

Legend

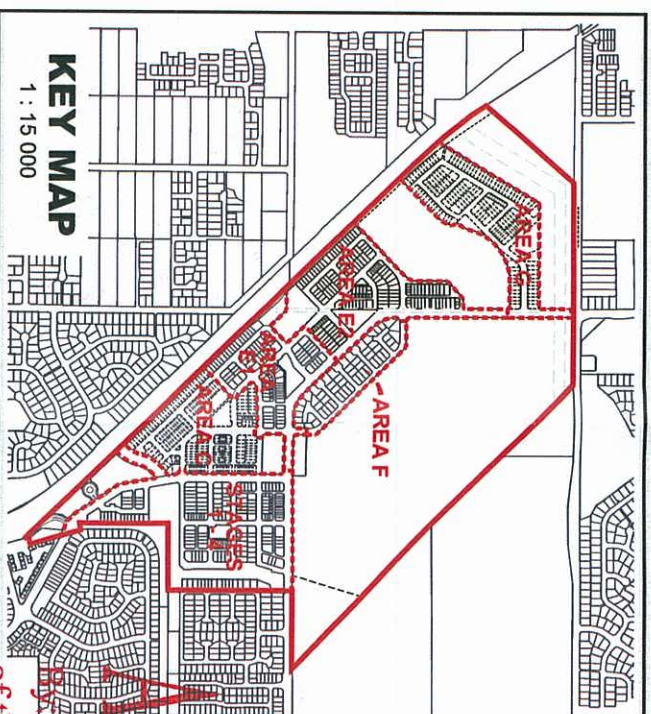
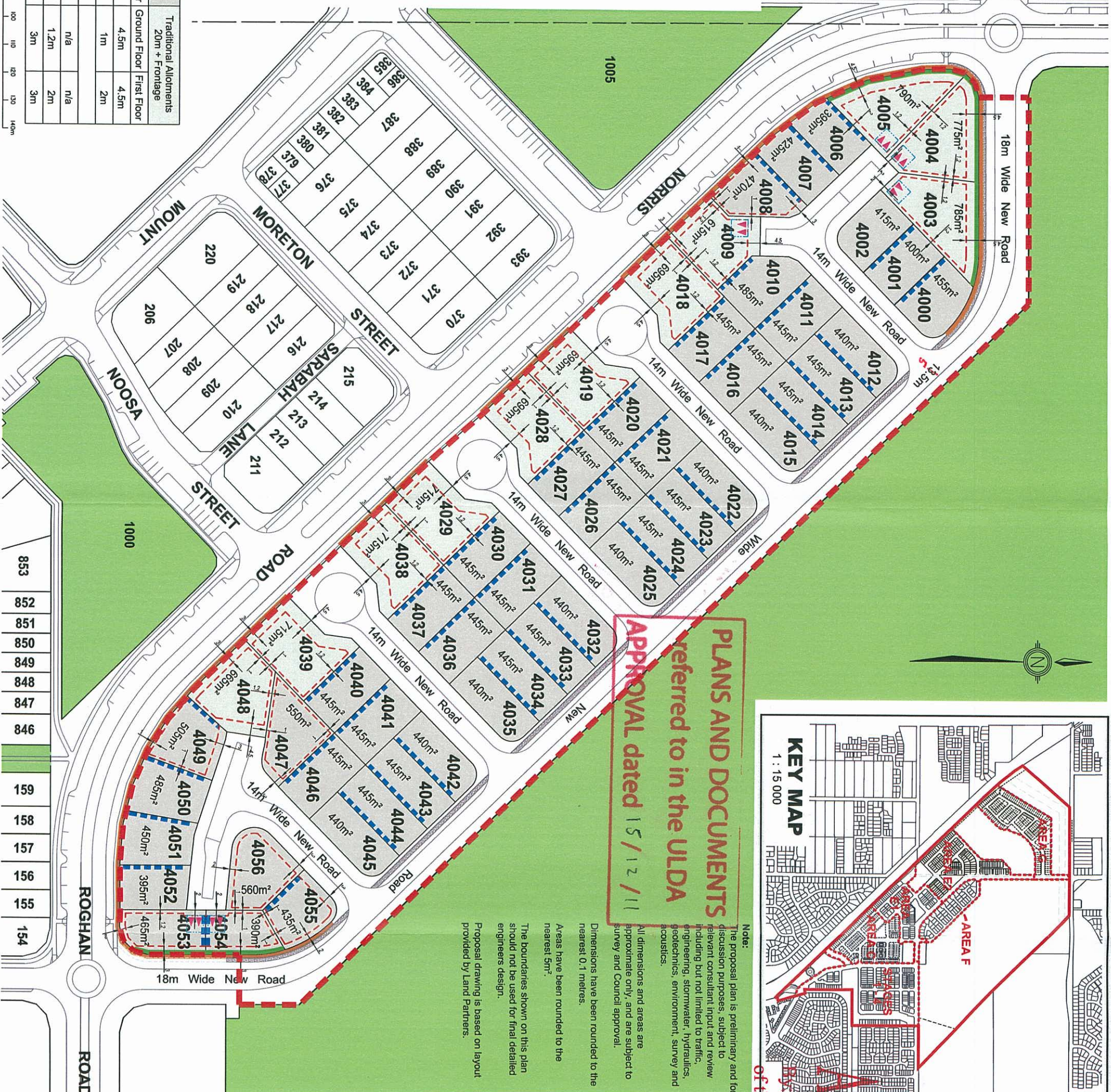
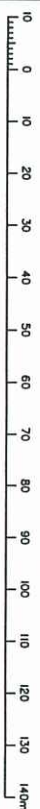
- Site Boundary
- Stage Boundary
- Road
- Indicative Pedestrian Pathway Alignment
- Park / Open Space
- Pedestrian Linkage/ Road Reserve
- Development Controls
 - Optional Built to Boundary Wall
 - Maximum Building Location Envelope (Irregular Lots)
 - No Vehicle Access
 - Primary Frontage
 - Preferred Garage Location

