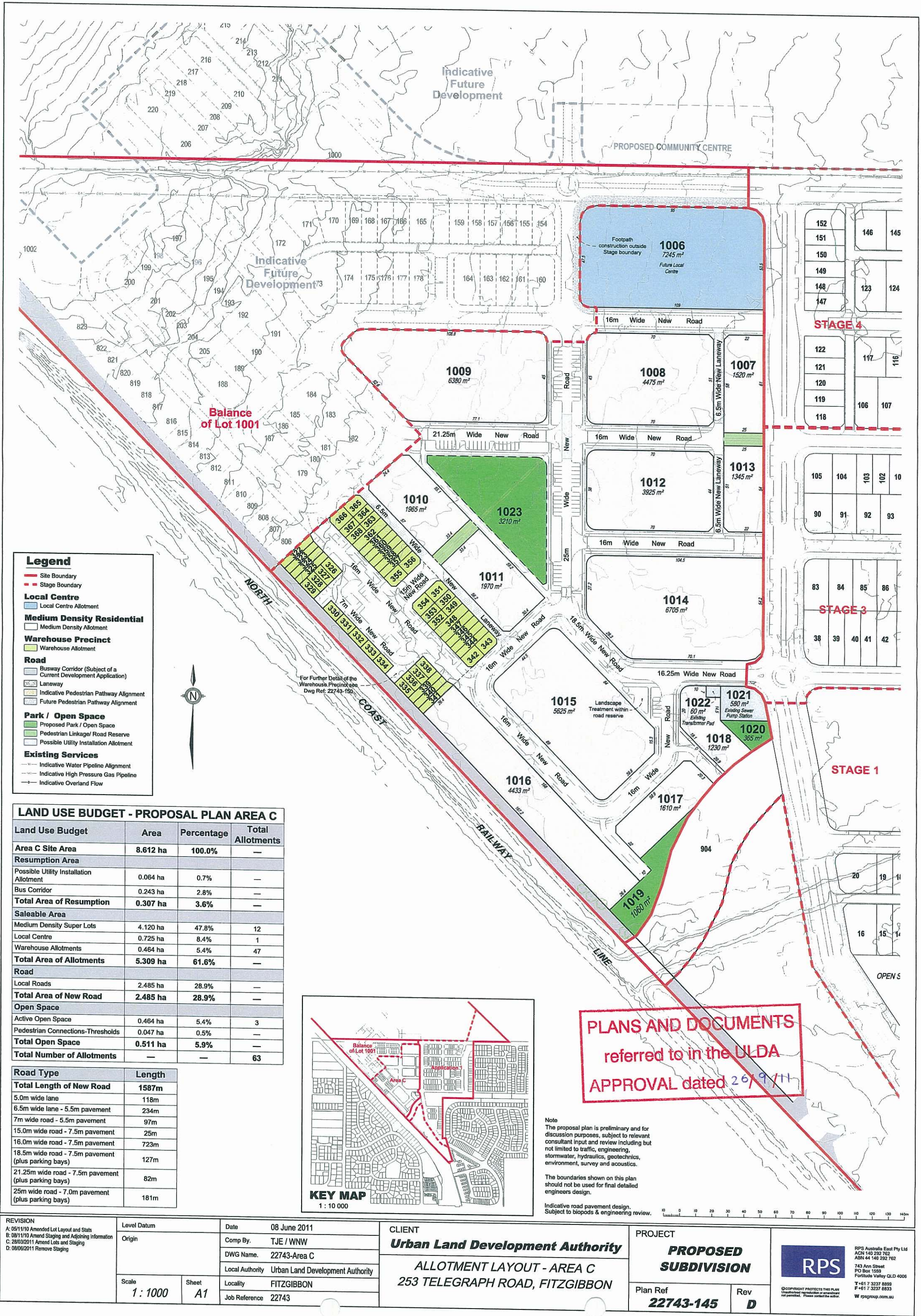


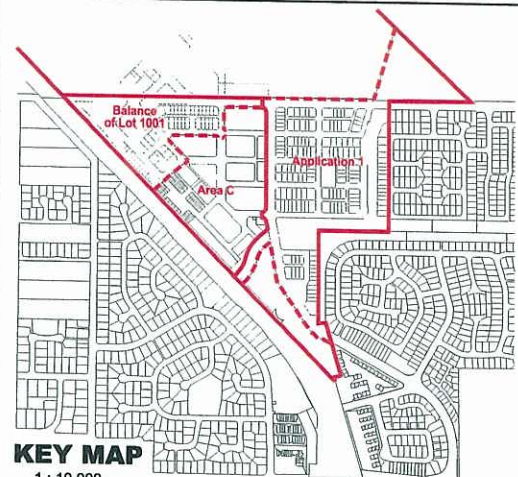


Legend

- Site Boundary
- Stage Boundary
- Local Centre**
 - Local Centre Allotment
- Medium Density Residential**
 - Medium Density Allotment
- Warehouse Precinct**
 - Warehouse Allotment
- Road**
 - Busway Corridor (Subject of a Current Development Application)
 - Laneway
 - Indicative Pedestrian Pathway Alignment
 - Future Pedestrian Pathway Alignment
- Park / Open Space**
 - Proposed Park / Open Space
 - Pedestrian Linkage/ Road Reserve
 - Possible Utility Installation Allotment
- Existing Services**
 - Indicative Water Pipeline Alignment
 - Indicative High Pressure Gas Pipeline
 - Indicative Overland Flow

LAND USE BUDGET - PROPOSAL PLAN AREA C			
Land Use Budget	Area	Percentage	Total Allotments
Area C Site Area	8.612 ha	100.0%	—
Resumption Area			
Possible Utility Installation Allotment	0.064 ha	0.7%	—
Bus Corridor	0.243 ha	2.8%	—
Total Area of Resumption	0.307 ha	3.6%	—
Saleable Area			
Medium Density Super Lots	4.120 ha	47.8%	12
Local Centre	0.725 ha	8.4%	1
Warehouse Allotments	0.464 ha	5.4%	47
Total Area of Allotments	5.309 ha	61.6%	—
Road			
Local Roads	2.485 ha	28.9%	—
Total Area of New Road	2.485 ha	28.9%	—
Open Space			
Active Open Space	0.464 ha	5.4%	3
Pedestrian Connections-Thresholds	0.047 ha	0.5%	—
Total Open Space	0.511 ha	5.9%	—
Total Number of Allotments	—	—	63

Road Type	Length
Total Length of New Road	1587m
5.0m wide lane	118m
6.5m wide lane - 5.5m pavement	234m
7m wide road - 5.5m pavement	97m
15.0m wide road - 7.5m pavement	25m
16.0m wide road - 7.5m pavement	723m
18.5m wide road - 7.5m pavement (plus parking bays)	127m
21.25m wide road - 7.5m pavement (plus parking bays)	82m
25m wide road - 7.0m pavement (plus parking bays)	181m



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11

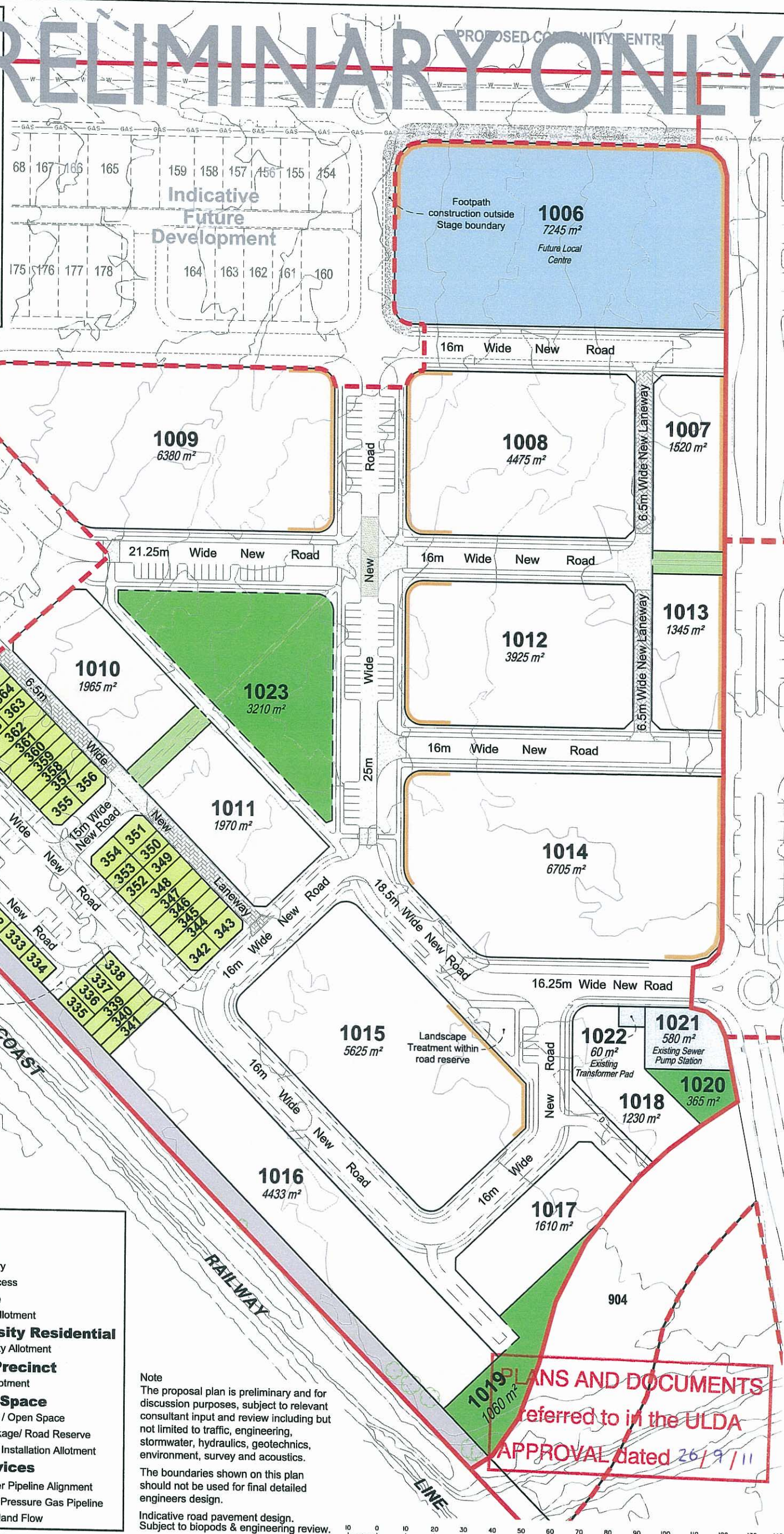
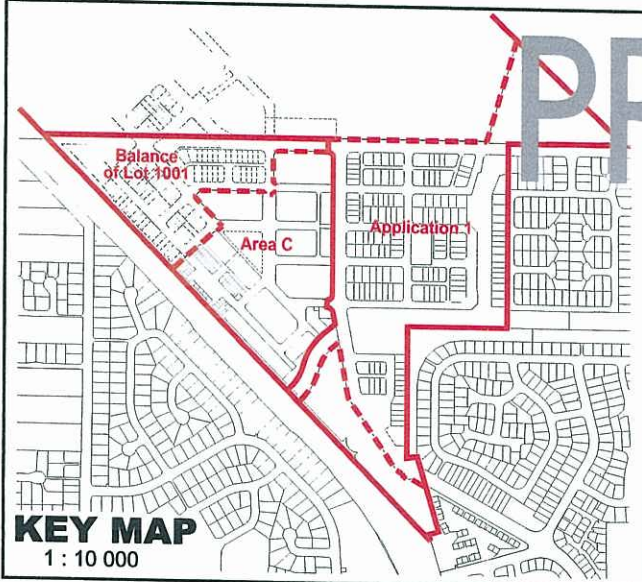
Note
The proposal plan is preliminary and for discussion purposes, subject to relevant consultant input and review including but not limited to traffic, engineering, stormwater, hydraulics, geotechnics, environment, survey and acoustics.

