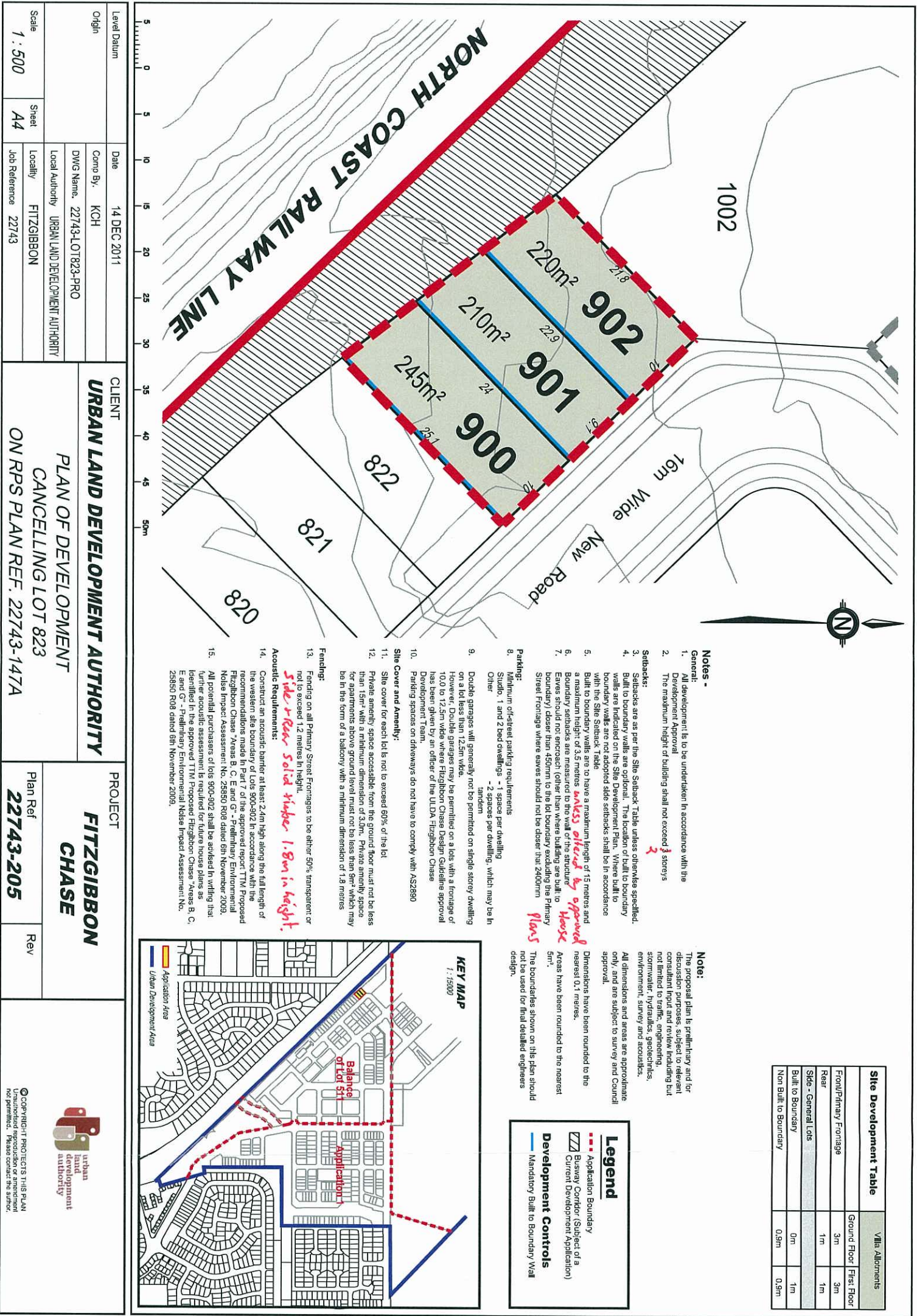
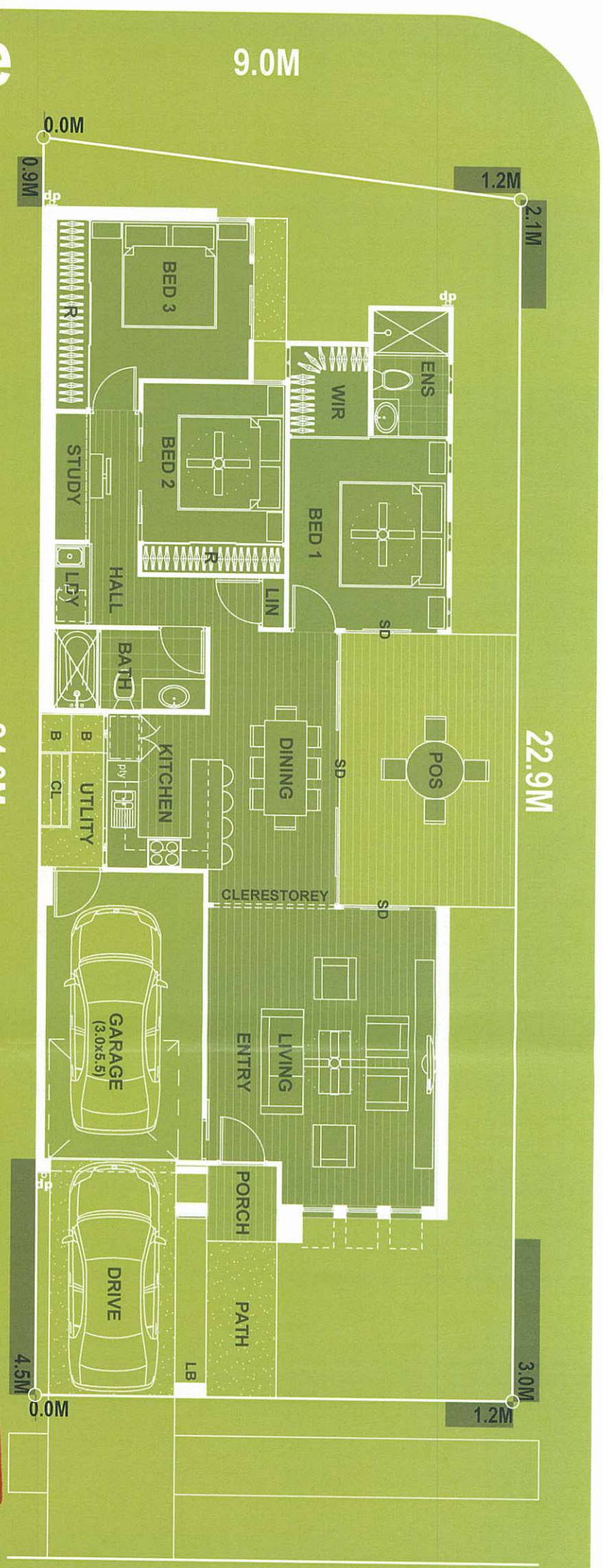




