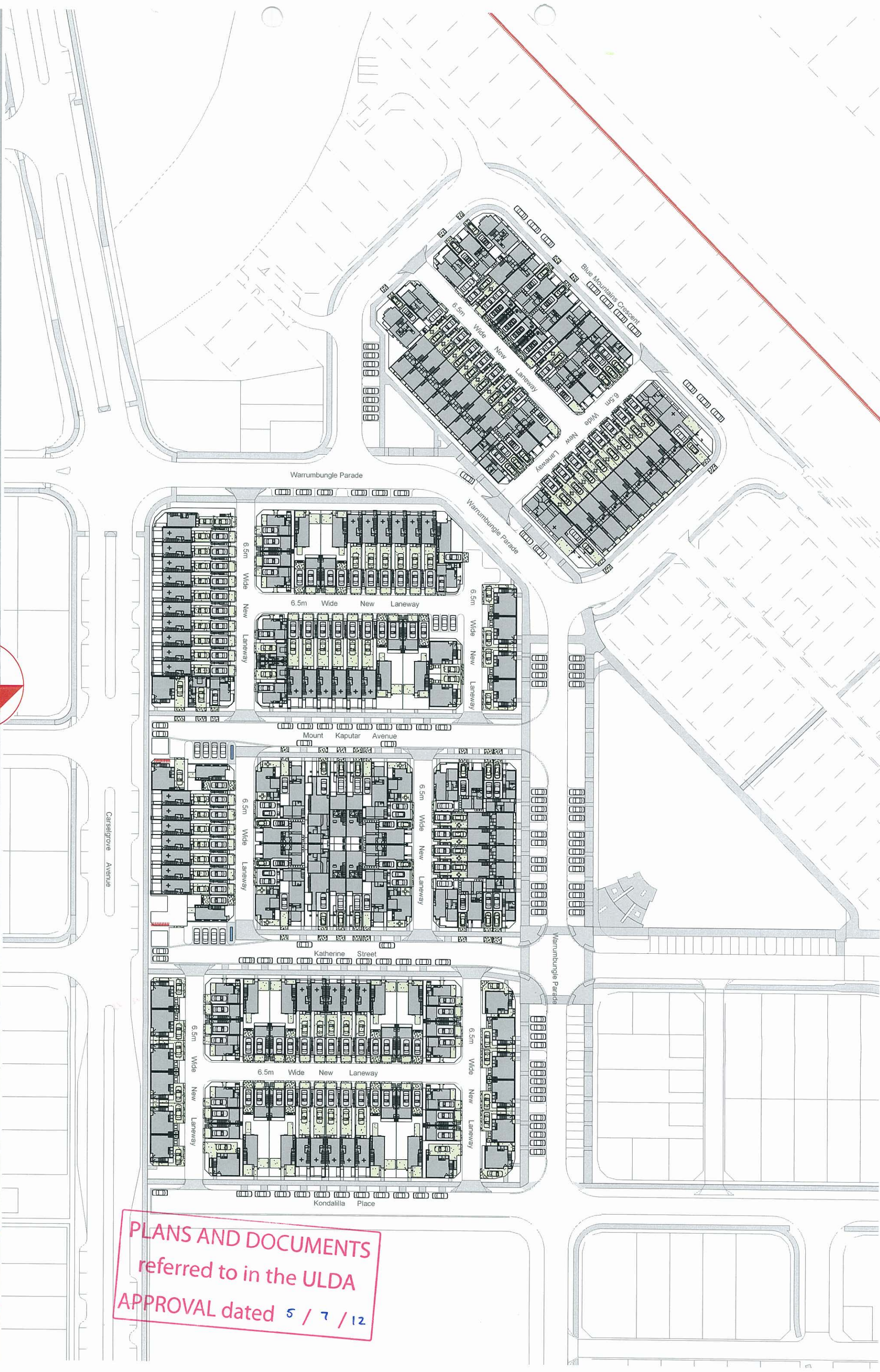


PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 5 / 7 / 12



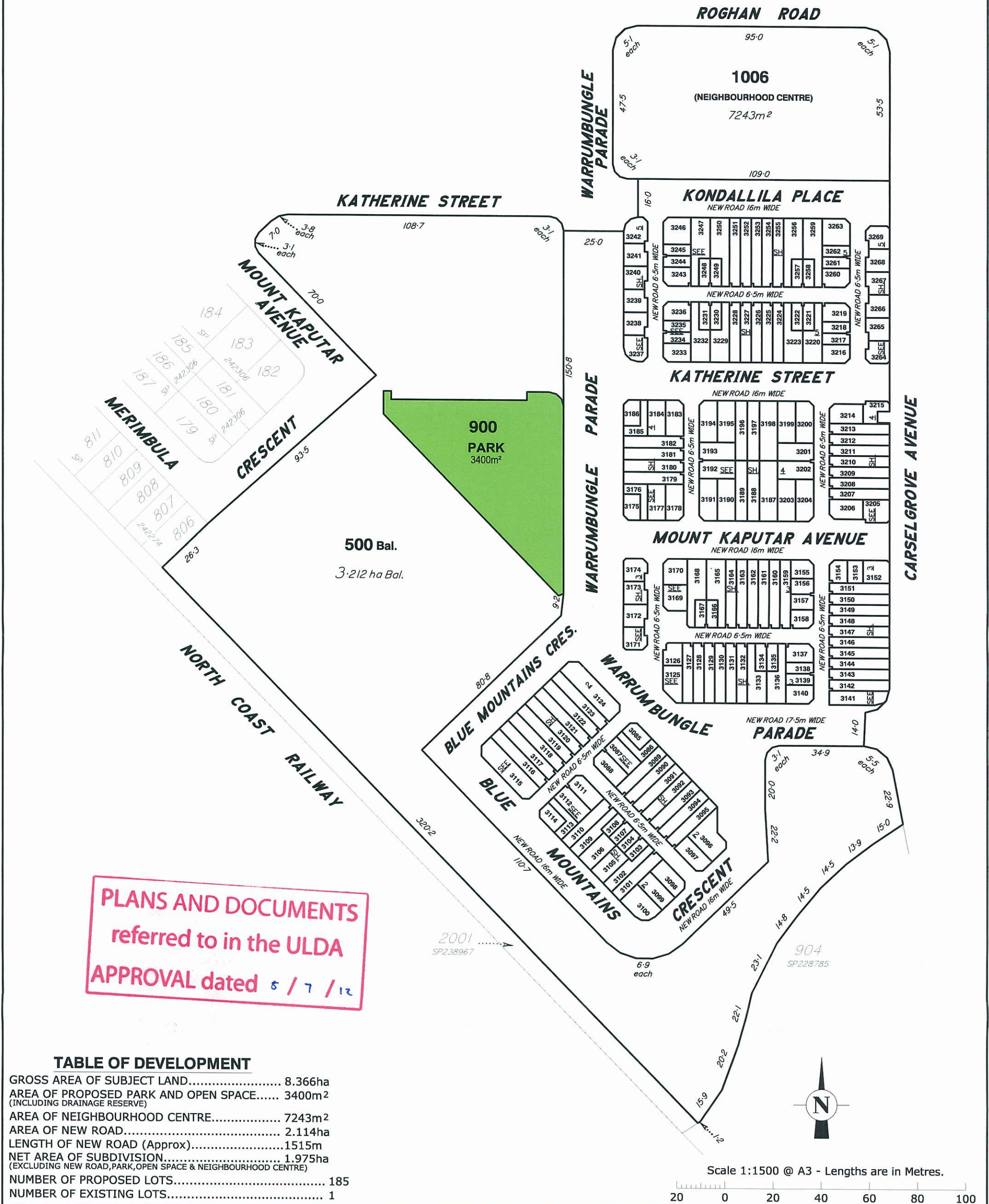


TABLE OF DEVELOPMENT

GROSS AREA OF SUBJECT LAND.....	8.366ha
AREA OF PROPOSED PARK AND OPEN SPACE.....	3400m ²
(INCLUDING DRAINAGE RESERVE)	
AREA OF NEIGHBOURHOOD CENTRE.....	7243m ²
AREA OF NEW ROAD.....	2.114ha
LENGTH OF NEW ROAD (Approx).....	1515m
NET AREA OF SUBDIVISION.....	1.975ha
(EXCLUDING NEW ROAD, PARK, OPEN SPACE & NEIGHBOURHOOD CENTRE)	
NUMBER OF PROPOSED LOTS.....	185
NUMBER OF EXISTING LOTS.....	1

NOTES
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2. DESIGN SUBJECT TO LOCAL AUTHORITY APPROVAL & DETAILED ENGINEERING REQUIREMENTS, AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.

Client : URBAN LAND DEVELOPMENT AUTHORITY	
R.P. Description	LOT 4001 ON SP242308
Parish	NUNDAH
County	STANLEY
Date Drawn	13-03-2012

PLAN OF RECONFIGURATION
AREA C
LOTS 500, 900, 1006
AND 3085-3269
ROGHAN ROAD,
FITZGIBBON



LICENSED SURVEYORS TOWN PLANNERS
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QLD 4005
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Reference Number: PL1336/C-03-H