The boundaries shown on this plan should not be used for final detailed engineers design.

Indicative road pavement design.
Subject to biopods & engineering review.

REVISION A: 05/11/10 Amend Lot Layout and Stats B: 08/11/10 Amend Staging and Adjoining Information C: 28/03/2011 Amend Lots and Staging D: 08/06/2011 Remove Staging	Level Datum Origin	Date 08 June 2011	CLIENT Urban Land Development Authority ALLOTMENT LAYOUT - AREA C 253 TELEGRAPH ROAD, FITZGIBBON	PROJECT PROPOSED SUBDIVISION Plan Ref 22743-145 Rev D	RPS RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 743 Ann Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3237 8899 F +61 7 3237 8833 W rpsgroup.com.au
Scale 1 : 1000	Sheet A1	Comp By. TJE / WNW DWG Name. 22743-Area C Local Authority Urban Land Development Authority Locality FITZGIBBON Job Reference 22743			

PRELIMINARY ONLY



Notes - General

1. All development is to be undertaken in accordance with the Development Approval.

Building Height

2. The minimum height of buildings is two (2) storeys. Building Heights are to be in accordance with the Area C Development Control Guidelines.

Setbacks

3. Setbacks are as per the Area C Development Control Guidelines.

Density

4. Dwelling density is in accordance with the requirements of the Fitzgibbon UDA Development Scheme.

Parking

5. Parking Requirements are as per the requirements of the Fitzgibbon UDA Development Scheme.

Site Cover and Amenity

6. Site Cover for each lot will be determined by future development applications in accordance with the Area C Development Control Guidelines.
7. Private Open Space requirements will be determined by future development applications and in accordance with the requirements of the Area C Development Control Guidelines.

Legend

- Site Boundary
- Stage Boundary
- No Vehicle Access
- Local Centre
- Local Centre Allotment
- Medium Density Residential
- Medium Density Allotment
- Warehouse Precinct
- Warehouse Allotment
- Park / Open Space
- Proposed Park / Open Space
- Pedestrian Linkage/ Road Reserve
- Possible Utility Installation Allotment
- Existing Services
- Indicative Water Pipeline Alignment
- Indicative High Pressure Gas Pipeline
- Indicative Overland Flow

Note

The proposal plan is preliminary and for discussion purposes, subject to relevant consultant input and review including but not limited to traffic, engineering, stormwater, hydraulics, geotechnics, environment, survey and acoustics.

The boundaries shown on this plan should not be used for final detailed engineers design.

Indicative road pavement design. Subject to biopods & engineering review.

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 26/9/11

Level Datum	Date	08 June 2011	CLIENT	Urban Land Development Authority	PROJECT	PROPOSED SUBDIVISION	RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 743 Ann Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3237 8899 F +61 7 3237 8833 W rpsgroup.com.au
Origin	Comp By.	WW	PLAN OF DEVELOPMENT	AREA C	Plan Ref	22743 - 152	Rev C
Scale	1:1000	Sht	A2	253 TELEGRAPH ROAD, FITZGIBBON			
	DWG Name.	22743-Area C					
	Local Authority	Urban Land Development Authority					
	Locality	Fitzgibbon					
	Job Reference	22743					



813
812
811
810
809
808
807
806

Indicative
Future
Development

179
180
181
182

Balance
of Lot 1001

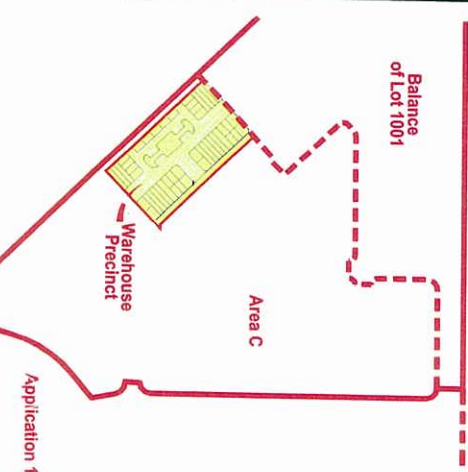
1010

1021

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11

Note
The proposal plan is preliminary and for discussion purposes, subject to relevant consultant input and review including but not limited to traffic, engineering, stormwater, hydraulics, geotechnics, environment, survey and acoustics.

The boundaries shown on this plan should not be used for final detailed engineers design.
Indicative road pavement design. Subject to biopods & engineering review.
Refer to Drawing Ref: 22743-145 for Development Statistics.



KEY MAP
1:5,000

Legend

- Site Boundary
- Stage Boundary
- Warehouse Precinct
- Warehouse Allotment
- Road
- Laneway
- Indicative Pedestrian Pathway Alignment
- Future Pedestrian Pathway Alignment

5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70m

Note
All dimensions and areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.

The boundaries shown on this plan should not be used for final detailed engineers design.

REVISION

- A: 08/11/10 Amend Stage Bdy
- B: 28/05/2011 Amend Lots and Staging
- C: 08/06/2011 Remove Staging

CLIENT URBAN LAND
DEVELOPMENT AUTHORITY

PROJECT
PROPOSED
SUBDIVISION

PROPOSED WAREHOUSE
PRECINCT DETAIL
ALLOTMENT LAYOUT

Level Datum

Origin

Date 08 June 2011

Comp By: TJE /WNW

DWG Name: 22743-Area C

Local Authority URBAN LAND DEVELOPMENT
AUTHORITY

Locality FTZGIBBON

Job Reference 22743

Scale 1:500 Sheet A2

Plan Ref 22743-150 Rev C

RPS

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ACN 140 292 762
ABN 44 140 292 762
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Fortitude Valley QLD 4006
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F +61 7 3237 8833
W rpsgroup.com.au

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Notes -

General:

1. All development is to be undertaken in accordance with the Development Approval
2. The minimum height of buildings is two (2) storeys

Orientation:

3. Entries - Front doors of dwellings are to address the Primary Street Frontage identified on the Plan of Development
4. Where dwellings encompass more than one frontage they are to be designed to address (entries) each street frontages identified as the Primary Street Frontage on the Plan of Development

Setbacks:

5. Setbacks are as per the Site Setback Table unless otherwise specified.
6. Boundary setbacks are measured to the walls of the structure

Parking:

7. Minimum off street parking requirements are as per the requirements of the Fitzgibbon Urban Development Area (UDA) Development Scheme

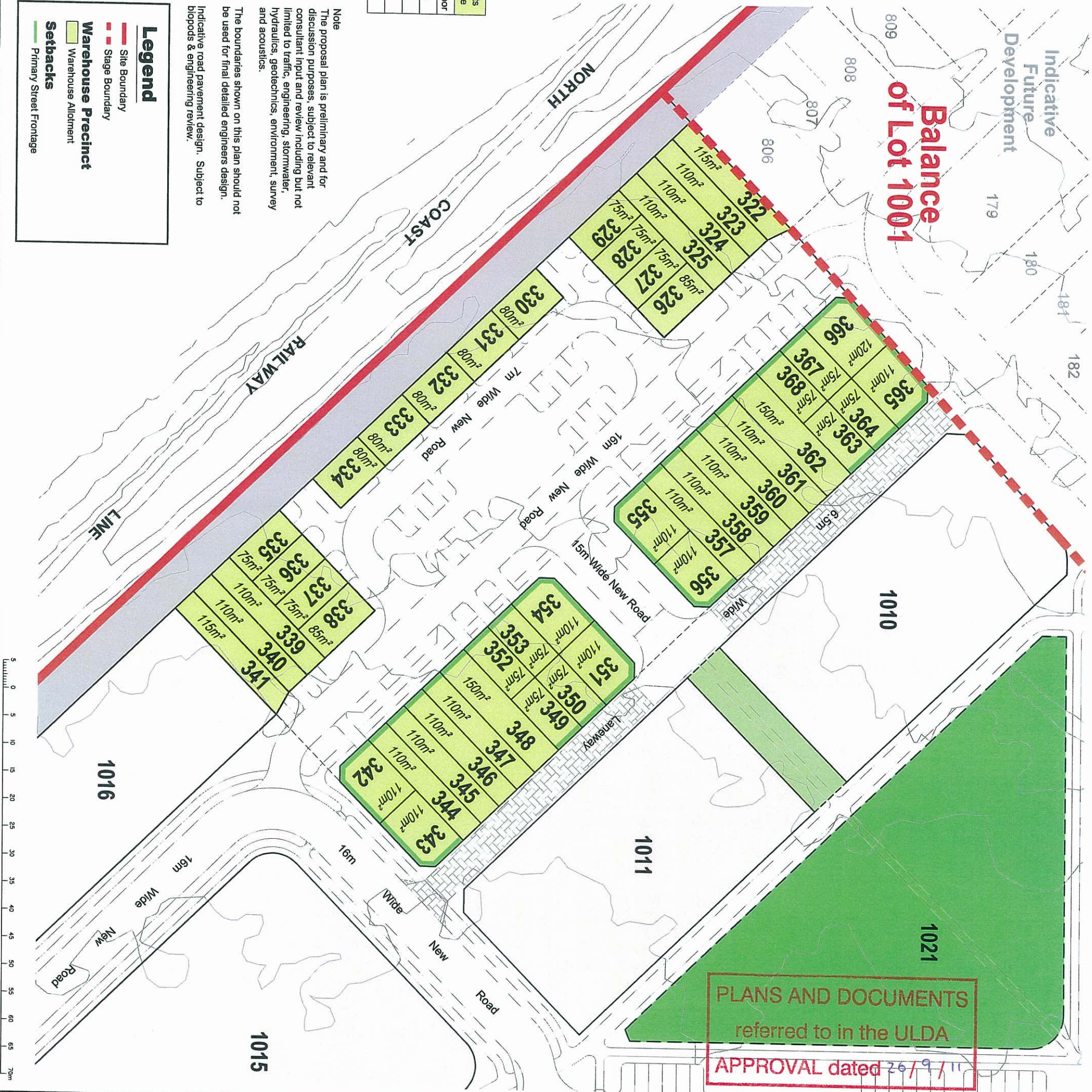
Private Open Space:

7. Private Open Space requirements will be determined by future development applications and in accordance with the requirements of the Area C Development Control Guidelines.