AMENDED IN RED
7 - MAR 2012
By: Matt Tam (name)
of the ULDA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 12 / 3 / 12



AREAS (M ²):	
FLOOR AREAS (M ²)	
LIVING	104.3M ²
GARAGE	17.4M ²
PORCH	1.9M ²
PERGOLA	17.5M ²
TOTAL	141.1M ²

SITE AREA (M ²) TOTAL	213.0M ²
GROSS FLOOR AREA	104.3M ²
PRIVATE OPEN SPACE	17.5M ²
COVER AREA	129.9M ²
SITE COVER	60%

NB: SETBACK DIMENSIONS ROUNDED TO THE NEAREST 0.1M

0 1 2 3 4

1:100 SCALE PLAN AT A3

1:150 ELEVATIONS AT A3

Unless an alternative is agreed between neighbours the side and rear boundary fence behind building setback is to be 1.8m in height and solid and constructed from timber.

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 12 / 3 / 12

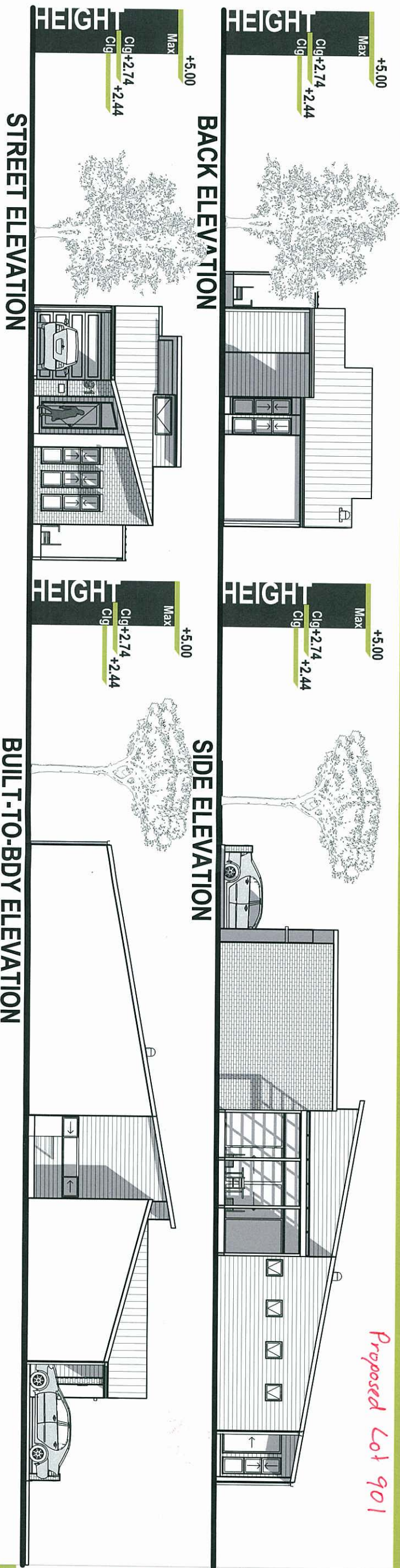
AMENDED IN RED

6 - MAR 70112

By: Matt Taven (name) of the ULDA

1 STOREY 3 BED 2 BTH 2 CAR x1

Proposed Lot 901



CONCEPT | NARROW FRONT LOADED LOTS

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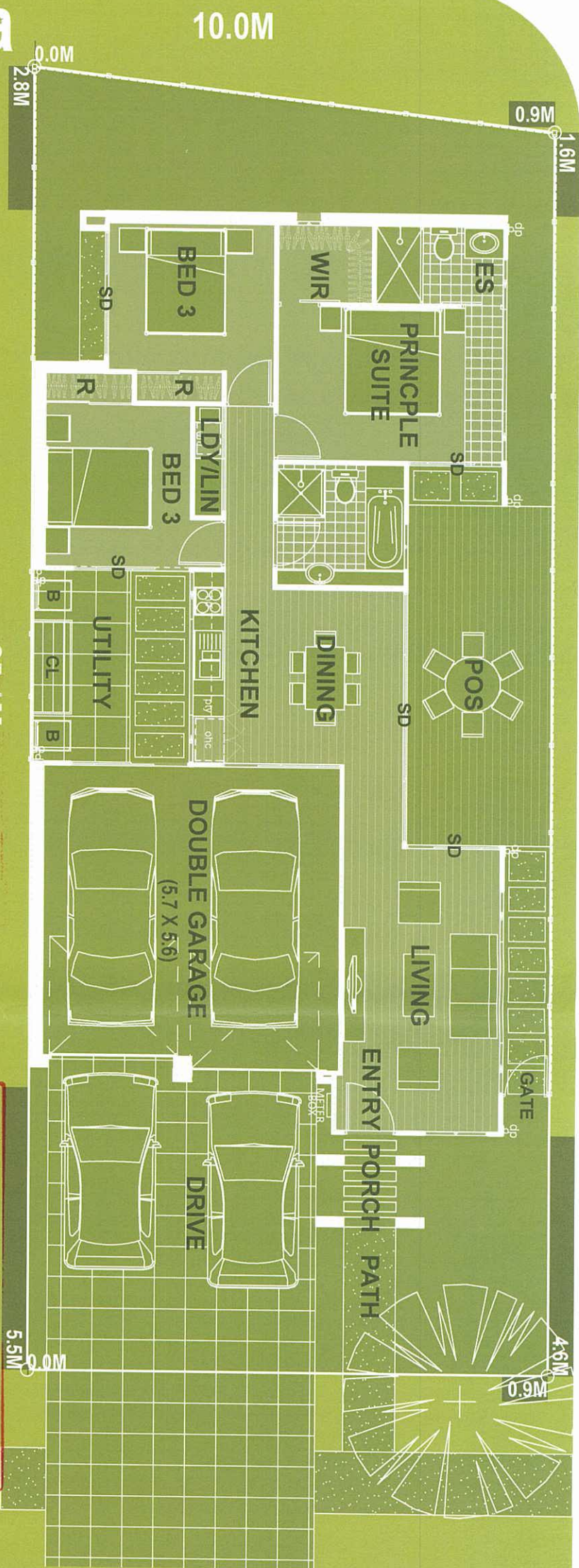
PREPARED BY degenhartSHEDD on 16 December 2011

ISSUE B

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PROJECT CONCEPT PLAN FOR URBAN LAND DEVELOPMENT AUTHORITY

10m Villa



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 12 / 3 / 12.