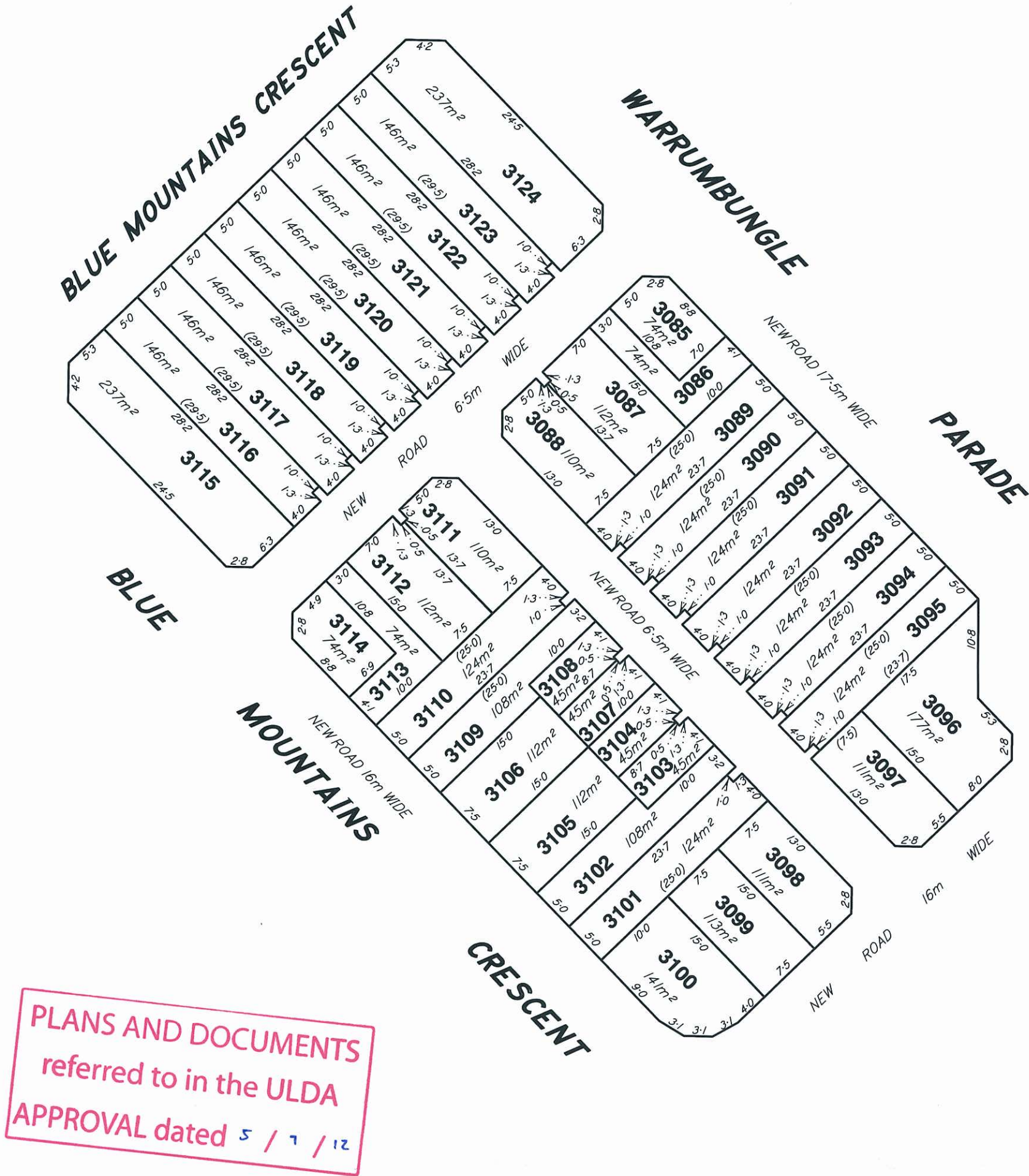


TABLE OF DEVELOPMENT	
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Client : URBAN LAND DEVELOPMENT AUTHORITY	
R.P. Description	LOT 4001 ON SP242308
Parish	NUNDAH
County	STANLEY
Date Drawn	01-03-2012

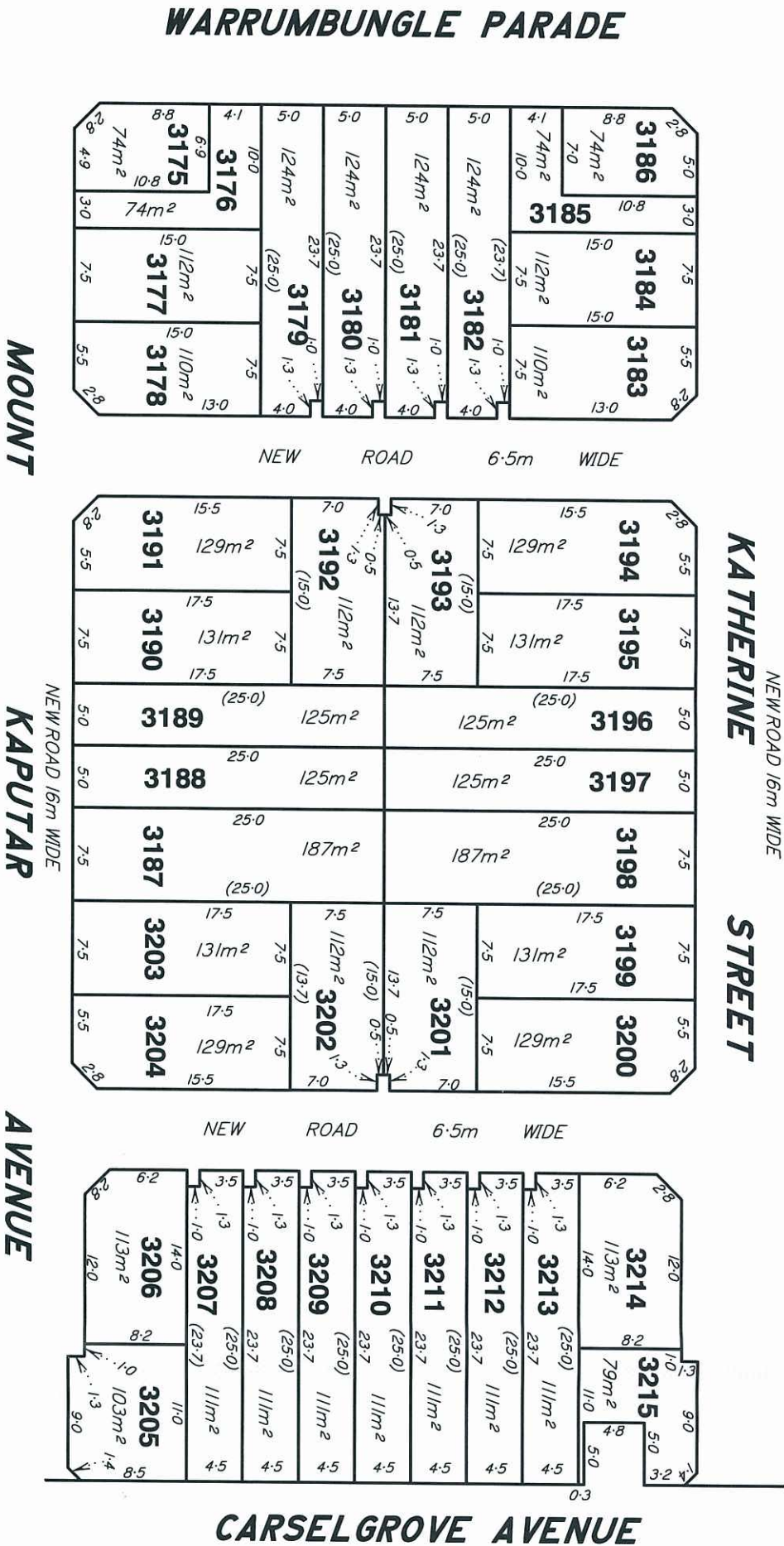
PLAN OF RECONFIGURATION
AREA C
LOTS 500, 900, 1006
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ROGHAN ROAD,
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Scale 1:500 @ A4 - Lengths are in Metres.