Site Development Table			Warehouse Allotments 4.5m - 9.0m Frontage
Front/Primary Frontage	0.0m	First Floor	0.0m
Rear	0.0m		0.0m
Side - General Lots	0.0m		0.0m
Corner Lots - Secondary Frontage	0.0m		0.0m



Balance of Lot 1001



ECOLOGICAL LINKS

Ecological connections through area c will be achieved by:
Re-establishing a natural creek corridor and associated bushland that links through to stage 1 drainage corridor and park.

STREETSCAPE

Street trees will be provided at a minimum of 1 tree per lot, generally a

BOULEVARD

PEDESTRIAN AVENUE

NEIGHBOURHOOD PARK

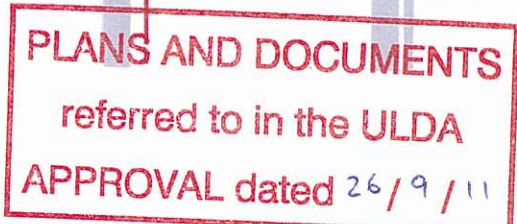
ROCKET PARK

WAREHOUSE SQUARE

RAINAGE CORRIDOR

GENERAL

tail design and documentation of all parks will incorporate:
standards and maintenance access at the park boundary.
use of robust park furniture that reinforces the Fitzgibbon Chase theme



LEGEND



FEATURE BOULEVARD TREE



FEATURE TREES



FEATURE PARK TREES



STREET TREES



FEATURE CONCRETE BANDING TO BOULEVARD PARKING AND PEDESTRIAN SHARED ZONE. TO HAVE BOLLARDS TO DEFINE AREAS.



RAISED TRAFFIC AREA TO SLOW VEHICLE TRAVEL



THRESHOLD CONTRASTING COLOUR



2.5M WIDE PEDESTRIAN LINK THROUGH THE GRASS PLANES WALLS TO BE A MAX OF 900 HIGH AND HAVE ACCESS PATHS TO GRASS AREAS



HARDSCAPE AREA FOR RECREATIONAL USE.



RAISED VIEWING PLATFORM



MAXIMUM 1.4 GRASS AND PLANTED EMBANKMENTS

FITZGIBBON UDA - AREA C

PRELIMINARY PLANT SPECIES LISTS

BOTANICAL NAME	COMMON NAME
TREES	
<i>Allocasuarina littoralis</i>	Black she-oak
<i>Alphitonia excelsa</i>	Red Ash
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Callitris columellaris</i>	Bottle Island Pine
<i>Casuarina glauca</i>	Swamp Oak
<i>Corymbia intermedia</i>	Pink Bloodwood
<i>Elaeocarpus eumundii</i>	Smooth-leaved quandong
<i>Elaeocarpus obovatus</i>	Hard quandong
<i>Eucalyptus crebra</i>	Ironbark
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>Eucalyptus siderophloia</i>	Grey Ironbark
<i>Evodiella muelleri</i>	Pink Euodia
<i>Ficus traseri</i>	Sandpaper Fig
<i>Flindersia brayleyana</i>	Queensland Maple
<i>Glochidion ferridandi</i>	Cheese Tree
<i>Lophostemon confertus</i>	Queensland Brush Box
<i>Lophostemon suaveolens</i>	Swamp Brush Box
<i>Malealeuca leucadendron</i>	Weeping Paperbark
<i>Malealeuca quinquenervia</i>	Broad Leaved Paperbark
<i>Malealeuca styphelioides</i>	Prickly Paperbark
<i>Waterhousea floribunda</i>	Weeping Lilly Pill
SHRUBS	
<i>Acacia fimbriata</i>	Brisbane Wattle
<i>Banksia myrsinifolia</i>	Grey Myrtle
<i>Banksia spinulosa</i>	Harpin Banksia
<i>Banksia oblongifolia</i>	Coffee Bush
<i>Callistemon salignus</i>	Bottlebrush
<i>Cryptocarya triplinervis</i>	Brown Laurel
<i>Grevillea ssp</i>	Grevillea
<i>Grevillea ssp</i>	Grevillea
<i>Hovea acutifolia</i>	Pointed Leaf Hovea
<i>Jacqsonia scoparia</i>	Doomwood
<i>Leprospermum cultivans</i>	Tea Tree
<i>Leprospermum polygalifolium</i>	Lemon scented tea tree
<i>Lomatia silaifolia</i>	Crinkle bush
<i>Malealeuca nodosa</i>	Paperbark
<i>Notelaea longifolia</i>	Native Olive
<i>Ozothamnus diosmifolius</i>	Sago Bush
<i>Persea cornifolia</i>	Geebung
GROUNDCOVERS	
<i>Brachyscome microcarpa</i>	Blue Daisy
<i>Cinnum pedunculatum</i>	Swamp Lily
<i>Cymbopogon refractus</i>	Barbed Wire Grass
<i>Dianella little jess</i>	Blue Flax Lily
<i>Dianella longifolia</i>	Blue Flax Lily
<i>Dietes bicolor</i>	Yellow Iris
<i>Dietes grandiflora</i>	Yellow Iris
<i>Hardenbergia violacea</i>	Sarsaparilla Vine
<i>Hibbertia scandens</i>	Golden Guinea Vine
<i>Liriope muscari</i>	Lily Turf
<i>Myoporum ellipticum</i>	Boobialla
BIPODS	
<i>Carex appressa</i>	Tail Sedge
<i>Cinnum pedunculatum</i>	Swamp Lily
<i>Dianella longifolia</i>	Knobby Club-rush
<i>Isolopis nodosa</i>	Mat Rush
<i>Lomandra hystrix</i>	Beach Spider Lily
<i>Hymenocallis littoralis</i>	

* Minimum of 50% of all species used on site are to be native.



