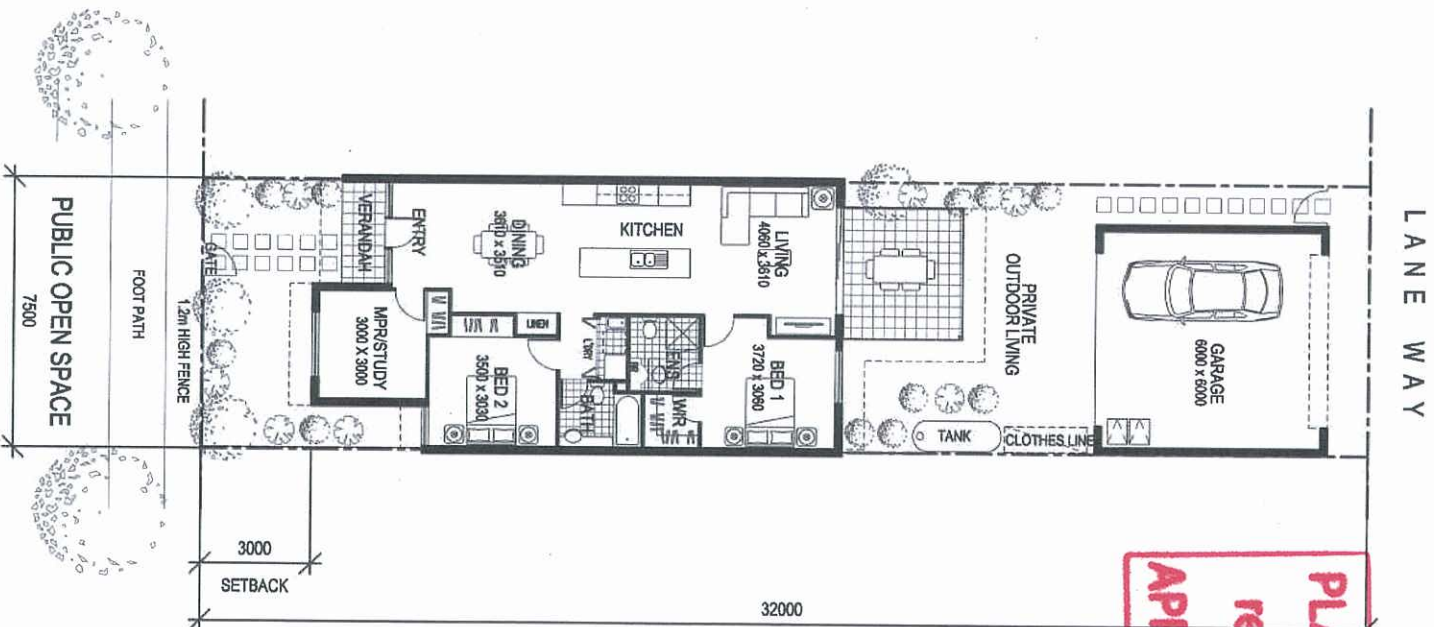


HillClose, Clinton - Stage 2 - Lots 31 - 38

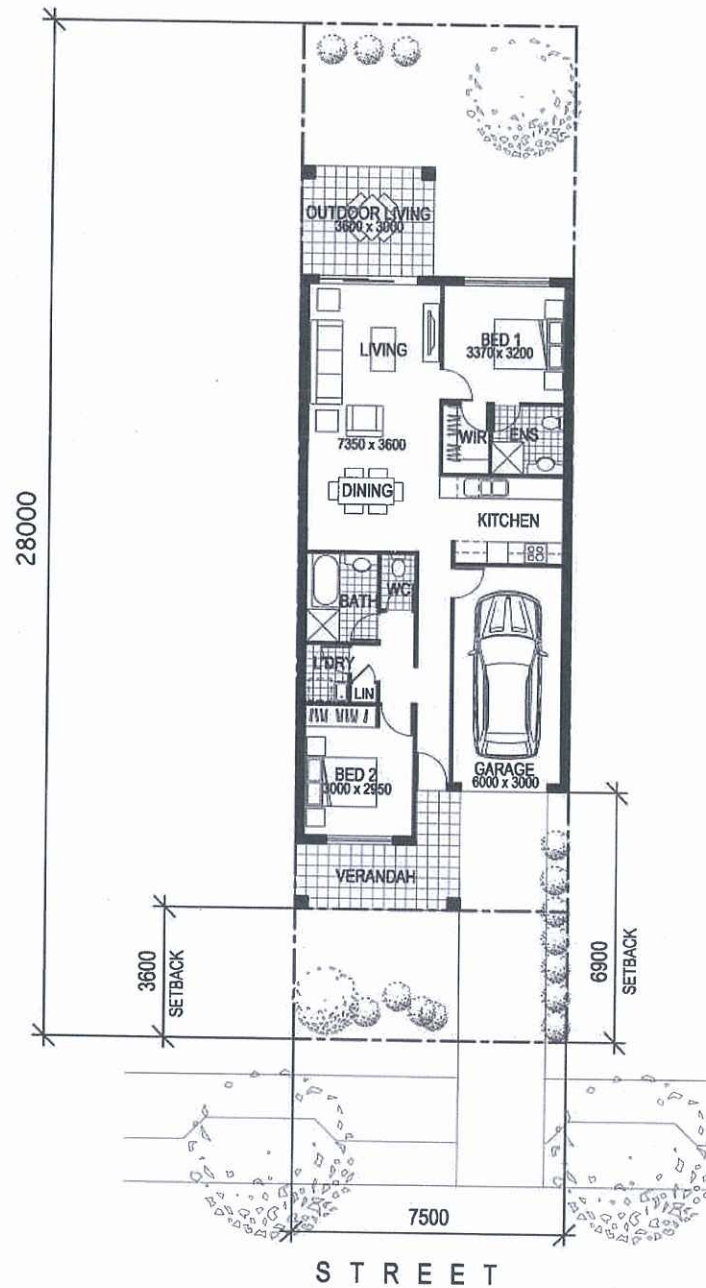


PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 14 / 9 / 11

RECEIVED
8 SEP 2011
BY: _____

Ab	240	7.5	R	Ab	TYPICAL PLAN
BUILT TYPE:	ATTACHED	ONE LEVEL	240m2	HOUSE:	100sqm
HEIGHT:	7.5m	REAR	7.5m	GARAGE:	40sqm