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Client :

URBAN LAND DEVELOPMENT AUTHORITY

R.P. Description	LOT 4001 ON SP242308
Parish	NUNDAH
County	STANLEY
Date Drawn	01-03-2012

PLAN OF RECONFIGURATION

AREA C

**LOTS 500, 900, 1006
AND 3085-3269**

**ROGHAN ROAD,
FITZGIBBON**



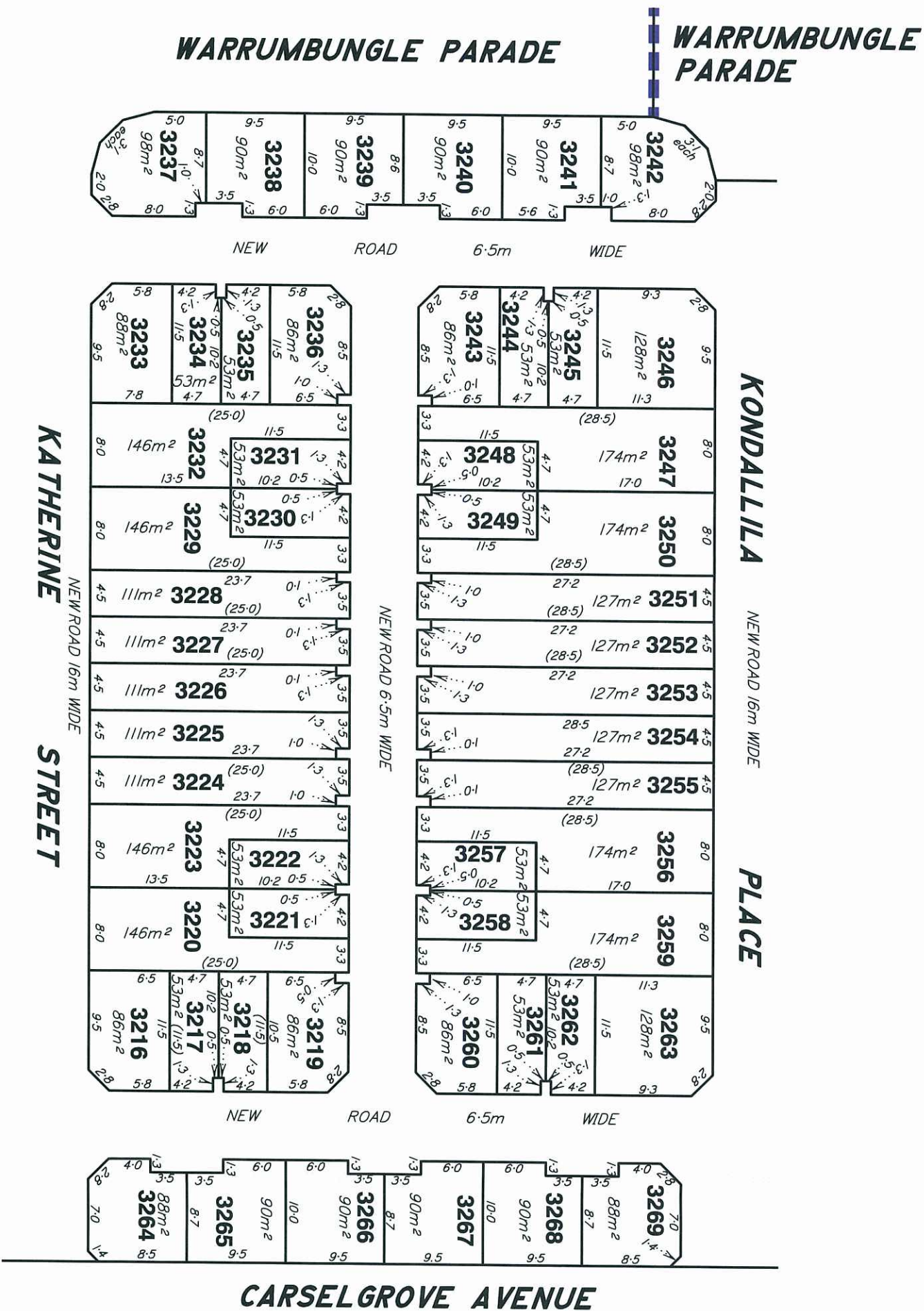
■ LICENSED SURVEYORS ■ TOWN PLANNERS
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Reference Number: PL1336/C-03-H