1 STOREY

3 BED 2 BTH 4 CAR X1

0 1 2 3 4
1:100 SCALE PLAN AT A3
1:150 ELEVATIONS AT A3

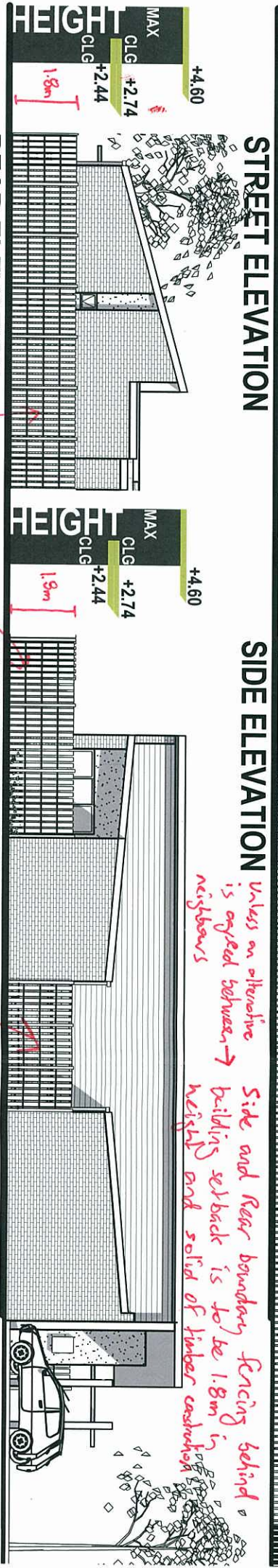
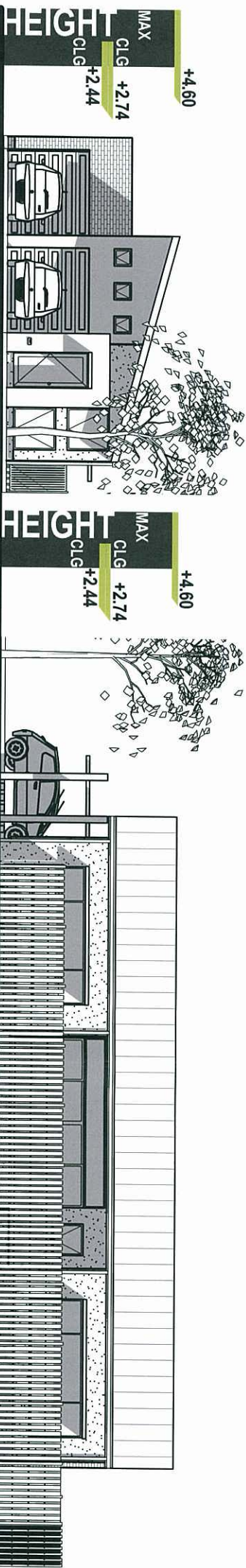
NS SETBACK DIMENSIONS ROUNDED TO THE NEAREST 0.1M

COMPLIANCE AREAS (M²):
PRIVATE OPEN SPACE (POS) 18.2M²
GROSS FLOOR AREA (GFA) 90.6M²
COVER AREA (ROOF) 148.3M²
SITE AREA (M²) TOTAL 246.3M²
SITE COVER 60%

AREAS (M²):
GROUND FLOOR AREAS (M²):
INTERNAL 90.6M²
GARAGE 34.4M²
COVERED DECK 12.4M²
PORCH 1.8M²
TOTAL 139.2M²

STREET

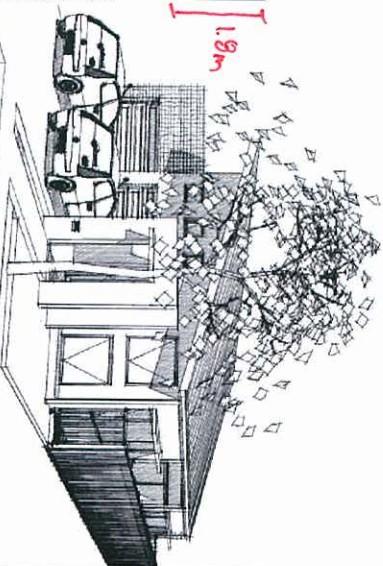
Proposed Lot 900



Unless an alternative
is agreed between
neighbours
Side and Rear boundary fencing behind
building setback is to be 1.8m in
height and solid of timber weatherboard

REAR ELEVATION

BUILT-TO-BDY ELEVATION



AMENDED IN RED
6 - MAR 2017

By: Matt Toon (name)
of the ULDA

CONCEPT | NARROW FRONT LOADED LOTS

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PREPARED BY degenhartSHEDD on 16 December 2011

