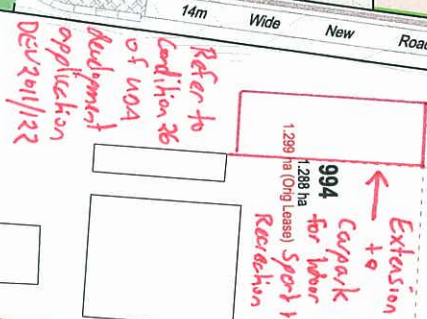


APPROVAL dated 18/11/2008
9/13/6
SP 104498



of the ULDA

- Predominantly open in nature.

percentage of the lot area.

Legend

—	Site Boundary	 	Laneway Alignments	 	Area of Road to be Closed
- - -	Stage Boundary	 	Building to Boundary Wall	 	Area of Existing Road to be Retained
· · ·	Original Lot Boundary	 	0.0m Setback for Laneways	 	Laneway / Reduced Pavement
- - -	Original Lease Boundary	 	No Vehicle Access	 	Threshold Treatment
- - -	Existing Boating Club Car park	 	Primary Frontage	 	Indicative Pedestrian Pathway Alignment
- - -	Proposed Extension to Boating Club Car park	 		 	Park / Open Space
- - -	Drainage Element	 		 	Active Open Space
- - -	Stormwater Pit to be installed	 		 	Passive Open Space
		 		 	Detention

REVISION		CLIENT		PROJECT	
A: 2/10/2011 Amend Notes and Table	Level Datum	10 April 2011		URBAN LAND DEVELOPMENT AUTHORITY MORANBAH BOXING CLUB SITE PLAN OF DEVELOPMENT LOT 52 ON CP 912825 PROPOSED SUBDIVISION Plan Ref 104017-10 Rev 1	
B: 3/10/2011 Update Road & Driveway Design	Origin	Comp By: KCH / MNW			
C: 2/10/2011 Amend Lot Types and Notes		DWM Name: 104017770			
D: 28/03/2011 Amend Notes and add Design Contours		Local Authority: URBAN LAND DEVELOPMENT AUTHORITY			
E: 28/03/2011 Amend Notes					
F: 06/04/211 Update Topograpys and Driveways					
G: 06/04/211 Update Topograpys and BTR					
H: 06/04/211 Amend BTR					
I: 10/04/2011 Add Boxing Club Capsules	Scale 1:1,000 / 1:2,000	Sheet A1 / A3	Locality MORANBAH	Job Reference 104017	

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18 / 7 / 11



AMENDED IN RED
14 JUL 2011
By: Matt Toon (name)
of the ULDA

Legend

Multiple Residential Lots

- Type 1 Allotment 500m²-649m²
- Type 2 Allotment 650m²-799m²
- Type 3 Allotment 800m²+
- Possible Lot Type 1 Allotment
- Possible Lot Type 2 Allotment

Road

- Area of Road to be Closed
- Area of Existing Road to be Retained
- Laneway / Reduced Pavement
- Threshold Treatment
- Indicative Pedestrian Pathway Alignment

Park / Open Space

- Active Open Space
- Passive Open Space
- Detention

House Lots - 25m Deep

- Villa Allotment Type 1 (10x25m)
- Premium Villa Allotment Type 1 (12.5x25m)
- Courtyard Allotment Type 1 (15x25m)
- Premium Traditional Allotment Type 1 (20x25m)

House Lots - 32m Deep

- Villa Allotment Type 2 (10x32m)
- Premium Villa Allotment Type 2 (12.5x32m)
- Courtyard Allotment Type 2 (15x32m)
- Premium Traditional Allotment Type 2 (20x32m)

LAND USE BUDGET		
Land Use Budget	Area (ha)	Percentage
Site Area	10.485	100.0%
Sealable Area	1.288	12.3%
House & Multiple Residential Lots	6.158	58.7%
Total Area of Allotments	7.446	71.0%
Road		
New Local Roads	2.514	24.0%
Existing Road to be Retained	0.047	0.4%
Total Area of New Road	2.561	24.4%
Open Space		
Active Open Space	0.215	2.1%
Passive Open Space	0.064	0.6%
Detention	0.200	1.9%
Total Open Space	0.479	4.6%
Road Type		
Total Length of New Road	1775	
4.0m wide lane - 1.2m footpath	80	
6.5m wide lane - 5.5m pavement	65	
10.0m wide road - 3.5m pavement	1000	
12.0m wide road - 6.5m pavement	135	
14.0m wide road - 5.5 - 6.5m pavement	1000	
20.0m wide road - 7.5m pavement	440	
(plus parking bays)	25	

DEVELOPMENT STATISTICS				
Allocation Type	Access Configuration	Yield Range	Total Allotments	Min. Dwellings
House Lots	Conventional Frontage	23	26	26
	Rear Loaded Lane	7	0	7
	Villa Allotment Type 1 (10x25m)	12	1	14
	Villa Allotment Type 2 (10x32m)	14	0	14
	Premium Villa Allotment Type 1 (12.5x25m)	28	3	30
	Premium Villa Allotment Type 2 (12.5x32m)	27	0	27
	Courtyard Allotment Type 1 (15x25m)	6	0	6
	Courtyard Allotment Type 2 (15x32m)	9	0	9
	Premium Traditional Allotment Type 1 (20x25m)	1	0	1
	Premium Traditional Allotment Type 2 (20x32m)	3	0	3
Sub Total		130	7	137
Multiple Residential Lots	Conventional Frontage	5	0	5
	Rear Loaded Lane	1	0	1
	Type 1 Allotment 500m ² -649m ²	1	0	1
	Type 2 Allotment 650m ² -799m ²	1	0	1
	Type 3 Allotment 800m ² +	0	0	0
	Possible Lot Type 1 Allotment	0	3	3
	Possible Lot Type 2 Allotment	0	4	4
	Sub Total	7	7	14
TOTAL		137	14	151
Density Calculation				
Net Residential Density			dw/ha	17
			dw/ha	19

REVISION

C: 28/01/2011	Amend Layout
D: 28/01/2011	Amend Layout and add Footprints
E: 28/01/2011	Amend Layout and add Footprints
F: 21/02/2011	Update with Lot Colours & Stairs
G: 21/02/2011	Update with Lot Colours & Stairs
H: 21/02/2011	Update Road and Driveway Design
I: 28/02/2011	Update Road and Driveway Design
J: 28/02/2011	Update Road and Driveway Design
K: 28/02/2011	Update site and change hatches
L: 10/04/2011	Amend Bearing Club Carports

CLIENT
URBAN LAND DEVELOPMENT AUTHORITY
MORANBAH BOXING CLUB SITE
PROPOSAL PLAN OVER
LOT 52 ON CP 912825

PROJECT
PROPOSED SUBDIVISION
104017-05

Plan Ref
Rev
L

DATE
11 April 2011

Comp By
TJE / KCH / WNW

DWG Name
104017Pro

Local Authority
URBAN LAND DEVELOPMENT AUTHORITY

Locality
MORANBAH

Job Reference
104017

Scale
1:1000 / 1:2000

Sheet
A1 / A3

Level Datum
Origin

REVISION

Minimum Dwelling Yield based on single dwellings only on rear loaded laneway allotments (including Possible Lot Type 1 & 2) and two dwellings constructed on each Multiple Residential Allotment (T1, T2 & T3)

Maximum Dwelling Yield based on the following Multiple Residential yield ratios:

T1 - 3 dwellings
T2 - 4 dwellings
T3 - 5 dwellings
L1 - 2 dwellings
L2 - 2 dwellings

Density is based on SEQRP definition for Net Residential Density

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