PLANS AND DOCUMENTS
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APPROVAL dated 5 / 7 / 12



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Client :		PLAN OF RECONFIGURATION	
URBAN LAND DEVELOPMENT AUTHORITY		AREA C	
R.P. Description	LOT 4001 ON SP242308	LOTS 500, 900, 1006 AND 3085-3269	
Parish	NUNDAB		
County	STANLEY		
Date Drawn	01-03-2012	ROGHAN ROAD, FITZGIBBON	



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 ■ DEVELOPMENT CONSULTANTS
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Development Controls

- General:**
- All development is to be undertaken in accordance with the Development Approval.
 - Building height is a maximum of 3 storeys, except locations that have been identified as being for single storey construction only.
 - Dimensions have been rounded to the nearest 0.1m.
 - Refer to landscape plans for locations and extent of paved footpaths.
 - Areas have been rounded to the nearest 5m².
 - This Plan of Development (POD) is subject to relevant consultant input and review, including, but not limited to: landscape, traffic, engineering, stormwater, hydraulics, geotechnics, environment, survey and acoustics.
 - ~~Alternative solutions may be permitted where Fitzgibbon Chase, Design Guideline approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.~~
- Building Siting:**
- No minimum setback is required to Carslegrove Avenue or Warrumbungle Parade, but built form shall occupy a volumetric minimum of 50% of the zone within 0.9m of the Primary Frontage boundary.
 - A minimum street setback of 0.9m shall be provided to all north, east or northeast facing lots and 50% of the zone within 1.5m of the street boundary is to be free of structures to encourage greater solar access.
 - No minimum street or Primary Frontage (as noted on this POD for street or laneway) setback is required for south, west or southwest facing lots, but a minimum of 50% of the zone within 0.5m of the street frontage boundary shall have structure to encourage built form articulation.
 - On-lot parking spaces shall be provided in item 9 and garages/carports in item 13, no minimum setback is required for laneway frontages.
 - A minimum setback of 4.5m shall be provided (as measured to the vehicle door) to the street frontage for all garages and/or carports.
 - No minimum setback is required to laneway garages or carports other than those required to achieve compliance with ULDA Practice note no. 12 issued December 2011 or as updated (alternative solutions will be considered based on the provision of a compliant vehicle swept path diagram supporting the proposed setback).
 - Open balconies, porches, gatehouses, etc. may project to the street or lane property boundary.
 - The location of mandatory built-to-boundary walls and built-to-boundary open structures are indicated on the Plan of Development.
 - Built-to-boundary walls are to extend to a minimum of 50% of the boundary for which they have been nominated shall have maximum height of 1.8m and shall not exceed the prescribed setbacks of the lot.
 - Built-to-boundary walls of a height greater than 4.5m shall not extend more than 3m closer to a street or a lane than the built-to-boundary walls of the adjacent existing or approved dwelling (i.e., a dwelling nominated by this document) in order to avoid large sections of blank facade dominating the public realm.
 - In sections where built-to-boundary walls are not adopted, side boundary setbacks shall be 0.9m minimum.
 - Boundary setbacks are measured to the wall of the structure, excluding minor items such as pilasters, columns, mouldings, window hoods, etc.
 - Eaves shall not encroach closer than 450mm to the lot boundary, exceptions include a street or lane boundary where eaves may extend to the street or lane boundary.
 - Shoto developments are required to provide awnings that extend a minimum of 2m into the public verge to a minimum of 50% of the lot frontage.
 - Built form may extend to the turnation boundary if compliant with vehicle visibility performance criteria.
 - A minimum of street parking requirements:
 - Studio 2 Bedroom: 1 space per dwelling
 - 1 Bedroom: 1 space per dwelling
 - Shoto: 2 spaces per dwelling (which may be in tandem)
 - 3 or more Bedrooms: 3 spaces per dwelling
 - At least one space per dwelling shall be covered with the exception of a Shoto which requires no covered space.
 - AS2880, but shall be 4.5m long with 2.7m clear width.
 - Allowments adjoining a laneway must locate garages and carports off the laneway unless a No-Vehicle-Access restriction applies. Garages and carports served off a laneway shall comply with ULDA Practice note no. 12 issued December 2011 or as updated.
 - Double garages shall generally not be permitted for dwellings on lots with a vehicle access frontage of less than 12.5m (unless the vehicles access is from the laneway).
- Site Cover and Private Open Space:**
- There is no maximum site coverage.
 - Private amenity space accessible from the ground floor shall not be less than 5m² with a minimum dimension of 1.2m for Studio and 1 Bedroom dwellings, and 9m² for other dwellings, except as noted in item 29.
 - Private amenity space for dwellings with living areas located above ground shall not be less than 5m² and be in the form of a balcony with a minimum dimension of 1.2m.
- Fencing:**
- Fencing on all Primary Frontages shall be 1.5m high maximum and 50% transparent (including sections of solid vs. transparent) or 1.2m and solid. A limited extent of 1.8m high solid fencing is permitted to a laneway.
 - 30a. Where there are no built to boundary walls 1.8m high solid timber screen fencing to be erected on property boundaries.*
- Definitions:**
- Laneway: A narrow public road (6.5m-7.5m) that primarily provides vehicle access and services to dwellings.
- Frontage Boundary: A boundary to a road, lane or other public space.
- Shoto: Single Occupancy Home Office, i.e. a dwelling where ground level business or commercial uses are encouraged.
- Acoustic Requirements:**
- All potential purchasers of proposed lots 3205-3124 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 Number 2560 R03 dated 6 November 2009.
 - All potential purchasers of proposed lots 3205-3215 shall be advised in writing that further acoustic assessment is required for future house plans to ensure that they comply with an internal criteria of L_{MAx} 50dB(A).
- Special Requirements for Laneway Lots:**
- For any laneway lots with a cut-out of the site making provision for the installation of a power supply pillar, the following conditions shall be met:
 - Unrestricted access shall be provided to the front and two sides of each and every service pillar site (r1 x 1.3m typical)
 - Balustrades or fences shall be permitted to the sides of the pillar sites if they are constructed entirely outside of the pillar site (including foundations), are of light-weight construction and are easily removable.
 - The surface of the pillar site shall be finished entirely with turf, avoiding the use of pavers or other finishes.
- 31. For Shoto lots, no fencing is permitted to Frontage Boundaries.**