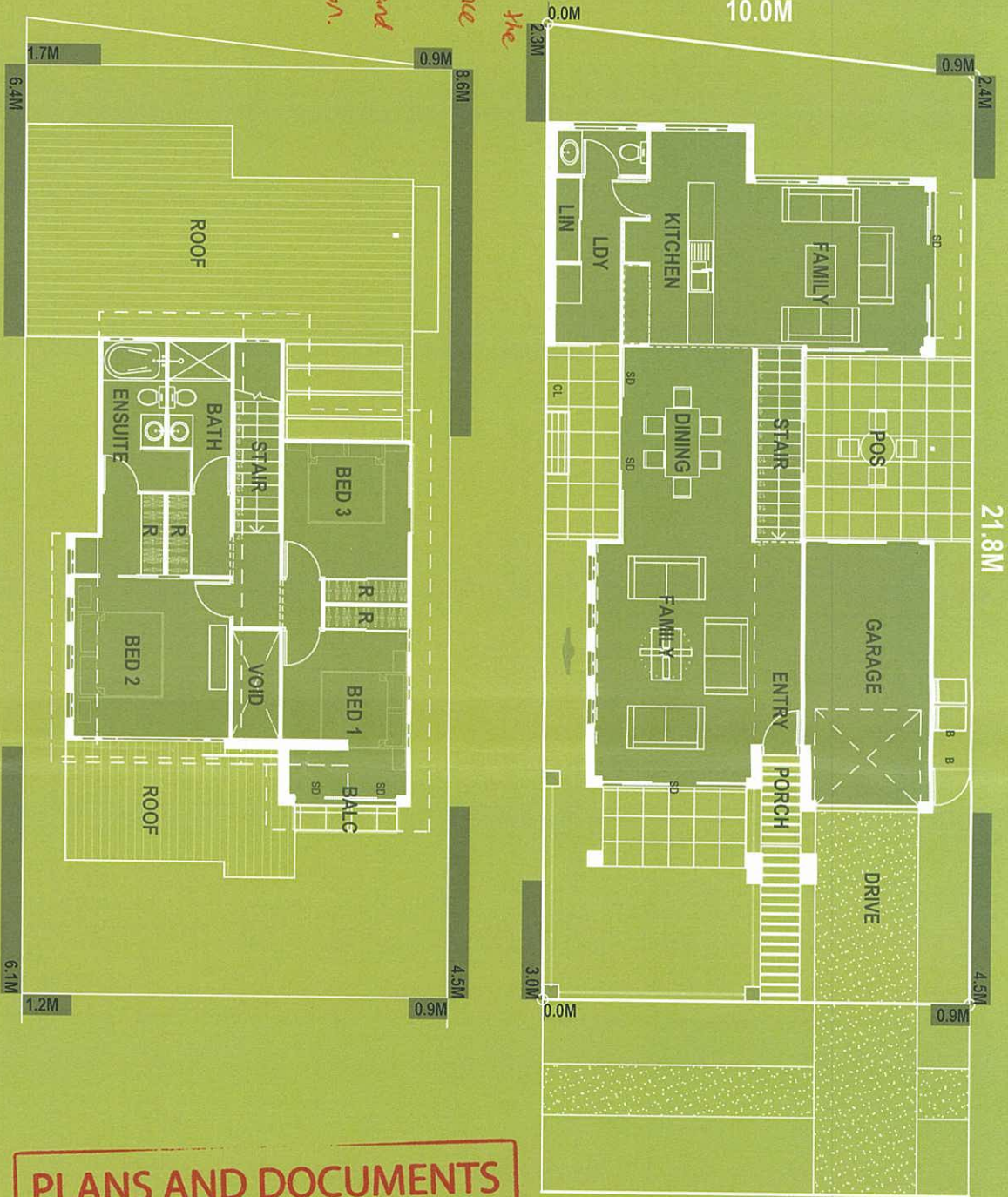
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PROJECT

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CONCEPT PLAN FOR URBAN LAND DEVELOPMENT AUTHORITY

V10

10m Terrace

Unless an alternative is agreed between neighbours the side and rear boundary fence behind the building setback is to be 1.8m in height and solid of timber construction.