Notes-

- General:
 - All development is to be undertaken in accordance with the Development Approval.
 - Building height is a maximum of 3 storeys.
- Orientation:
 - Dwellings built on corner lots should address both street frontages.
- Setbacks:
 - Setbacks are as per the Site Development Table unless otherwise specified.
 - The location of built to boundary walls are indicated on the Site Development Plan.
 - 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 of 2 spaces per dwelling, which may be in tandem
 - Parking spaces on driveways do not have to comply with AS2890.
- Site Cover and Private Open Space:
 - Site cover for each lot is not to exceed 60% of the lot
 - Private amenity space accessible from the ground floor must not be less than 15m² with a minimum dimension of 3m.
- 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 Guideline approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.

Site Development Table

	Courtyard Allotments	Traditional Allotments 20m + Frontage
Front/Primary Frontage	Ground Floor 3m First Floor 3m	Ground Floor 4.5m First Floor 4.5m
Rear	1m	1m
Side - General Lots	0m	n/a
Built to Boundary	1m	1.5m
Non Built to Boundary	2m	3m



of the ULDA

REVISION
A: 22/11/2011 Amend lot to face Open Space
B: 23/11/2011 Amended Lots and Boundary
9 DEC 2011
Matt Teo (name)

CLIENT URBAN LAND DEVELOPMENT AUTHORITY

PROJECT FITZGIBBON CHASE

PLAN OF DEVELOPMENT AREA F ALLOTMENT LAYOUT

Level Datum

Origin

Date 23 November 2011

Comp By: WW/JJE

DWG Name: 22743-200 Area F

Local Authority URBAN LAND DEVELOPMENT AUTHORITY

Locality FITZGIBBON

Job Reference 22743

Scale 1:1000

Sheet A2

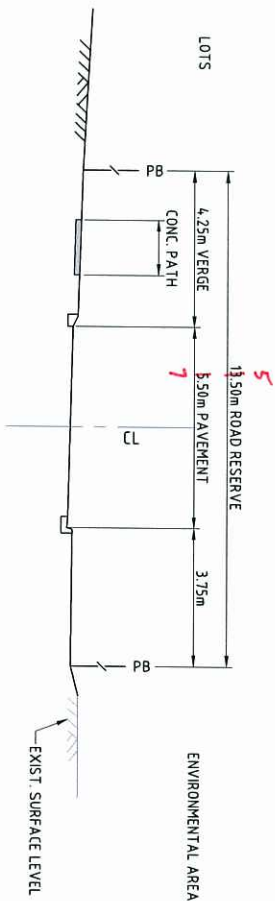
Plan Ref 22743 - 201

Rev B

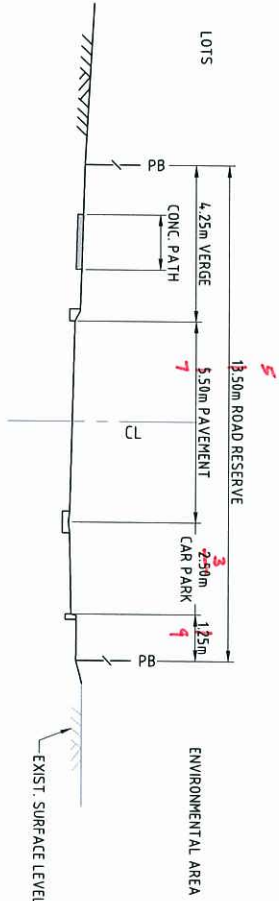




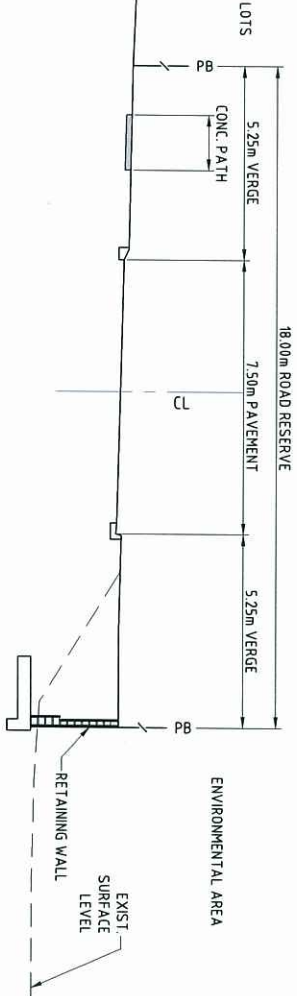
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 15 / 12 / 11