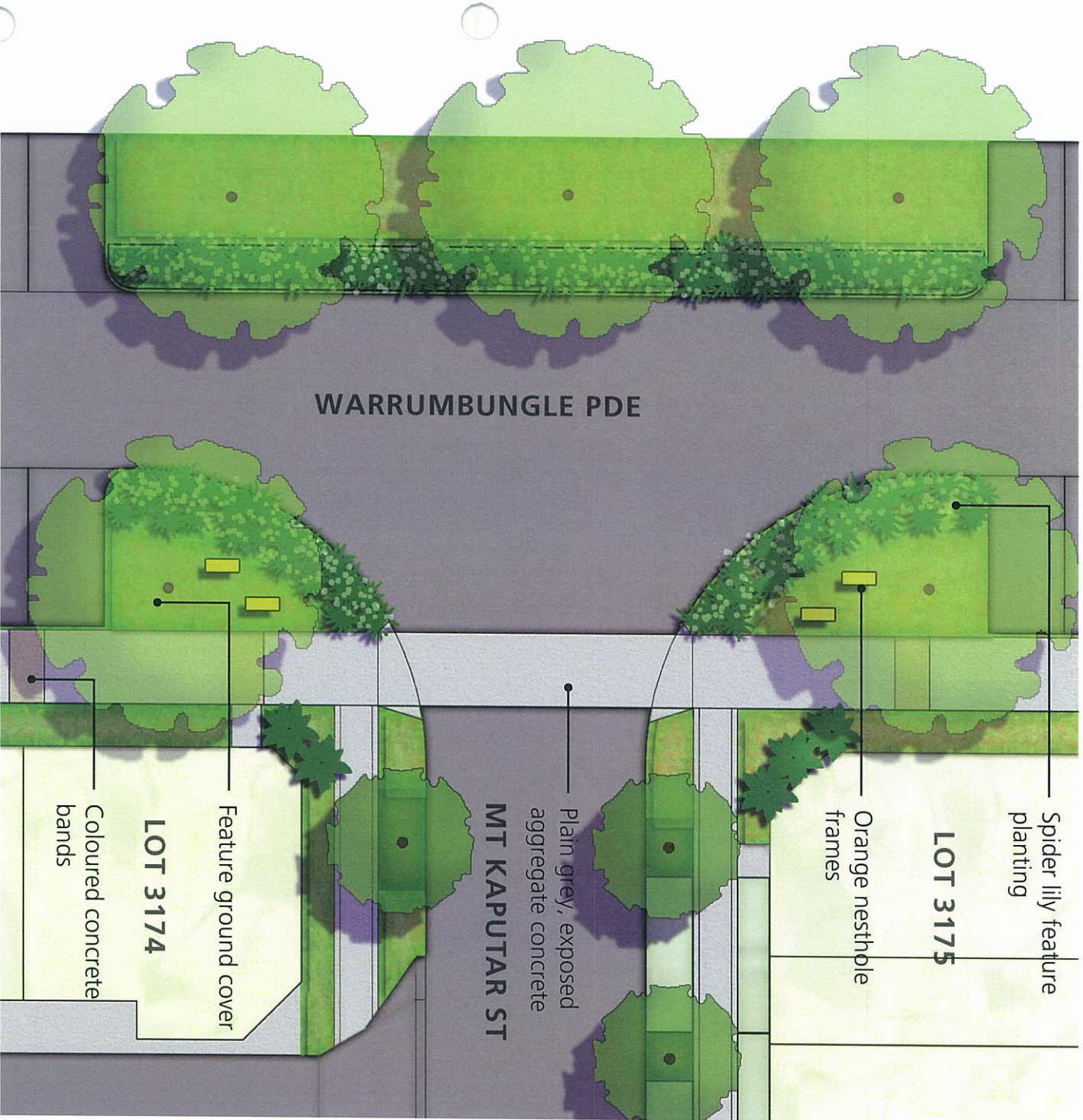
- Legend**
- A Dwelling Type Code**
- Vehicle Entry
 - Pedestrian Entry (Dwelling & Office)
 - Mandatory Built-to-Bdy Walls
 - Optional Built-to-Bdy Open Structures
 - Primary Frontage
 - No Vehicle Access
 - Single Storey Construction Only
 - Streetfront Awning Required
 - Noise Source (acoustic treatment required for S4 lots and all Precinct 4)
 - Infrastructure (Electrical pillar/Streetlight/Landscaping/Bin Collection Point)