LEGEND

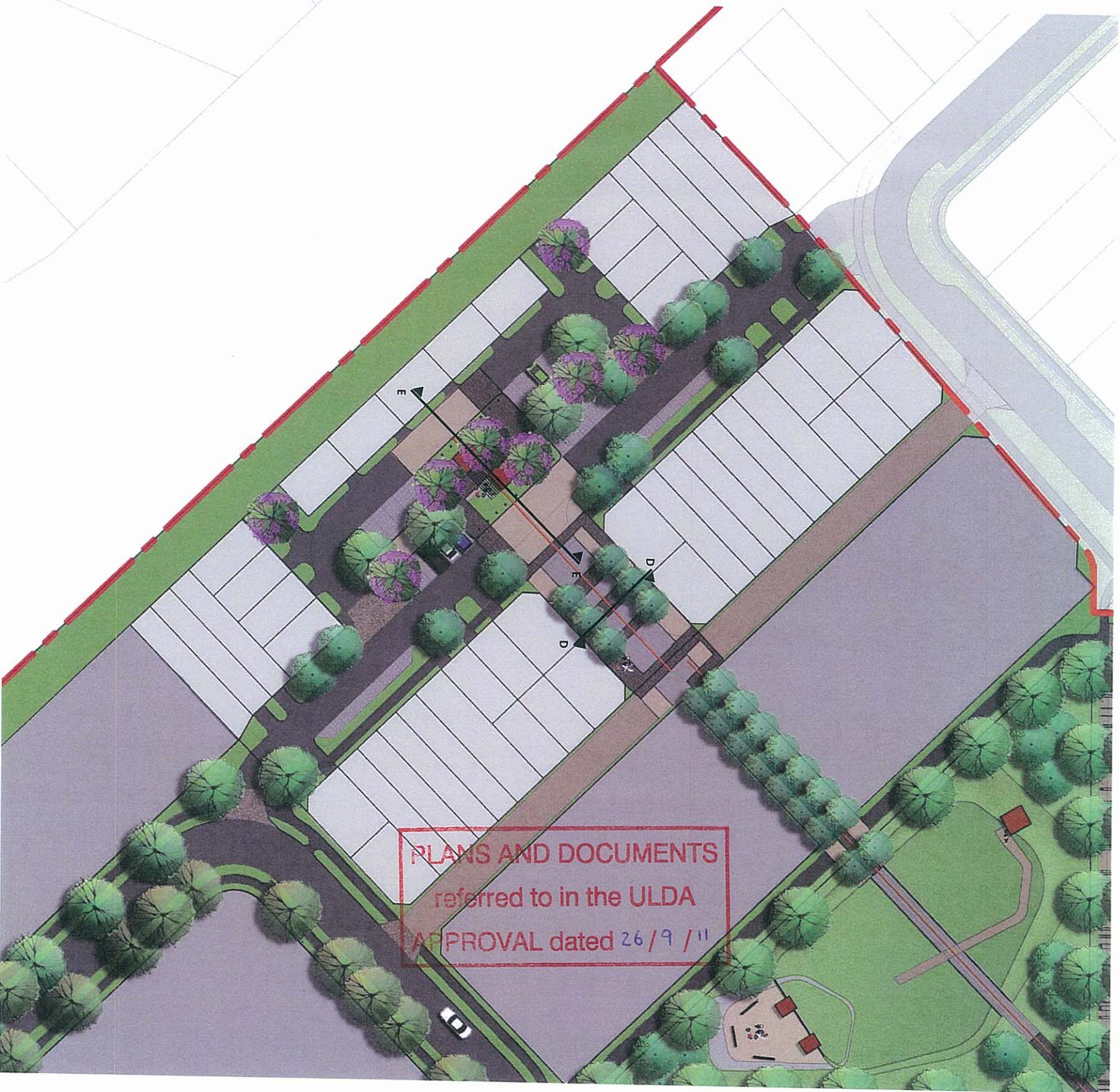


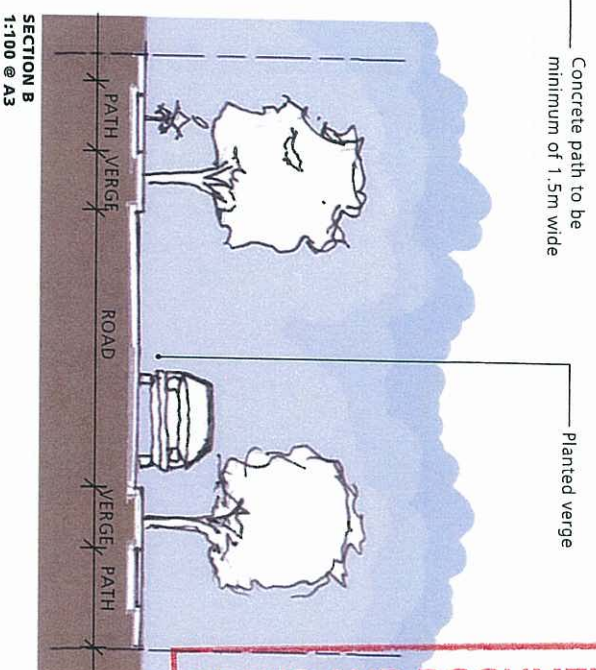
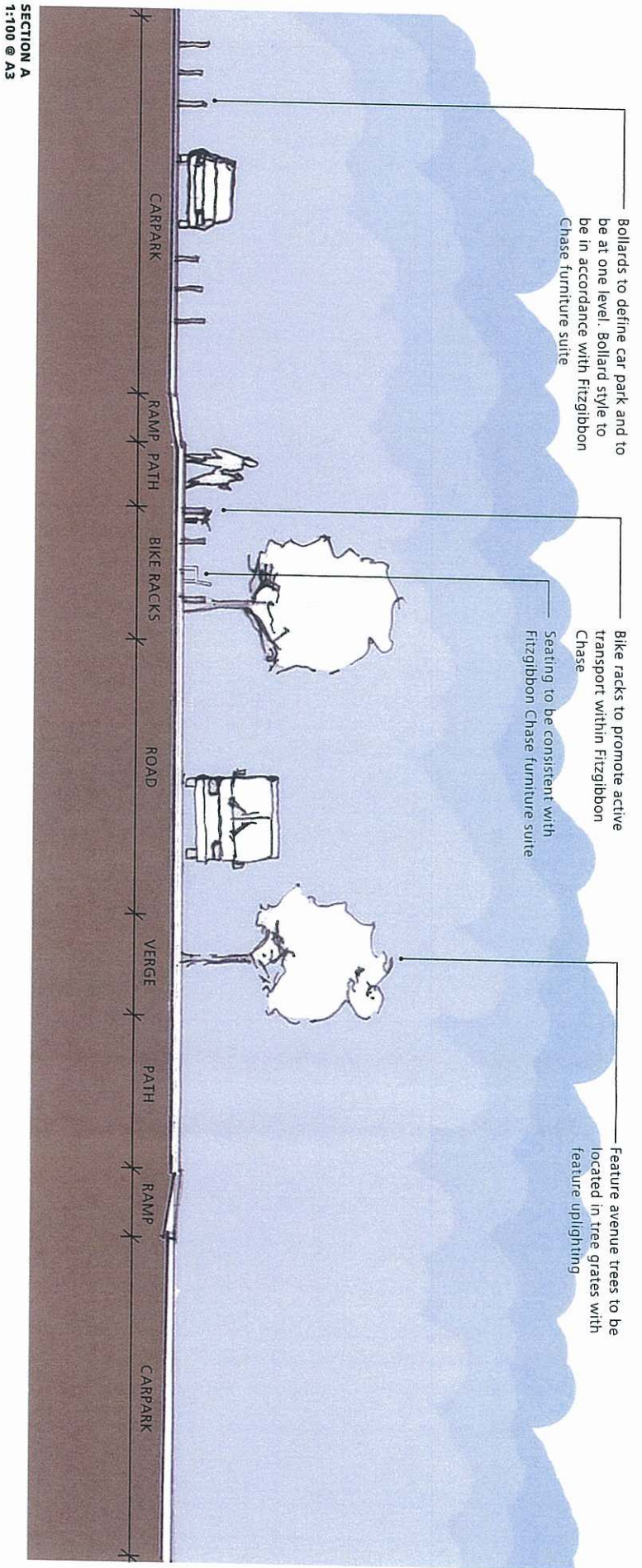
FITZGIBBON UDA - AREA C

PRELIMINARY PLANT SPECIES LISTS

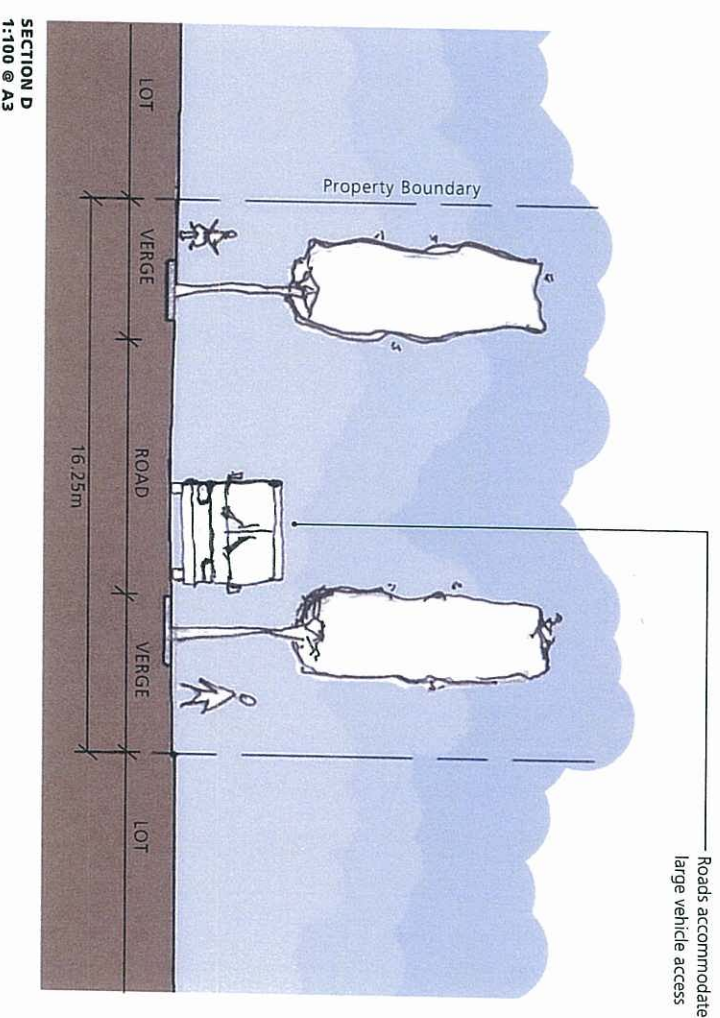
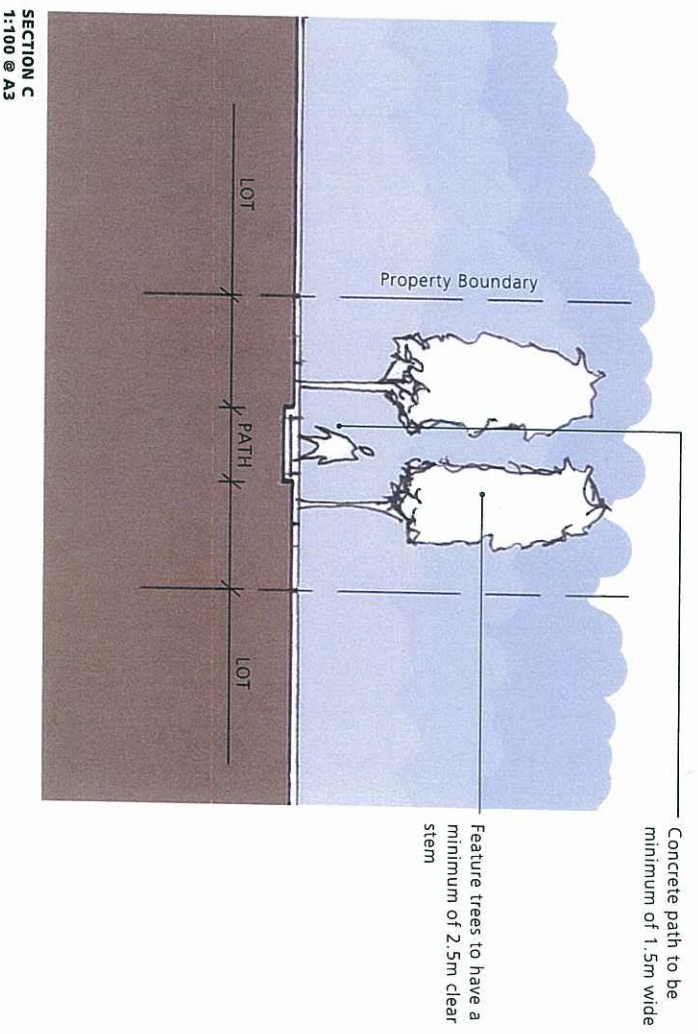
BOTANICAL NAME	COMMON NAME
TREES	
Alibertia littoralis	Black she-oak
Alphitonia excelsa	Red Ash
Callistemon viminalis	Weeping Bottlebrush
Callitris columellaris	Swamp Oak
Casuarina glauca	Swamp Oak
Cornelia intermedia	Smooth-leaved quandong
Elaeocarpus eumundii	Hard quandong
Elaeocarpus obovatus	Ironbark
Eucalyptus crebra	Forest Red Gum
Eucalyptus siderophloia	Grey Ironbark
Evodiella muelleri	Pink Euodia
Ficus traseri	Sandpaper Fig
Flindersia brayleyana	Queensland Maple
Glochidion ferdinandii	Cheese Tree
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Malaleuca leucadendron	Weeping Paperbark
Malaleuca quinquenervia	Broad Leaved Paperbark
Malaleuca styphelioides	Prickly Paperbark
Waterhousea floribunda	Weeping Lilly Pill
SHRUBS	
Acacia fimbriata	Brisbane Wattle
Banksia myrsinifolia	Grey Myrtle
Banksia spinulosa var. collina	Hairpin Banksia
Breynia oblongifolia	Coffee Bush
Callistemon salignus	Bottlebrush
Cryptocarya triplinervis	Brown Laurel
Grevillea spp.	Grevillea
Hovea acutifolia	Pointed Leaf Hovea
Jacksonia scoparia	Dogwood
Leptospermum cultivars	Tea Tree
Leptospermum polygalifolium	Lemon scented tea tree
Lomatia siliifolia	Crinkle bush
Mealeuca nodosa	Paperbark
Notelaea longifolia	Native Olive
Ozothamnus diosmifolius	Sago Bush
Persea cornifolia	Geebung
GROUNDCOVERS	
Brachyscome microcarpa	Blue Daisy
Crinum pedunculatum	Swamp Lily
Cymbopogon refractus	Barbed Wire Grass
Dianella Little Jess	Blue Flax Lily
Dianella longifolia	Blue Flax Lily
Dietes bicolor	Yellow Iris
Dietes grandiflora	Yellow Iris
Hardenbergia violacea	Sarsaparilla Vine
Hibbertia scandens	Golden Guinea Vine
Liriope muscari	Lily Turf
Myoporum ellipticum	Boobialla
BIPODS	
Carex appressa	Tall Sedge
Crinum pedunculatum	Swamp Lily
Dianella longifolia	Knobby Club-rush
Isoplepis nodosa	Mat Rush
Lomandra hystrix	Beach Spider Lily
Hymenocallis littoralis	

