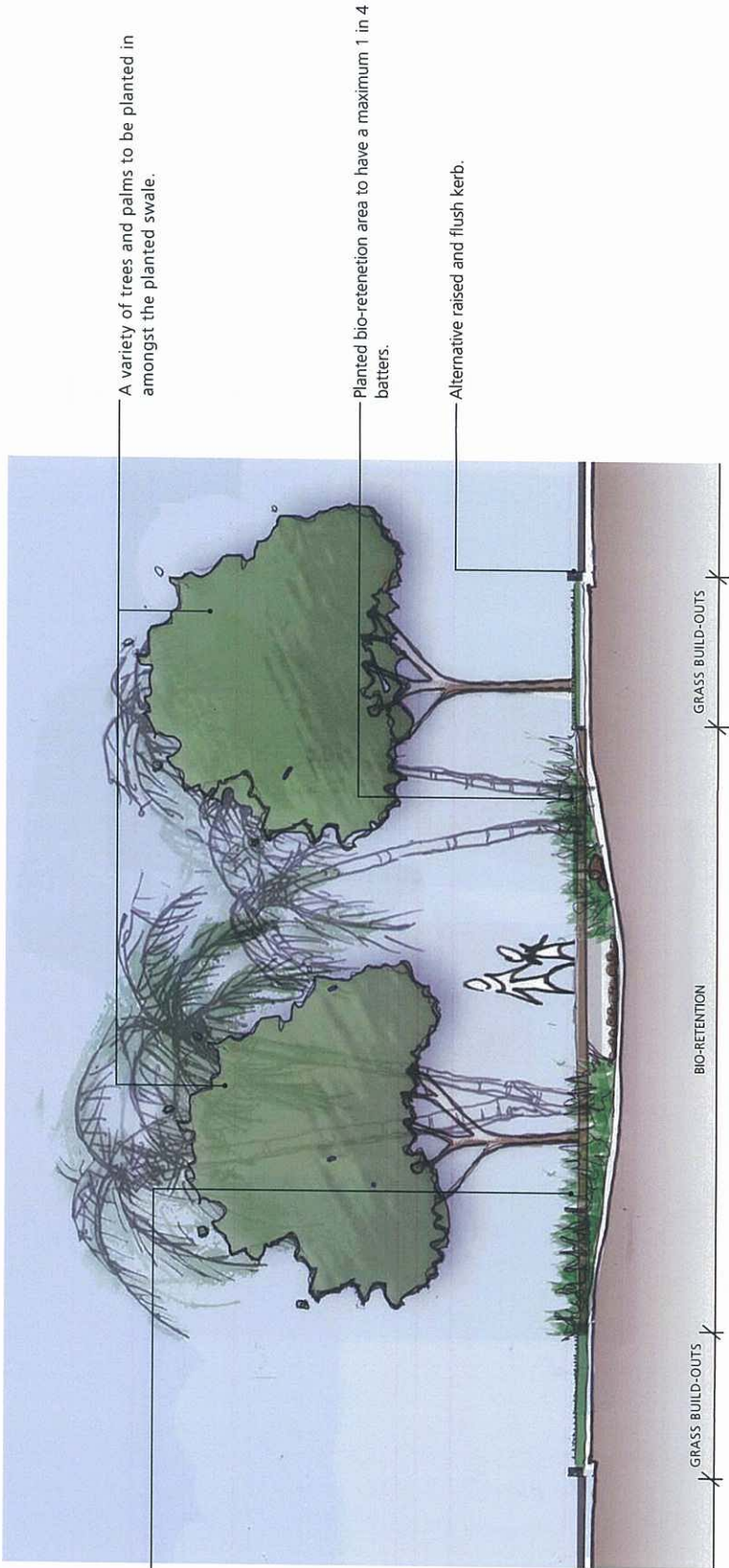
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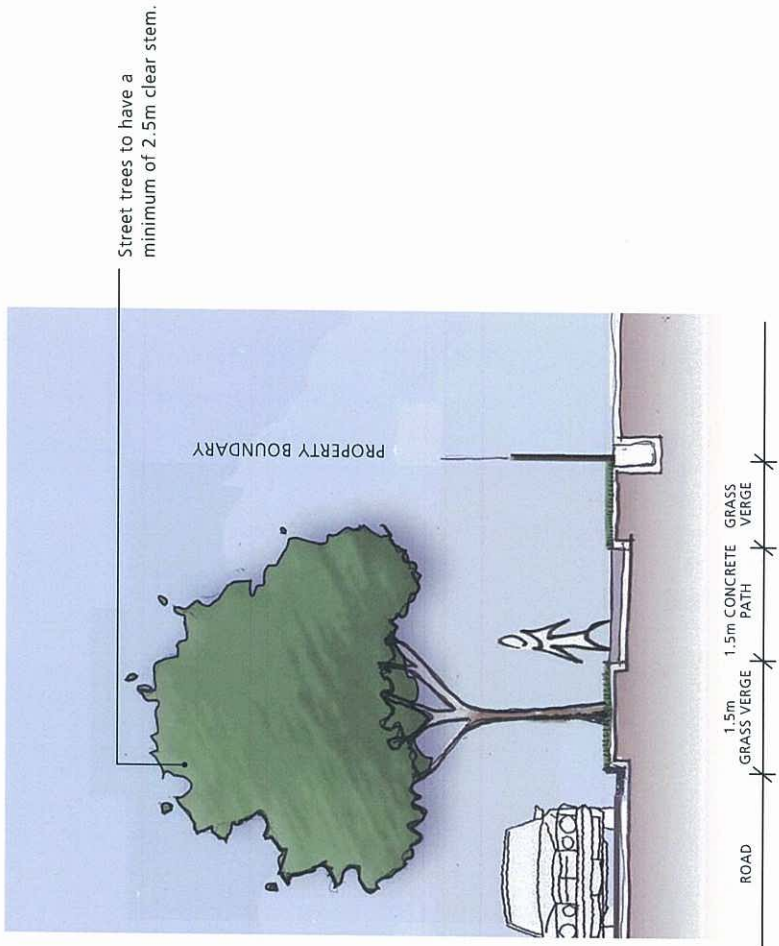


SECTION E-E  
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SECTION F-F  
1:100 @ A3



SECTION G-G  
1:100 @ A3