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 5 / 7 / 12

22 JUN 2012

By: *Mat Teon* (name)

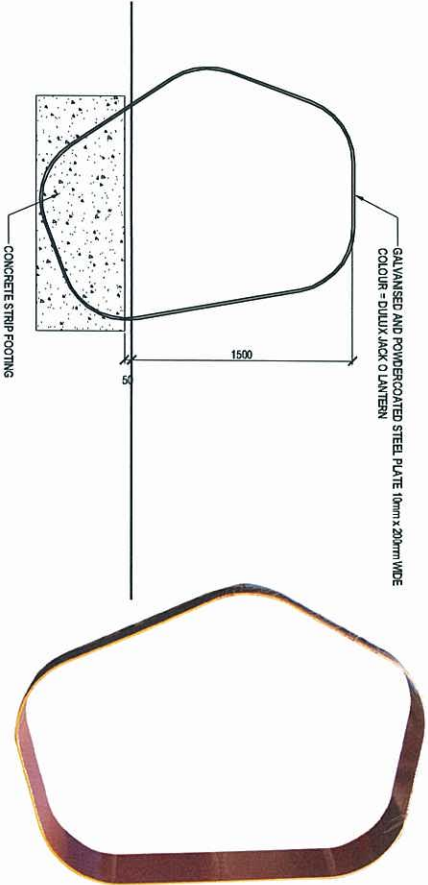
of the ULDA



ENTRY TREATMENTS PLAN



TRANSFORMER TREATMENT PLAN



ORANGE NESTHOLE FRAME DETAIL



SPIDER LILY (*HYMENOCALLIS LITTORALIS*) AS FEATURE PLANTING



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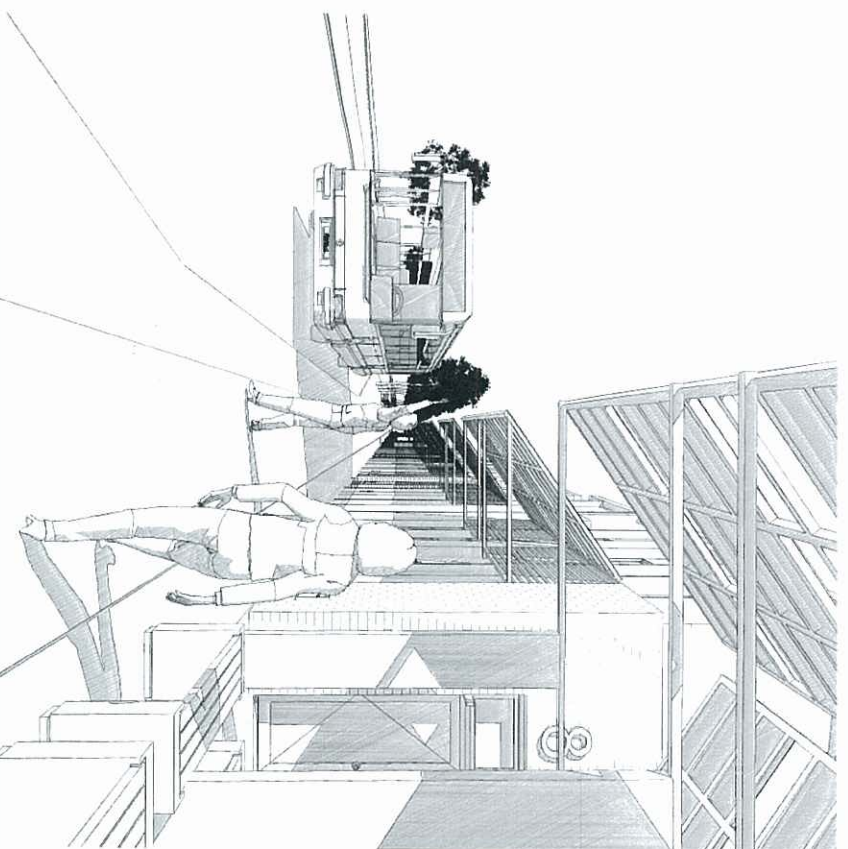