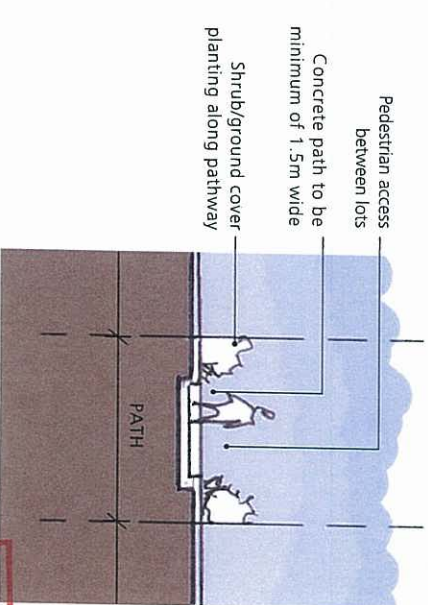
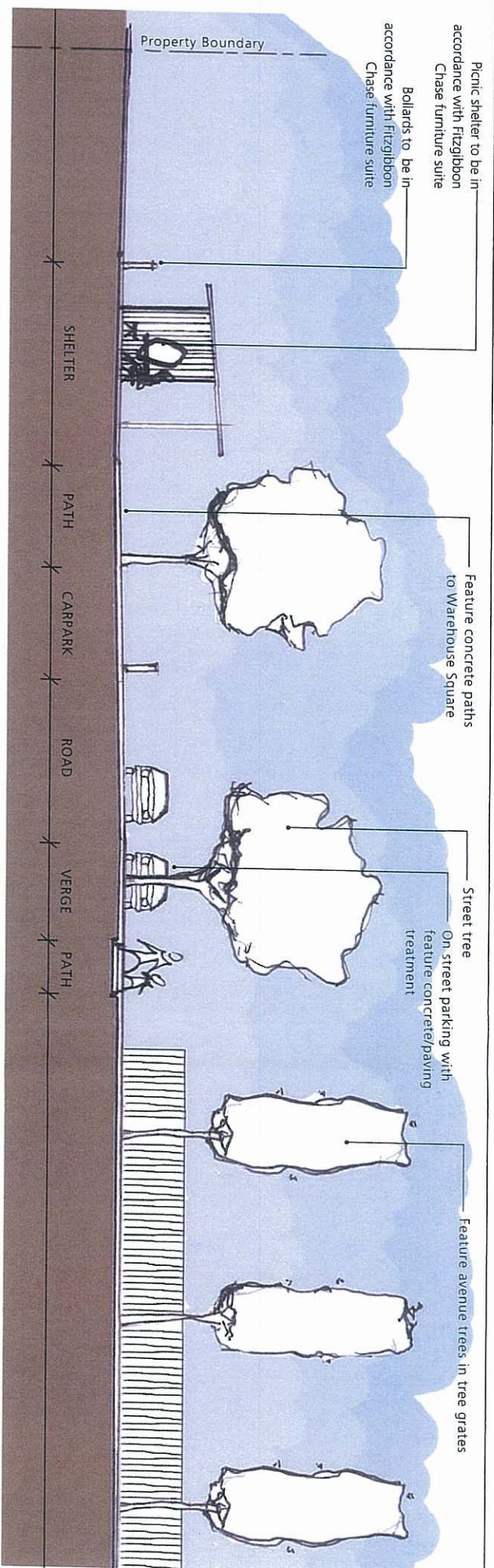
* Minimum of 50% of all species used on site are to be native.





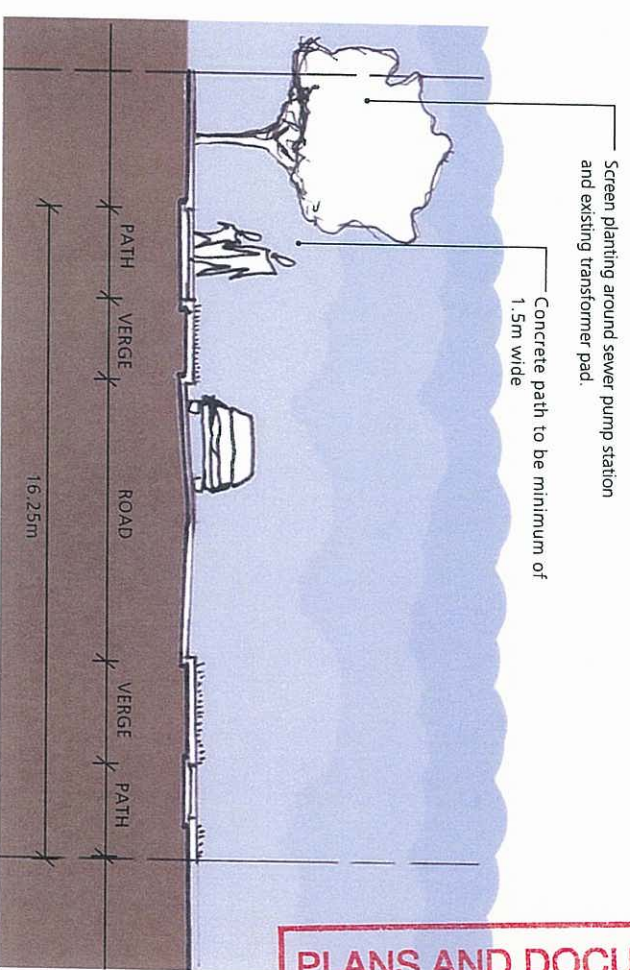
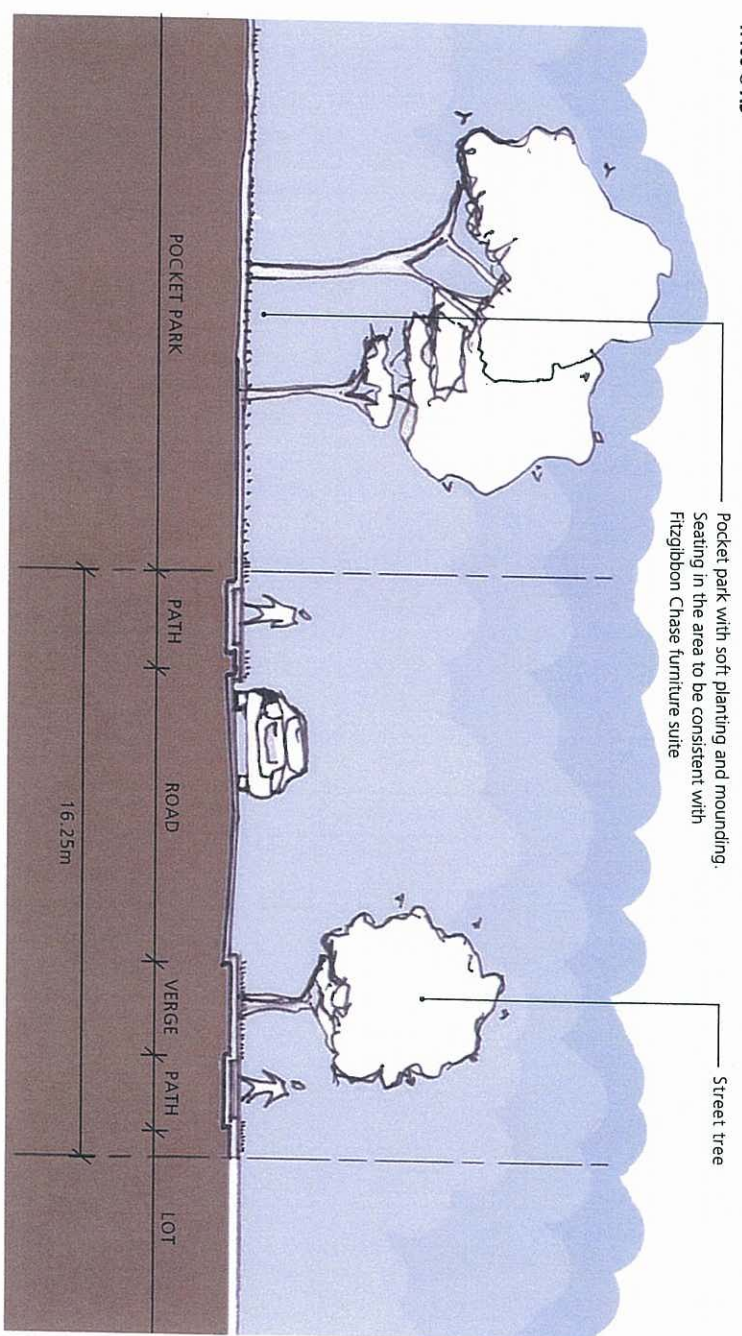
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11