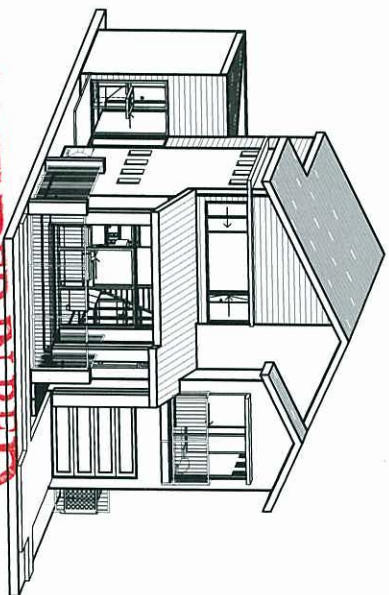
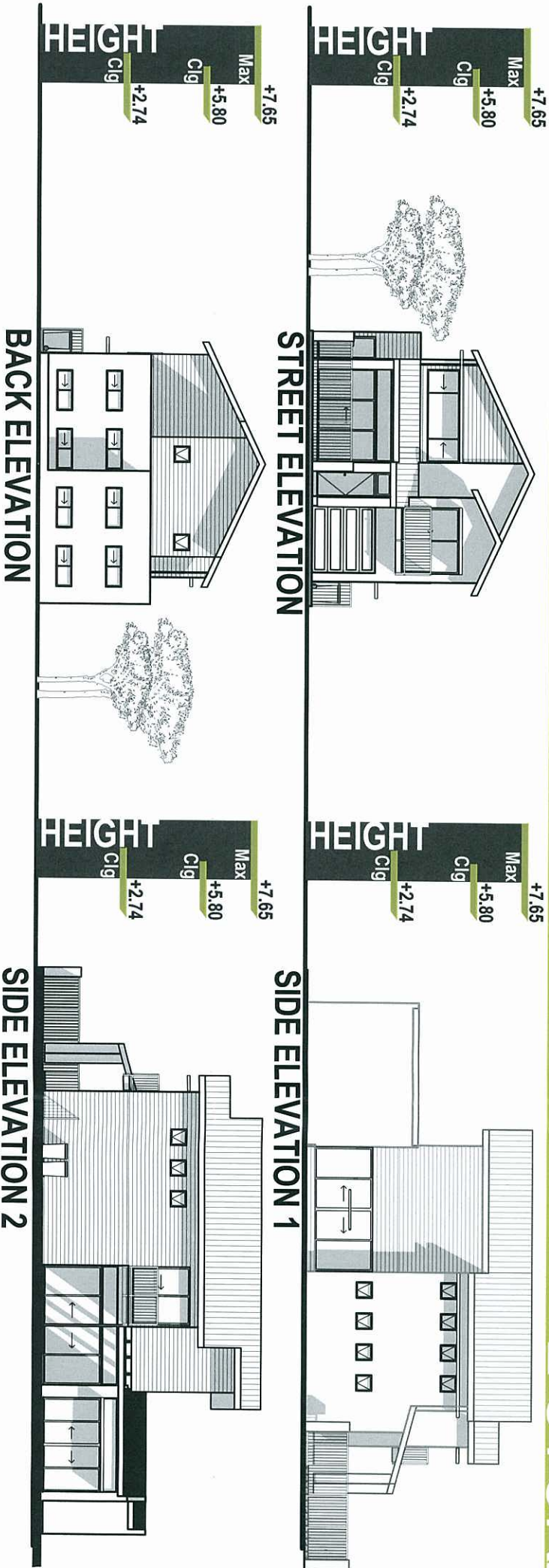


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APPROVAL dated 12 / 8 / 12

2 STOREY

3 BED
2 BTH
1 CAR

Proposed Lot 902



AMENDED IN RED
6 - MAR 2012

By: Matt Teow (name)
of the ULDA

CONCEPT | FRONT LOADED NARROW LOTS

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PREPARED BY degenhartSHEDD on 19/12/11