View from the South



View from the Middle

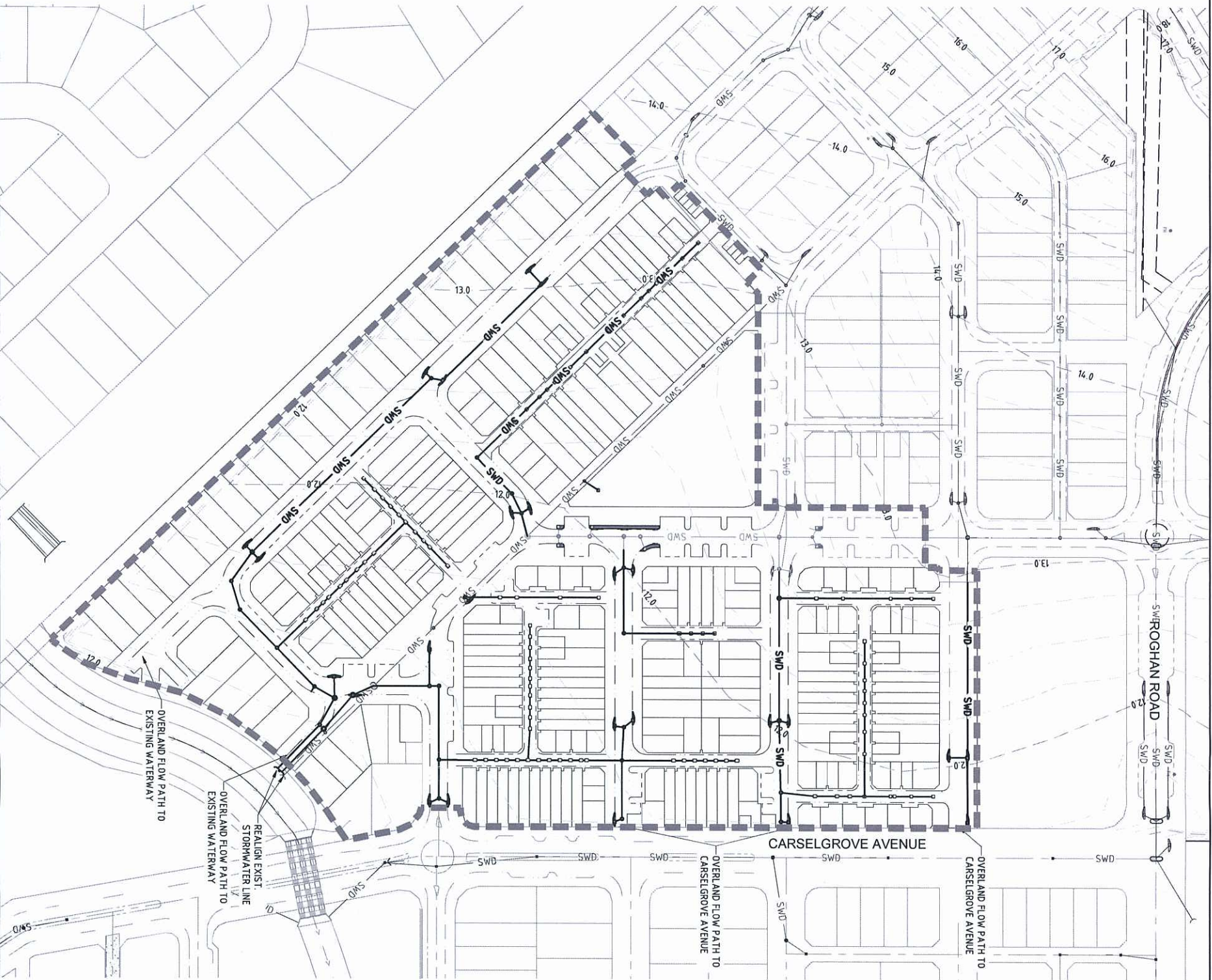


View from the North



View from the East

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- LEGEND**
- SWD — PROPOSED STORMWATER
 - PROPOSED BIO-RETENTION AREA
 - SWD — EXISTING STORMWATER
 - 12.0 — EXISTING MAJOR CONTOURS (1.00m)
 - — EXISTING MINOR CONTOURS (0.25m)
 - — AREA C2 BOUNDARY

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RECEIVED
21 JUN 2012
BY:

ASSOCIATED CONSULTANTS		CLIENT	
PROJECT FITZGIBBON CHASE - AREA C2		URBAN LAND DEVELOPMENT AUTHORITY	
LOCATION 253 TELEGRAPH ROAD, FITZGIBBON			
SHEET PRELIMINARY STORMWATER SCHEMATIC			
DATE MARCH 2012		DESIGNED AL	
CHECKED AL		APPROVED	
DATE MARCH 2012		DATE	
SCALE SCALE 1:1000 (A1)		SCALE SCALE 1:1000 (A1)	
ARCHITECTS CIVIL & STRUCTURAL ENGINEERS		SUNSHINE COAST 20 INNOVATION PARKWAY BIRTHVA QLD 4875 PH: (07) 5438 8100 FAX: (07) 5438 8200 EMAIL: info@ssggroup.net.au	
BRISSBANE 555 CONVENTION DRIVE TOOWONG QLD 4066 PH: (07) 3271 7000 FAX: (07) 3271 6979 EMAIL: info@ssggroup.net.au		PAPUA NEW GUINEA 5TH FLOOR CUTTERBUSH HOUSE PO BOX 408 TELKOMER (675) 321 1333 FACSIMILE (675) 321 7653 EMAIL: info@ssggroup.net.au	
JOB CODE ULDSFCC2		SHEET NUMBER SK02	
REV. D		REV. D	