LAND AREA:	240m2	REAR	7.5m	TOTAL INTERNAL:	140sqm
LAND WIDTH:	7.5m	REAR	7.5m	TOTAL EXTERNAL:	389sqm
DRIVEWAY:	REAR	REAR	7.5m	TOTAL:	178sqm

SCALE = 1:200



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 14/9/11

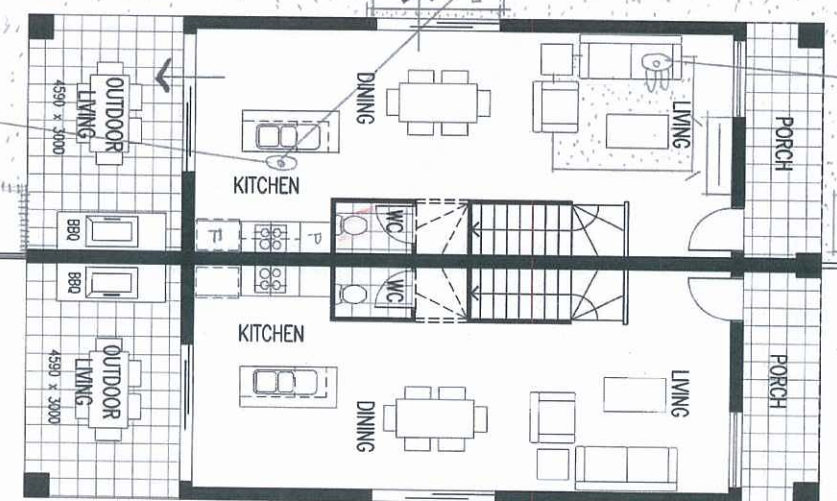
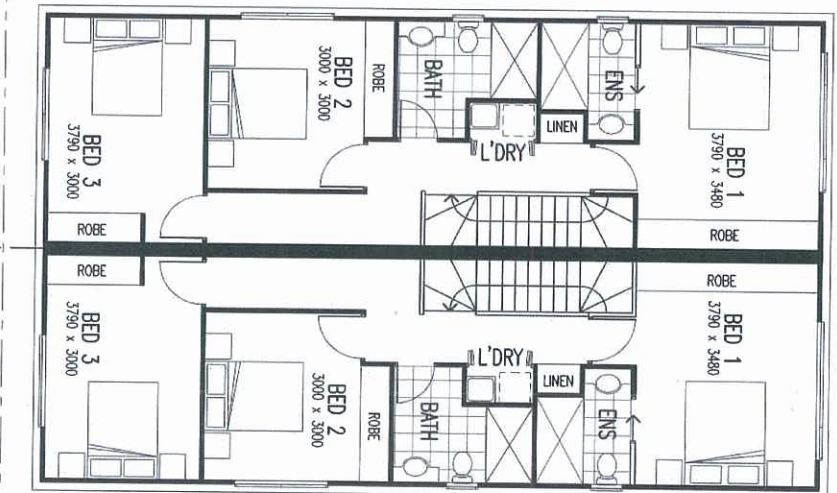
RECEIVED
23 AUG 2011
BY: _____