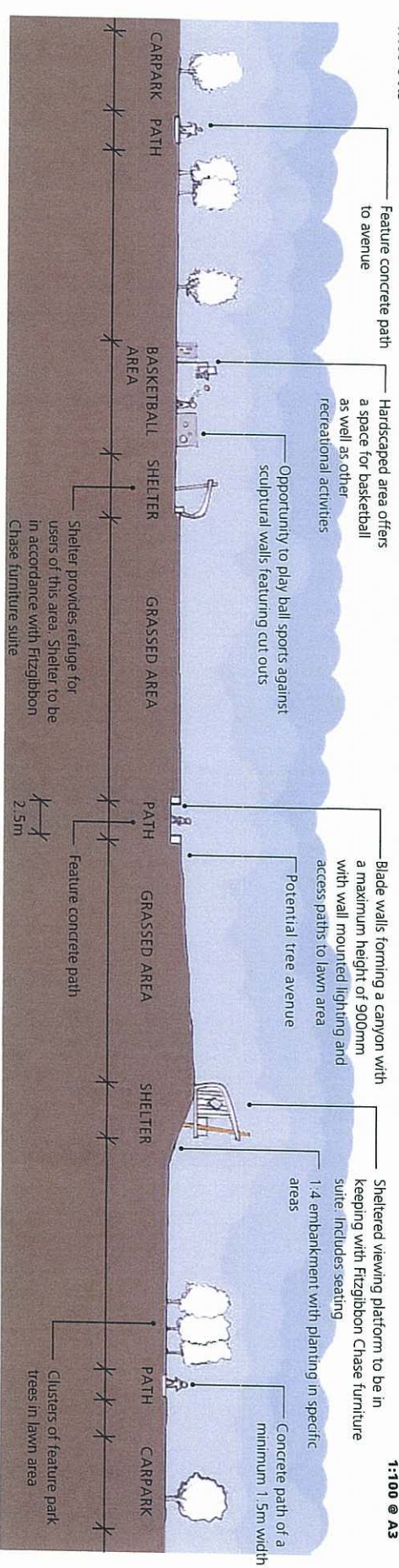
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SECTION F
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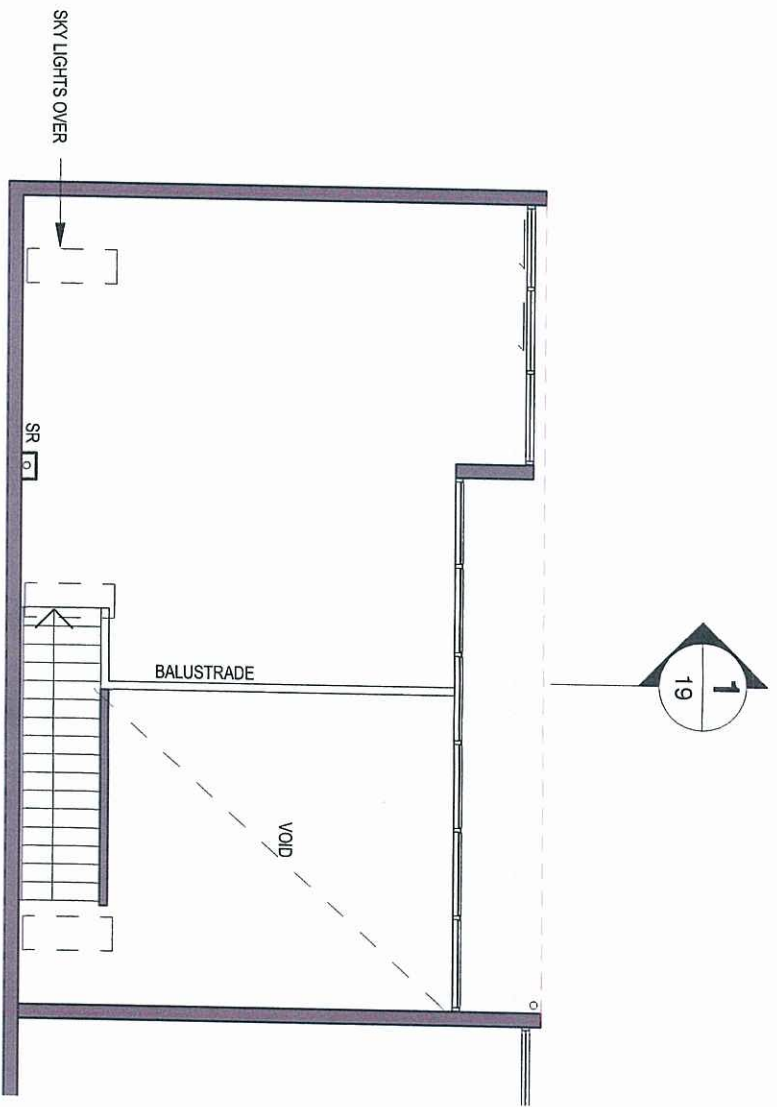
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SECTION H
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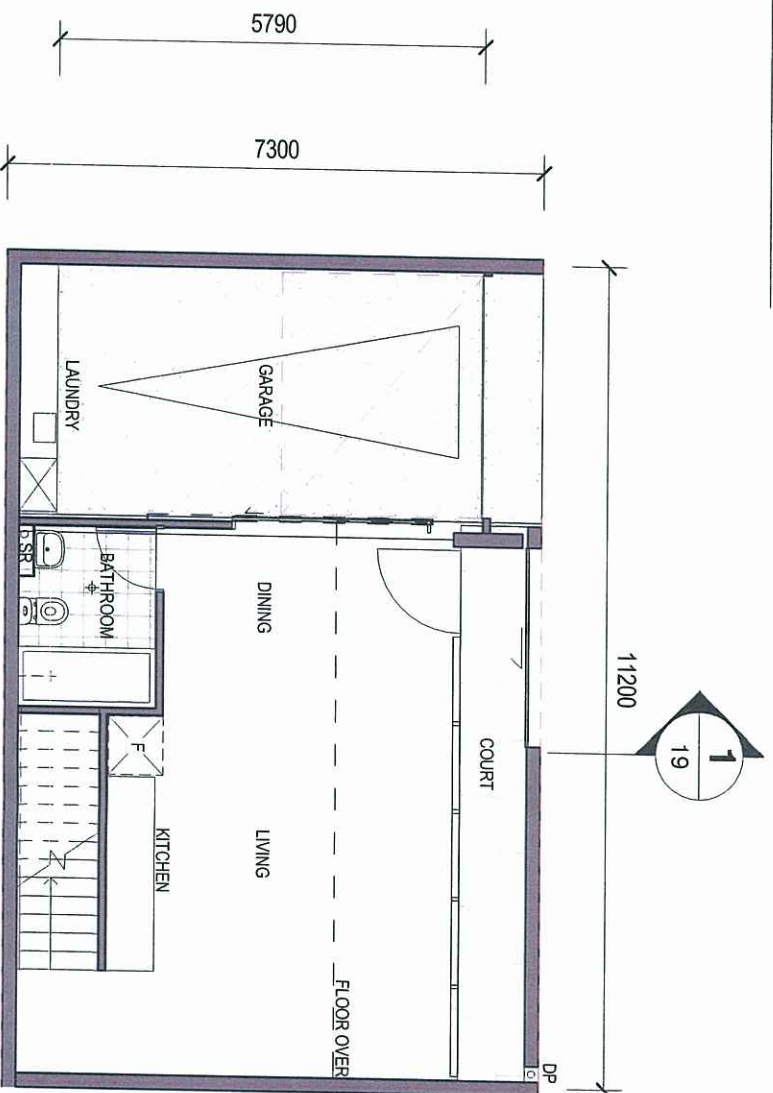


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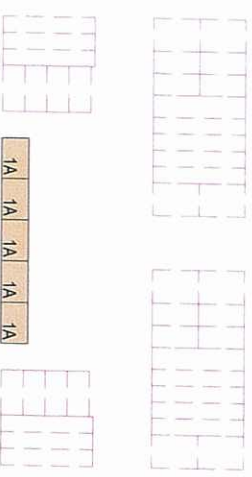


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1 UNIT TYPE 1A - GROUND
1 : 100

Key



Keynote Legend	
Key Value	Keynote Text
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GLG	GRADED LID GULLY
SR	SERVICES RISER

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11

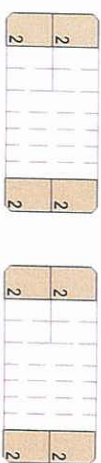
bureau proberts

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PROJECT: WAREHOUSE UNITS
ADDRESS: FITZGIBBON

SCALE: As [A3] indicated
PROJECT NO: 09066
PHASE:
DRAWING NUMBER: 05
REVISION: C
DATE:
NORTH:

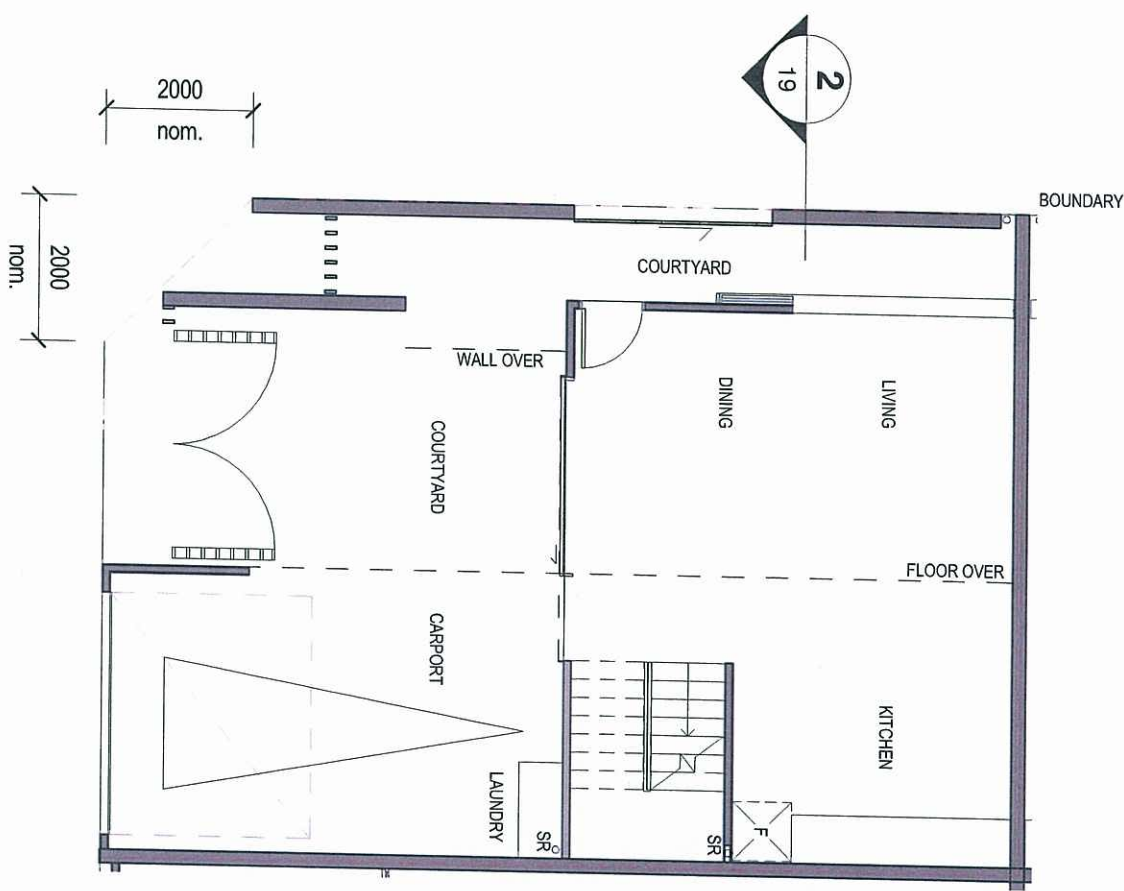


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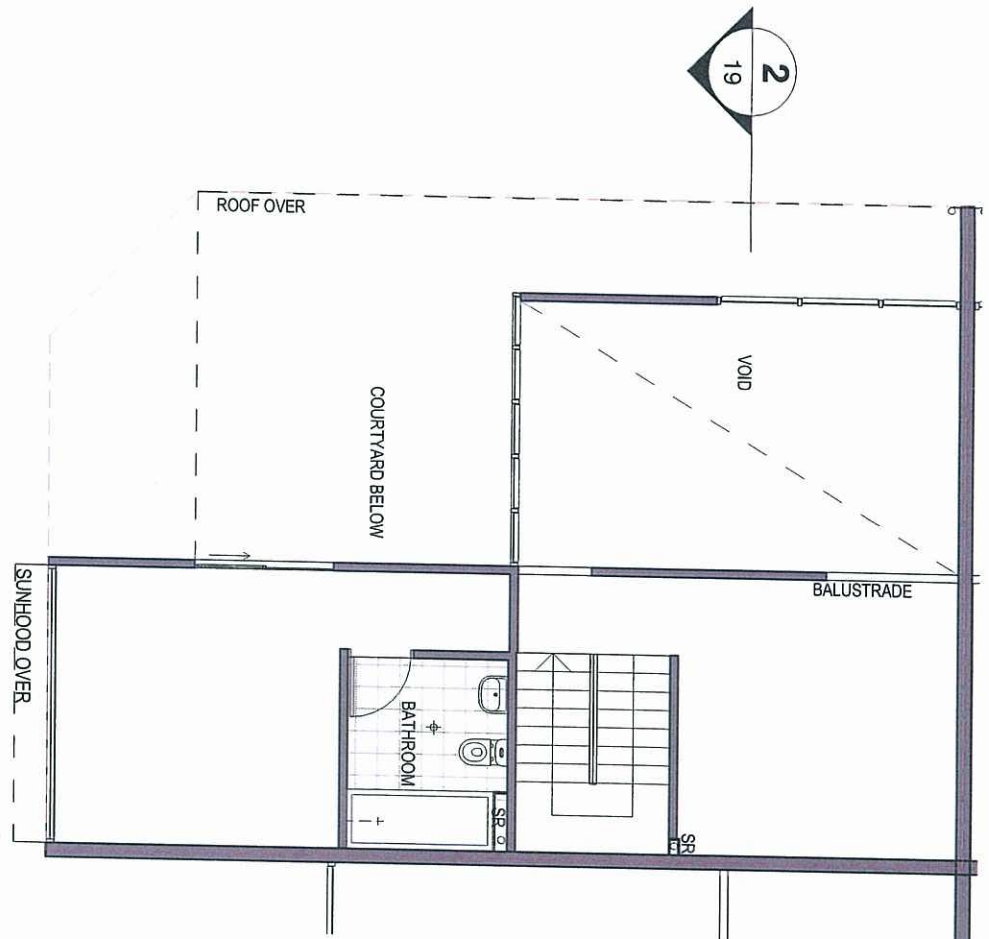


Keynote Legend	
Key Value	Keynote Text
DP	DOWNPIPE
GLG	GRAATED LID GULLY
SR	SERVICES RISER

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11



1 UNIT TYPE 2 - GROUND
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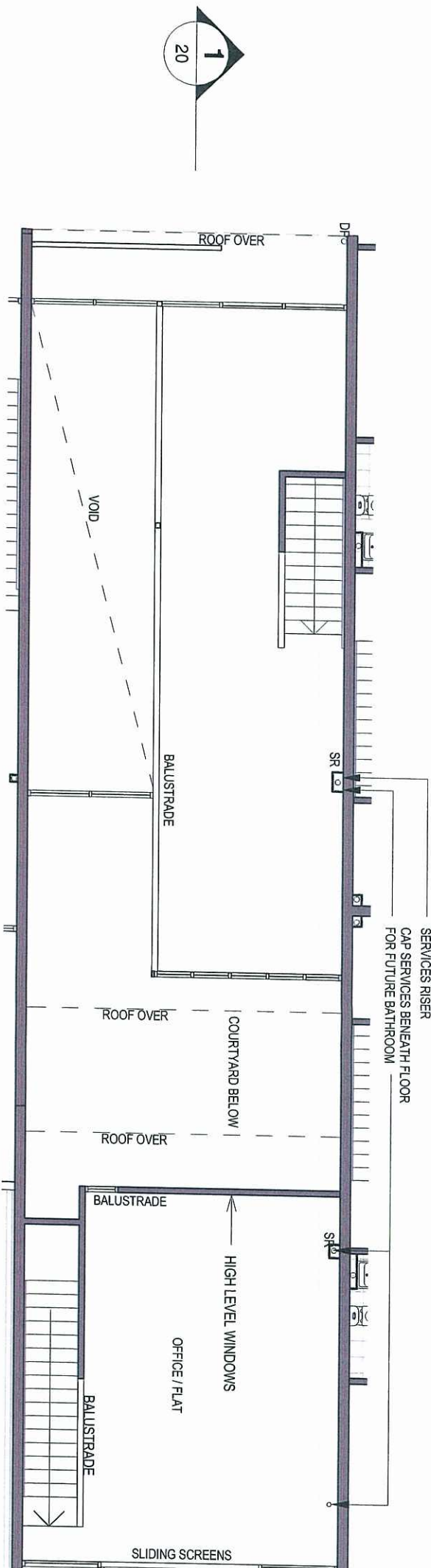
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bureau proberts

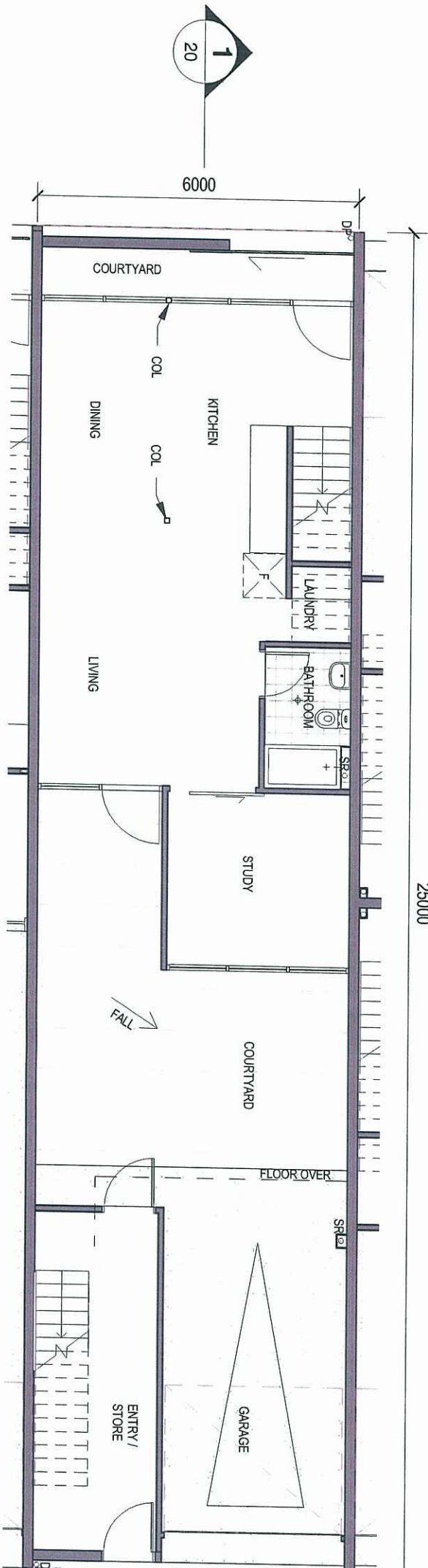
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PROJECT: WAREHOUSE UNITS
ADDRESS: FITZGIBBON

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PHASE: _____
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REVISION: C

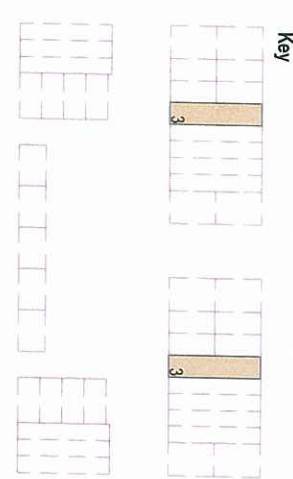




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1 UNIT TYPE 3 - GROUND
1 : 100



Keynote Legend	
Key Value	Keynote Text

DP	DOWNPIPE
GLG	GRATED LID GULLY
SR	SERVICES RISER

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11

bureau proberts

CLIENT: ULDA
PROJECT: WAREHOUSE UNITS
ADDRESS: FITZGIBBON

SCALE: As Indicated
PROJECT NO: 09066
PHASE: 6
DRAWING NUMBER: 07
REVISION: C

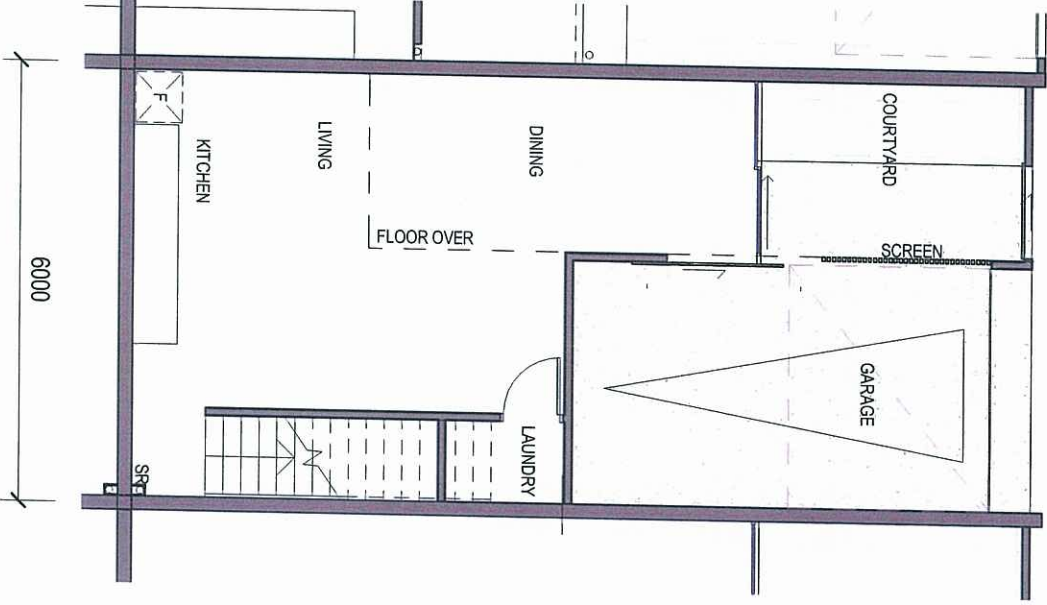
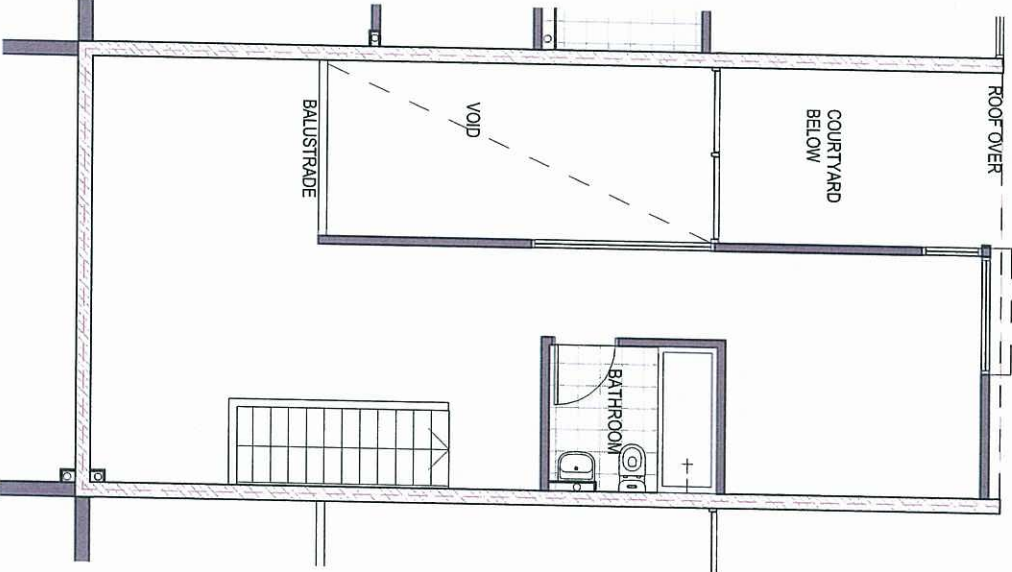