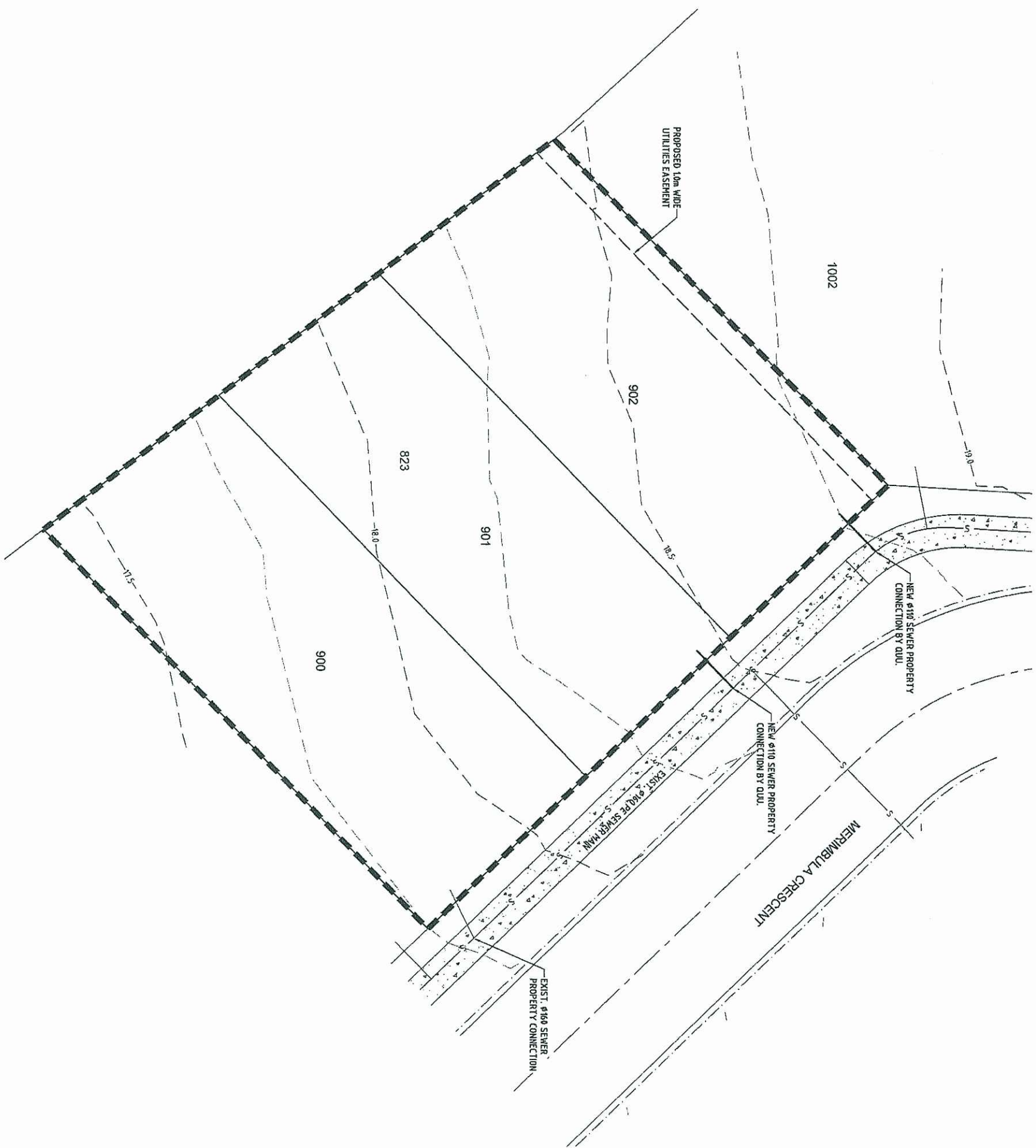
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CONTACT 1300 130 215 OR WWW.ULDA.QLD.GOV.AU/DEFAULT.ASP