SCALE = 1:200

S_h	204	8.5	F	S_h	TYPICAL PLAN
BUILT TYPE:	SMALL-LOT			HOUSE:	91sqm
HEIGHT:	ONE LEVEL			GARAGE:	20sqm
LAND AREA:	204m ²			TOTAL INTERNAL:	111sqm
LAND WIDTH:	8.5m			TOTAL EXTERNAL:	21sqm
DRIVEWAY:	FRONT			TOTAL:	132sqm
CODE CONTROL:	RVDC				

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HillClose, Clinton - Stage 3 - Lots 49 - 53



AMENDED IN RED
7 SEP 2011
 By: Mat Tan (name)
 of the ULDA

UPPER FLOOR PLAN

AREA PER UNIT
 GROUND FLOOR AREA (incl) - 51.02m²
 PORCH - 7.08m²
 OUTDOOR LIVING - 13.78m²
 GARAGE - 21.67m²

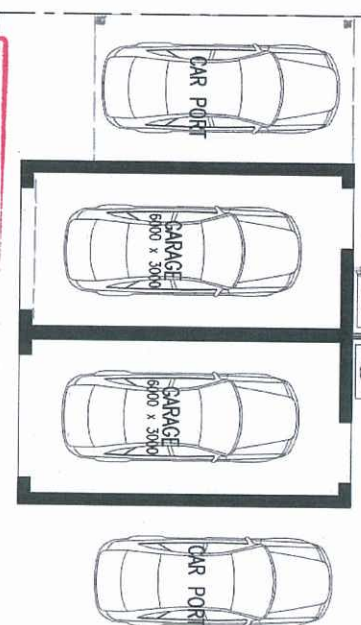
UPPER FLOOR AREA (incl) - 93.55m²
 TOTAL FLOOR AREA - 161.50m²