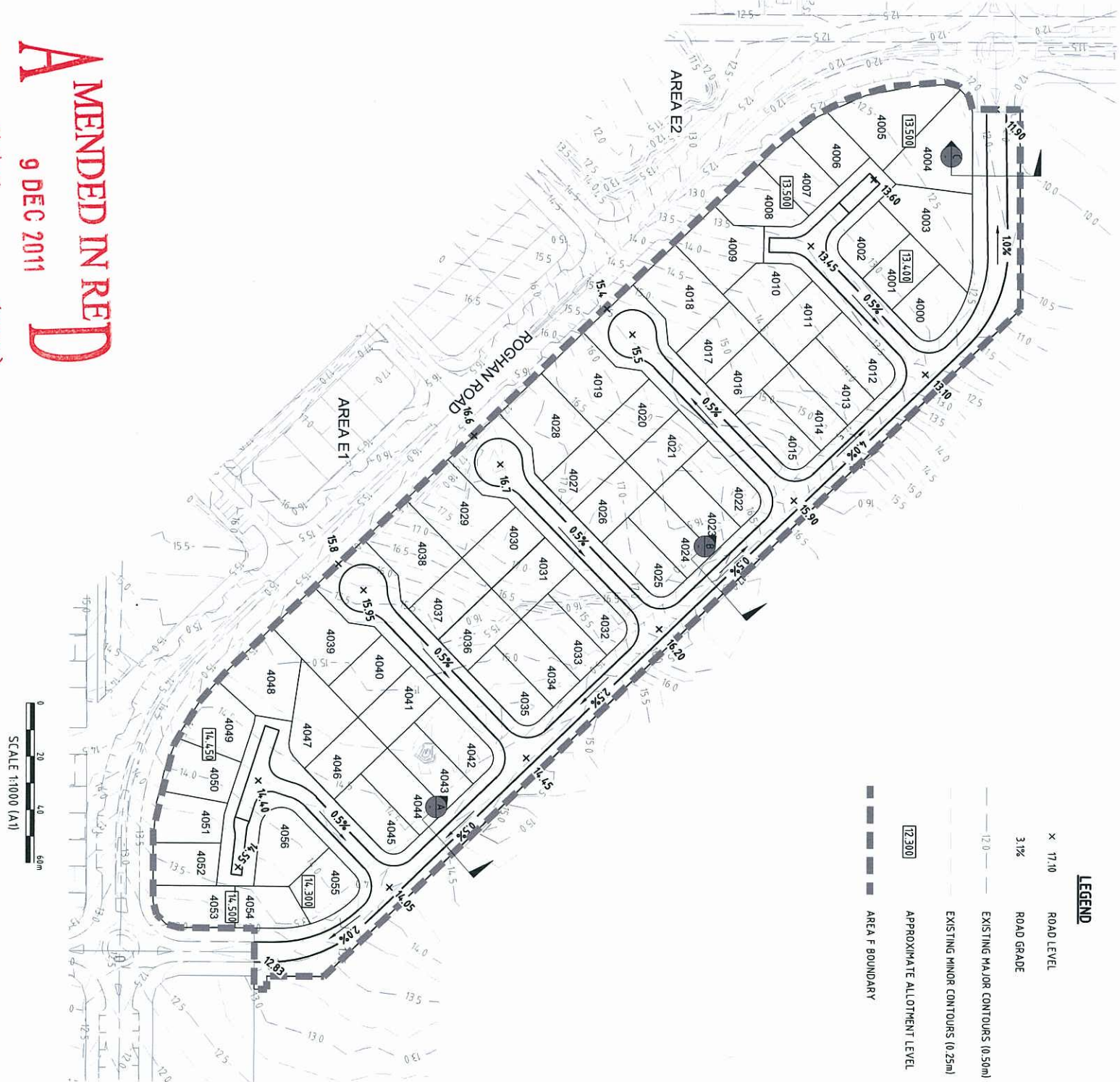
TYPICAL SECTION A - WITHOUT CAR PARKS



TYPICAL SECTION B - WITH CAR PARKS



TYPICAL SECTION C



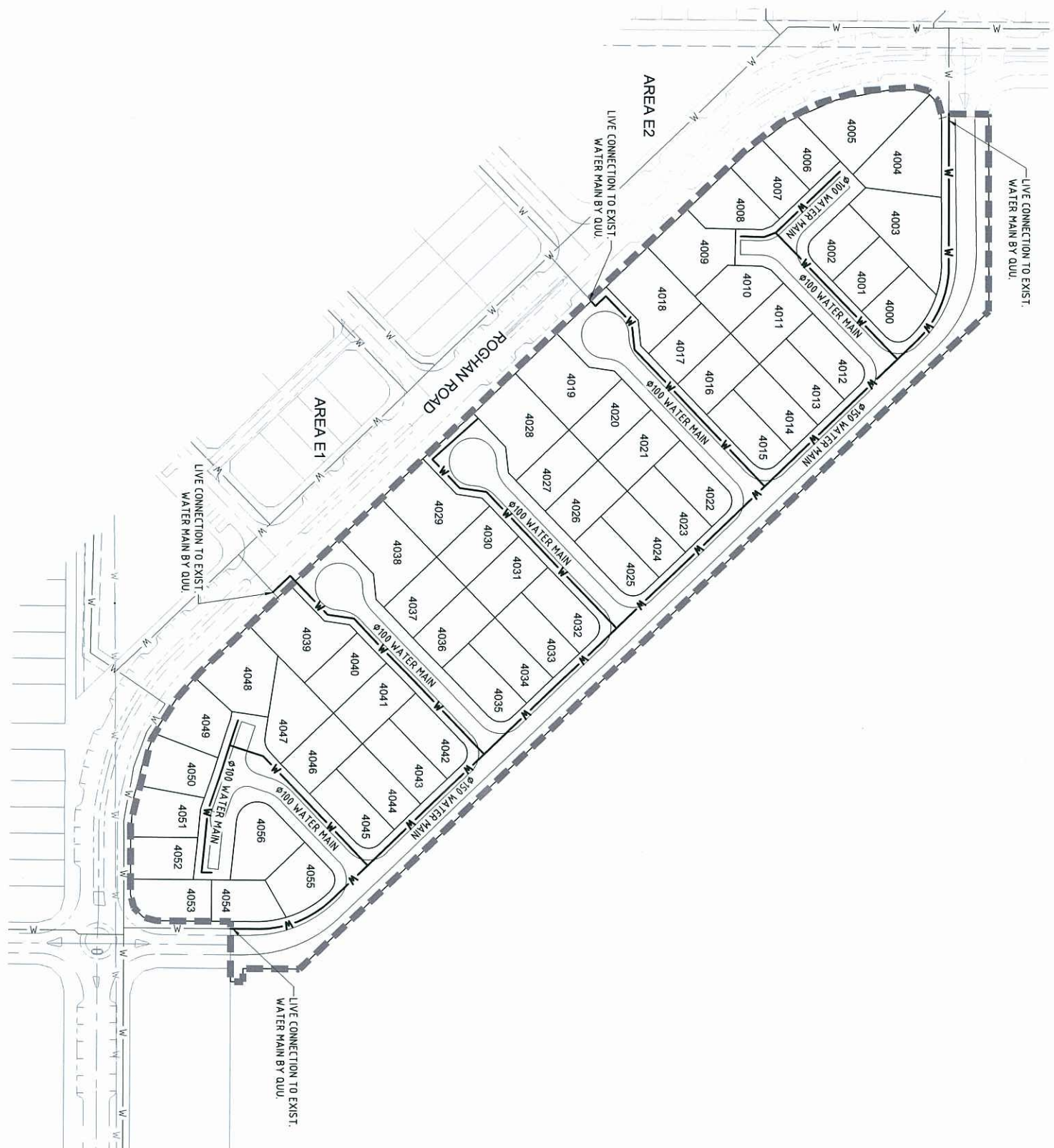
AMENDED IN RED
9 DEC 2011
By: Matt Tean (name)
of the ULDA

ASSOCIATED CONSULTANTS				CLIENT	
				URBAN LAND DEVELOPMENT AUTHORITY	
				PROJECT	
				FITZGIBBON CHASE AREA F	
				LOCATION	
				253 TELEGRAPH ROAD, FITZGIBBON	
				SHEET	
				PRELIMINARY ROAD LEVELS	
				TITLE	
				DESIGNED	
				AL	
				DRAWN	
				CS	
				CHECKED	
				DATE	
				DECEMBER 2010	
				APPROVED	
				SCALE	
				AS SHOWN	
				BRISBANE	
				AUSTRALIA	
				SUNSHINE COAST	
				556 CORPORATION DRIVE, TONKONG QLD 4068	
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				3TH FLOOR GUERINSON HOUSE, PO BOX 988	
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				ARCHITECTS • CIVIL & STRUCTURAL ENGINEERS	
				JOB CODE	
				ULDSFCF1	
				SHEET NUMBER	
				SK05	
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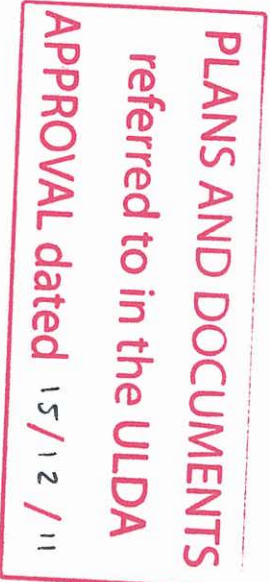


PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 15 / 12 / 11

- LEGEND
- PROPOSED ϕ 150 mPVC WATER MAIN U.N.O.
 - EXISTING WATER
 - AREA F BOUNDARY



ASSOCIATED CONSULTANTS		CLIENT	
PROJECT FITZGIBBON CHASE AREA F 253 TELEGRAPH ROAD, FITZGIBBON PRELIMINARY WATER SCHEMATIC		DESIGNED AL DATE	
CHECKED CS DATE		APPROVED NEITH HOMMELS STEPHEN HUGHES RPEQ 7295 RPEQ 7700 SCALE 0 20 40 60m SCALE 1:1000 (A1)	
DATE 25/11/11 15/12/10 REV B A DESCRIPTION NEW LOT LAYOUT ORIGINAL ISSUE REVISIONS		ARCHITECTS BRISBANE 556 CORPORATION DRIVE, TROONING QLD 4068 PH: (07) 3271 7000 FAX: (07) 3271 9579 EMAIL: mail@etgroup.net.au AUSTRALIA SUNSHINE COAST 20 INNOVATION PARKWAY, BERTHA QLD 4575 PH: (07) 5438 8100 FAX: (07) 5438 8200 EMAIL: mail.sco@etgroup.net.au PORT MORESBY 574 HOGG CUMBERBERRY ROAD, PO BOX 548 TELEPHONE: (081) 421 7653 FAX: (081) 421 7653 EMAIL: etgroup@esecorp.net.au PAPUA NEW GUINEA CIVIL & STRUCTURAL ENGINEERS	
JOB CODE ULDSFCF1		SHEET NUMBER SK04	
REV B		COPYRIGHT 10 AUG 2006	



referred to in the ULDA

LEGEND

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- The site plan illustrates the layout of the proposed 4000 block of Roghan Road. The plan is divided into three distinct areas: Area E1, Area E2, and Area E3. Area E1 is located on the left side of the plan, containing lots 4000 through 4019. Area E2 is located in the center, containing lots 4020 through 4039. Area E3 is located on the right side, containing lots 4040 through 4056. The plan shows a dashed line representing the proposed road, a solid line representing the existing sewer main, and a dashed line representing the proposed sewer main. The plan also shows the location of the proposed sewer main by DUU and the existing sewer main by DUU. The plan is oriented with North at the top.