PROJECT CONCEPT PLAN FOR URBAN LAND DEVELOPMENT AUTHORITY

10T



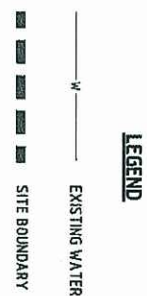
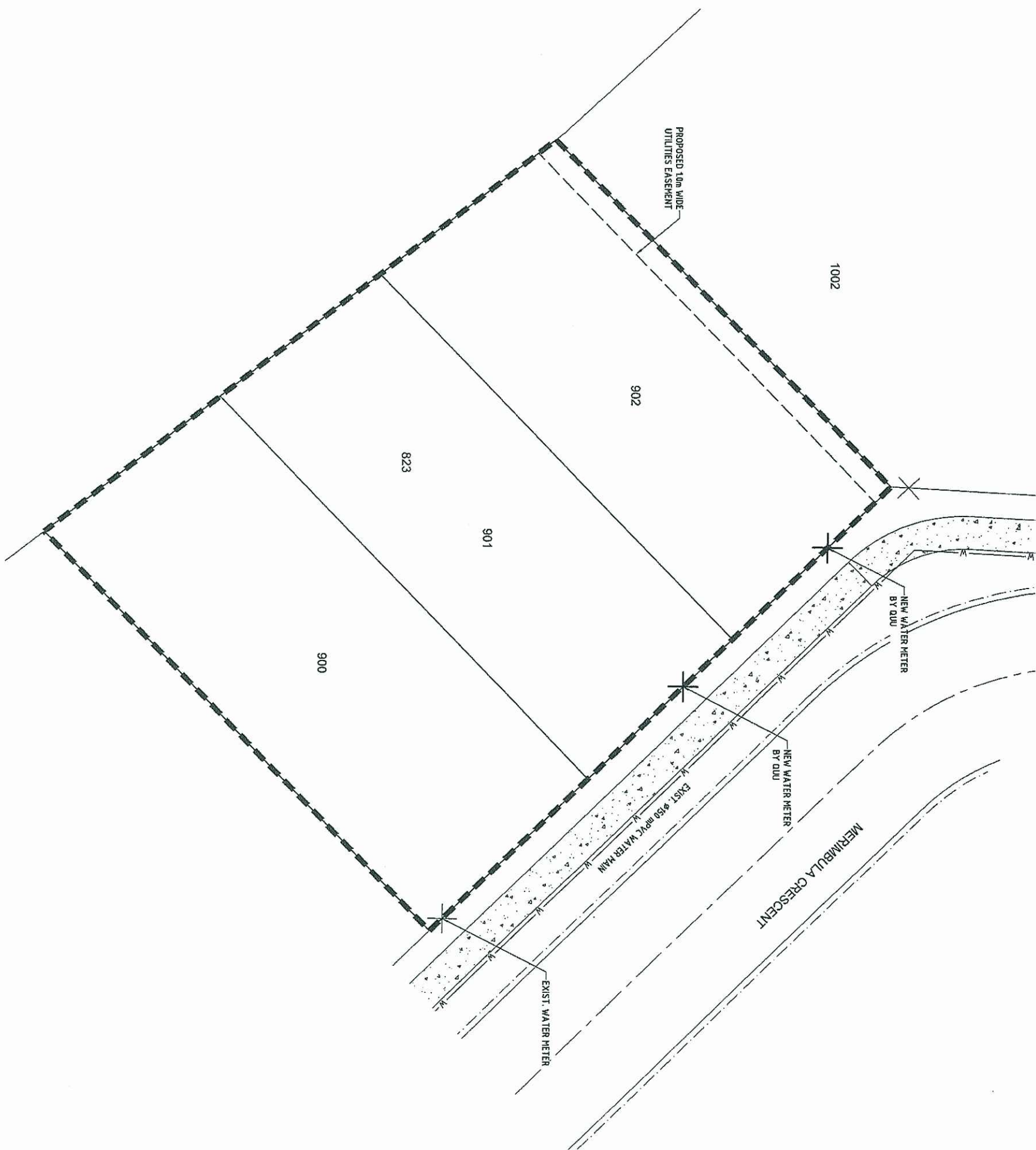
LEGEND