SITE AREA - 400.00m²
 SITE COVERAGE AT 41% - 187.10m²

Lots 252 - 266

DUPLEX PRODUCT

CONCEPT FLOOR DRAWING



PLANS AND DOCUMENTS
 referred to in the ULDA
APPROVAL dated 14 / 9 / 11

Client: ULDA
 Site: 12.5 X 32M

Job No. 3825
 Scale @ A3 1:100
 Date 31.08.2011
 Amendment CONCEPT

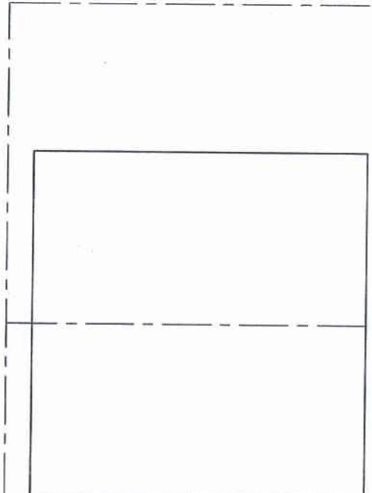
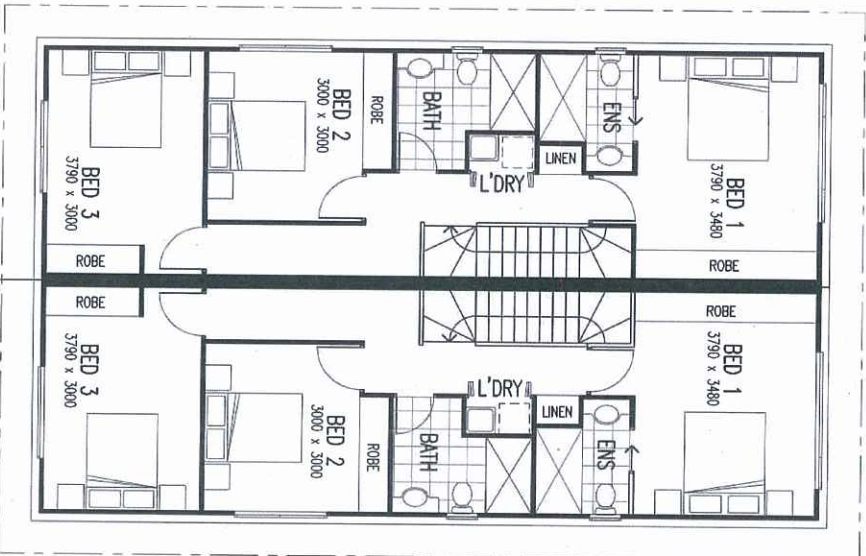
By: MJC
 Rev. A
 Drawing No. C-101

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12.5

12.5

ROAD / PUBLIC OPEN SPACE



UPPER FLOOR PLAN

LANE WAY

GROUND FLOOR PLAN

LANE WAY

AREA PER UNIT
GROUND FLOOR AREA (incl) - 51.02m²
PORCH - 7.08m²
OUTDOOR LIVING - 13.78m²
GARAGE - 21.67m²
TOTAL FLOOR AREA (incl) - 93.55m²
68.35m²
161.90m²

SITE AREA - 350.00m²
SITE COVERAGE AT 53% - 187.10m²

AMENDED IN RED
7 SEP 2011

By: _____ (name)

of the ULDA

DUPLEX PRODUCT

CONCEPT FLOOR DRAWING

Lots 252-266

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 14 / 9 / 11

MONDO ARCHITECTS

Client: ULDA
Site: 12.5 X 28M

Job No. 3825
Scale @ A3 1:100
Date 31.08.2011
Amendment CONCEPT

By: MNC
Rev: A
Drawing No. C-102

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CONCEPT ELEVATION DRAWING

DUPLEX PRODUCT

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7 SEP 2011
By: Matt Town
of the ULDA