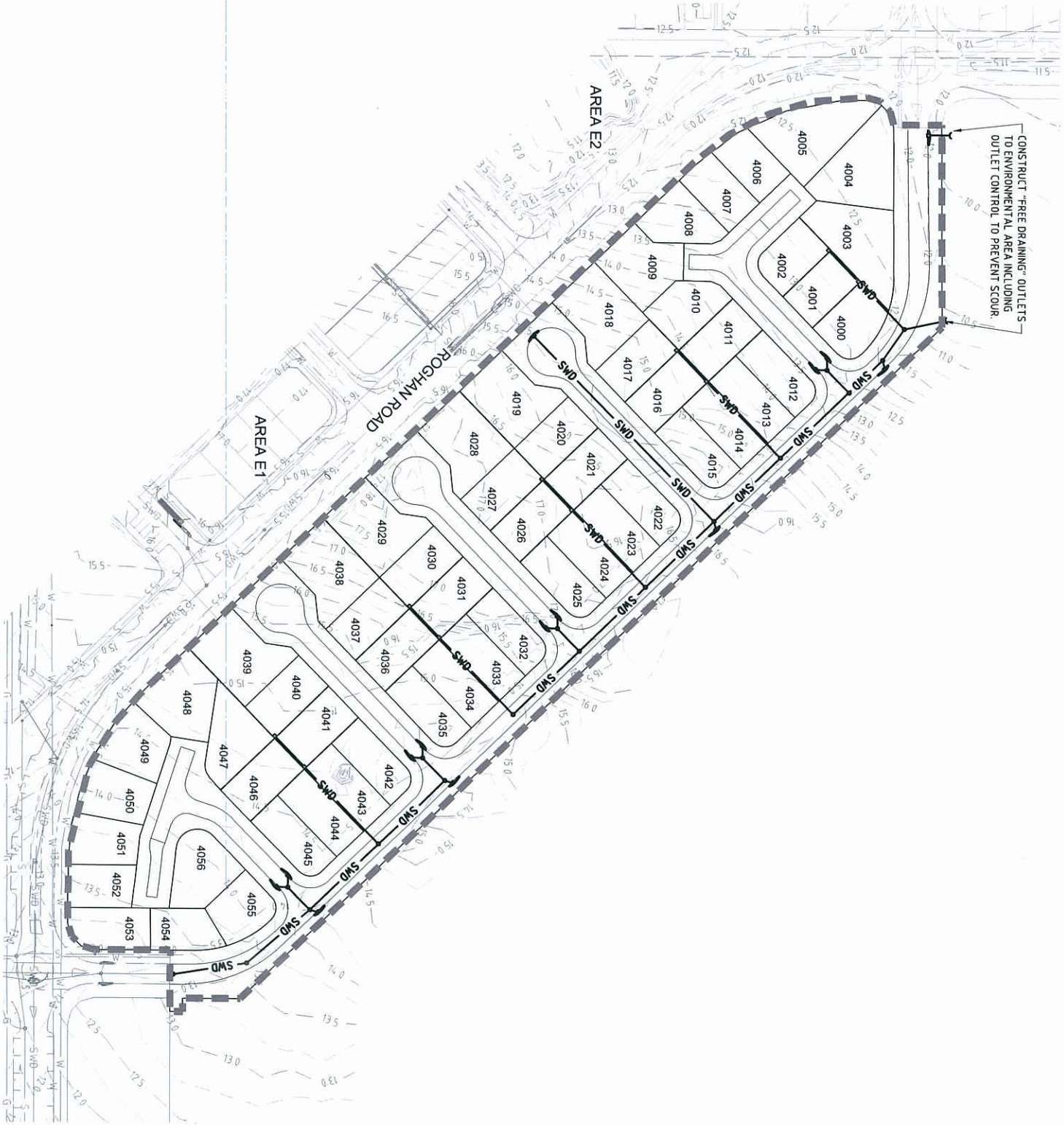
EIS
GROUP
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PLANS AND DOCUMENTS
referred to in the ULDA
Approval dated 15 / 12 / 11

LEGEND

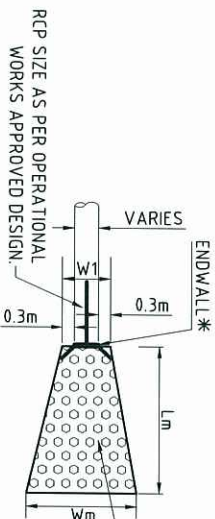
- SMD — PROPOSED STORMWATER
- SWD — EXISTING STORMWATER
- 12.0 — EXISTING MAJOR CONTOURS (0.50m)
- — EXISTING MINOR CONTOURS (0.25m)
- — AREA F BOUNDARY



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

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

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



ROCK PROTECTION AS DETAILED IN BCC GUIDELINES - STORMWATER OUTLETS IN PARKS AND WATERWAYS, ROCK SIZES AND OUTLET ROCK PAD DIMENSIONS WILL BE DEPENDANT ON APPROVED OPERATIONAL WORKS DRAWINGS.

PLAN - ENERGY DISSIPATION TREATMENT AT OUTLETS

NOT TO SCALE

ASSOCIATED CONSULTANTS				CLIENT			
25/11/11 03/06/11 15/12/10 DATE	C B A	NEW LOT LAYOUT 80 PLOTS REVEAL PRELIMINARY SCHEMATIC	RM RM RM	URBAN LAND DEVELOPMENT AUTHORITY			
REVISIONS				PROJECT FITZGIBBON CHASE AREA F			
				LOCATION 253 TELEGRAPH ROAD, FITZGIBBON			
				SHEET PRELIMINARY STORMWATER SCHEMATIC			
				DESIGNED AL			
				APPROVED			
				DATE			
				DRAWN CS			
				CHECKED			
				DATE			
				SCALE			
				SCALE 1:1000 (A1)			
				ARCHITECTS			
				CIVIL & STRUCTURAL ENGINEERS			
				JOB CODE			
				ULDSFCF1			
				SHEET NUMBER			
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