- EXISTING SEWER
- EXISTING MAJOR CONTOURS (0.50m)
- EXISTING MINOR CONTOURS (0.25m)
- SITE BOUNDARY



PLANS AND DOCUMENTS
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APPROVAL dated 12 / 3 / 12

ASSOCIATED CONSULTANTS		CLIENT	
PROJECT PROPOSED LOT RECONFIGURATION (1 INTO 3) LOT 823 MERIMBULA CRESCENT, FITZGIBBON PRELIMINARY SEWER SCHEMATIC		URBAN LAND DEVELOPMENT AUTHORITY	
DATE 21/01/12		SHEET TITLE	
DRAWN AL		CHECKED AL	
DATE JANUARY 2012		DATE	
SCALE SCALE 1:100 (A1)		DATE	
BRISSBANE 555 CONSTITUTION DRIVE TOOWONG QLD 4068 PH: (07) 3371 7000 FAX: (07) 3371 1578 EMAIL: info@etisgroup.net.au		SUNSHINE COAST 20 INNOVATION PARKWAY BIRATHA QLD 4575 PH: (07) 5438 6100 FAX: (07) 5438 6200 EMAIL: info@etisgroup.net.au	
PABULA NEW GUINEA 5TH FLOOR CURRIERSON HOUSE, PO BOX 400 TELEPHONE (079) 321 1233 FACSIMILE (079) 321 7003 EMAIL: info@etisgroup.net.au		ARCHITECTS CIVIL & STRUCTURAL ENGINEERS	
ETIS GROUP www.etisgroup.net.au		JOB CODE ULDSFC5B	
SHEET NUMBER SK03		REV A	
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APPROVAL dated 12 / 3 / 12

ASSOCIATED CONSULTANTS		CLIENT	
PROJECT PROPOSED LOT RECONFIGURATION (1 INTO 3)		URBAN LAND DEVELOPMENT AUTHORITY	
LOCATION LOT 823 MERIMBULA CRESCENT, FITZGIBBON			
SHEET PRELIMINARY WATER SCHEMATIC			
DATE 12/01/12	BY A. PERON	DATE 12/01/12	BY A. PERON
REVISIONS			
DESIGNED AL		APPROVED DATE	
CHECKED AL		SCALE 0 2 4 6m SCALE 1:100 (A1)	
BRISBANE AUSTRALIA SUNSHINE COAST 255 COCAINIA DRIVE TOOWONG QLD 4068 PH (07) 3211 7000 FAX (07) 3211 9979 EMAIL - info@stggroup.net.au PAPUA NEW GUINEA 5TH FLOOR OUTREACH HOUSE PO BOX 500 TELEPHONE (675) 321 1333 FACSIMILE (675) 321 7000 EMAIL - info@stggroup.net.au ARCHITECTS - CIVIL & STRUCTURAL ENGINEERS			
		JOB CODE: ULDSFC5B	
www.stggroup.net.au		SHEET NUMBER: SK04	
		REV: A	