Lots 252-266

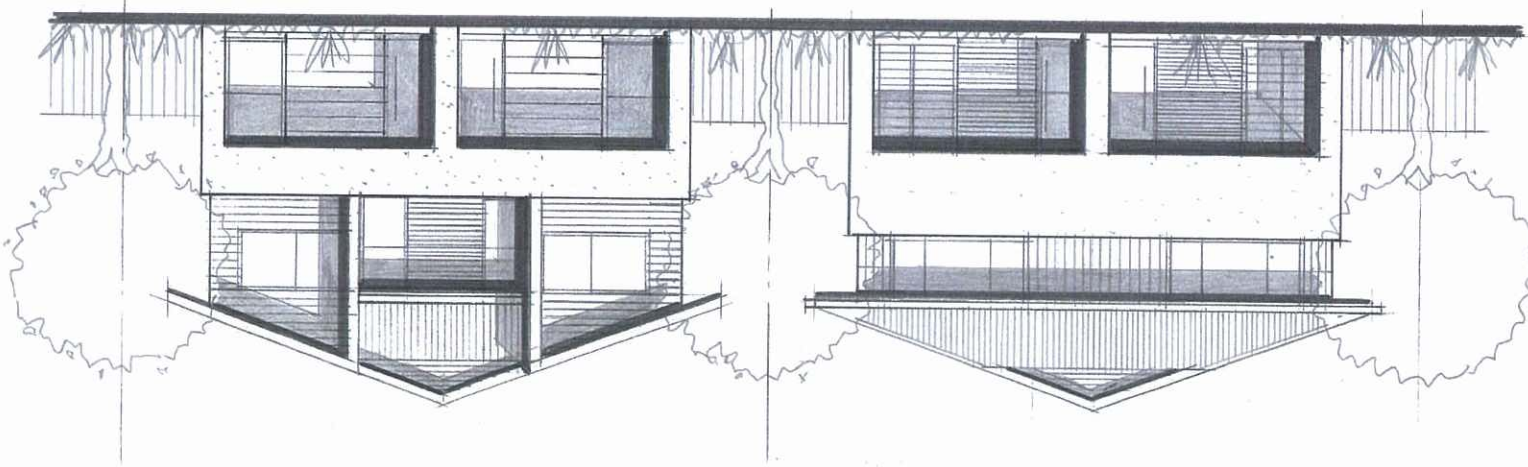
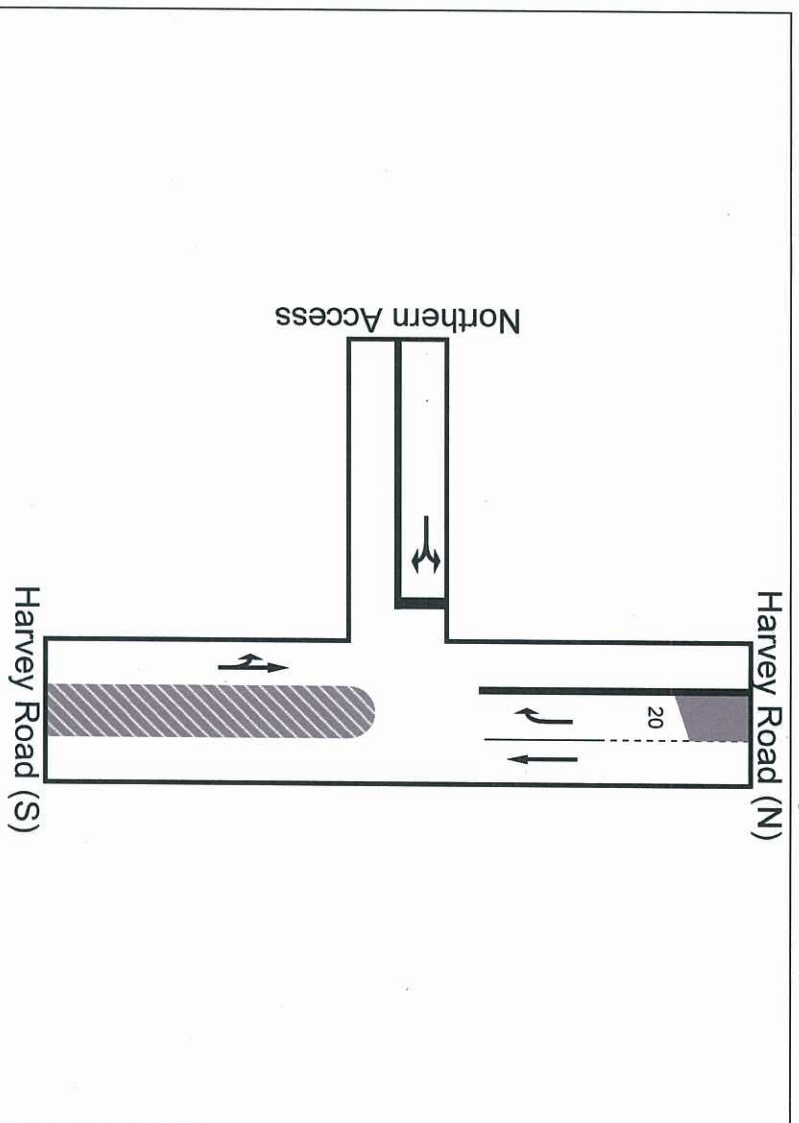


Figure 4.9

Proposed Harvey Road/Northern Access -
Priority Controlled Intersection



Under the forecast intersection movement volumes, the operating characteristics of the adopted intersection geometries are shown below in Table 4.4.

Table 4.4

Northern Access – Intersection Operating Characteristics

Scenarios	Geometry	AM Peak			PM Peak		
		DOS	Avg Delay	95 th %ile Queue	DOS	Avg. Delay	95 th %ile Queue
2011 Background with Development	Priority	0.31	3 sec	12m	0.26	3 sec	5m
2021 Background With Development	Priority	>1.0	209 sec	872m	>1.0	22 sec	143m
2021 Background With Development	Signalised	0.53	10 sec	135m	0.43	6 sec	92m

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