Key



Keynote Legend	
Key Value	Keynote Text
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GLG	GRATED LID GULLY
SR	SERVICES RISER

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11



2 UNIT TYPE 4 - LEVEL 1
1 : 100

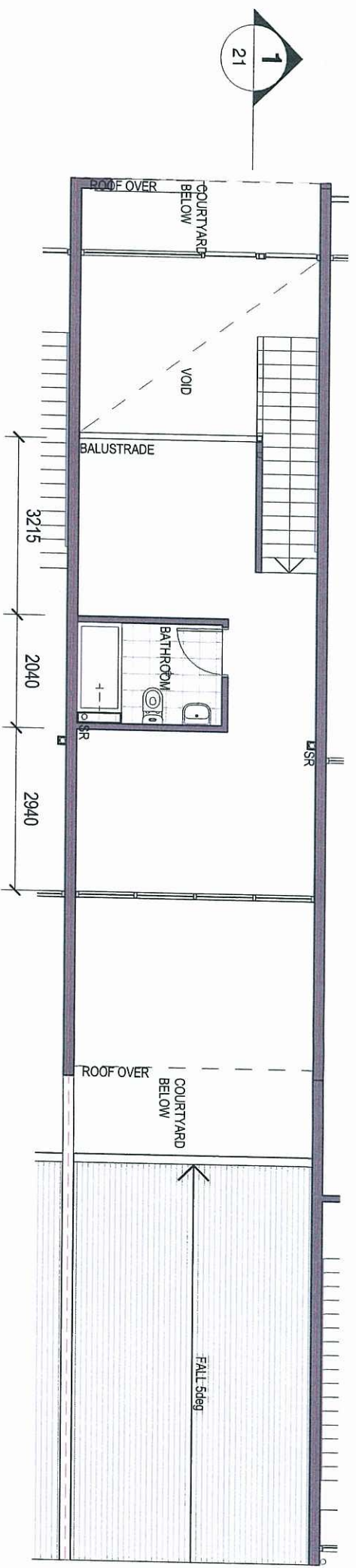
1 UNIT TYPE 4 - GROUND
1 : 100

bureau proberts

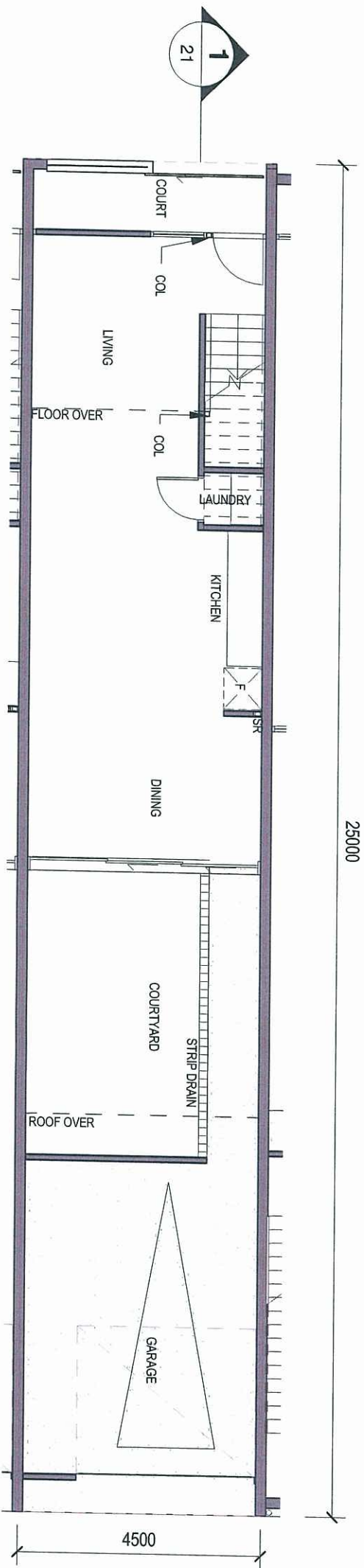
CLIENT: ULDA
PROJECT: WAREHOUSE UNITS
ADDRESS: FITZGIBBON

SCALE: As indicated [A3]
PROJECT NO: 09066
PHASE: 6
DRAWING NUMBER: 08
REVISION: C

DATE: NORTH:

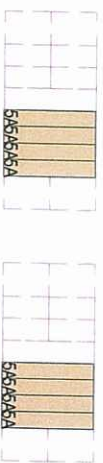


2 UNIT TYPE 5A - LEVEL 1
1 : 100



1 UNIT TYPE 5A - GROUND
1 : 100

Key



Keynote Legend	Keynote Text
Key Value	

DP	DOWNPIPE
GLG	GRADED LID GULLY
SR	SERVICES RISER

PLANS AND DOCUMENTS
referred to in the ULD
APPROVAL dated 26/10/2020

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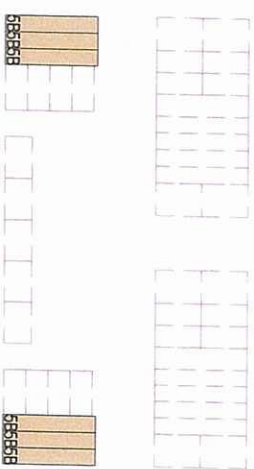
CLIENT: ULDA
PROJECT: WAREHOUSE UNITS
ADDRESS: FITZGIBBON

SCALE: As [A3] indicated
PROJECT NO: 09066
PHASE: 6
DRAWING NUMBER: 09
REVISION: C



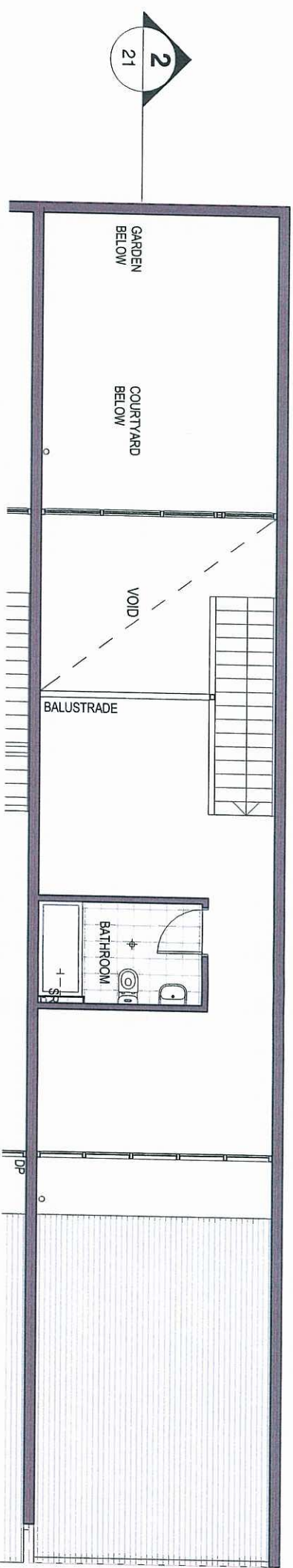


Key

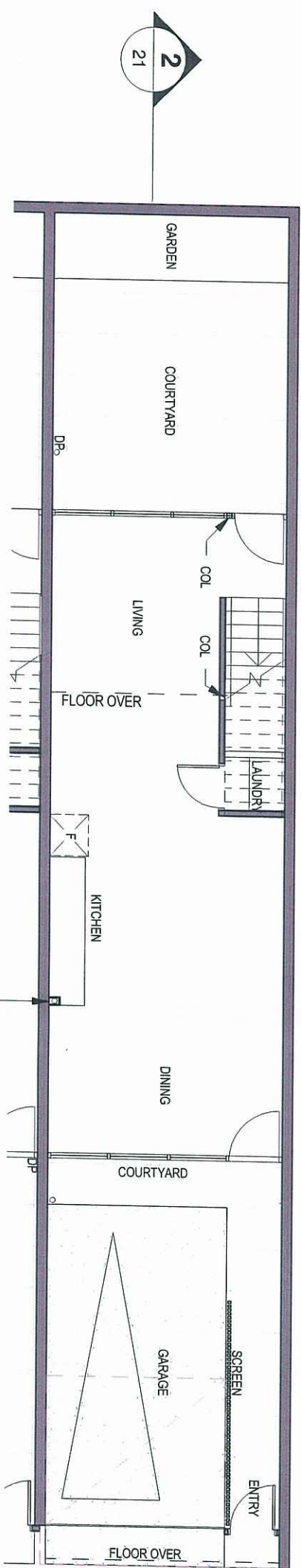


Keynote Legend	
Key Value	Keynote Text

DP	DOWNPIPE
GLG	GRATED LID GULLY
SR	SERVICES RISER



2 UNIT TYPE 5B - LEVEL 1
1 : 100



1 UNIT TYPE 5B - GROUND
1 : 100

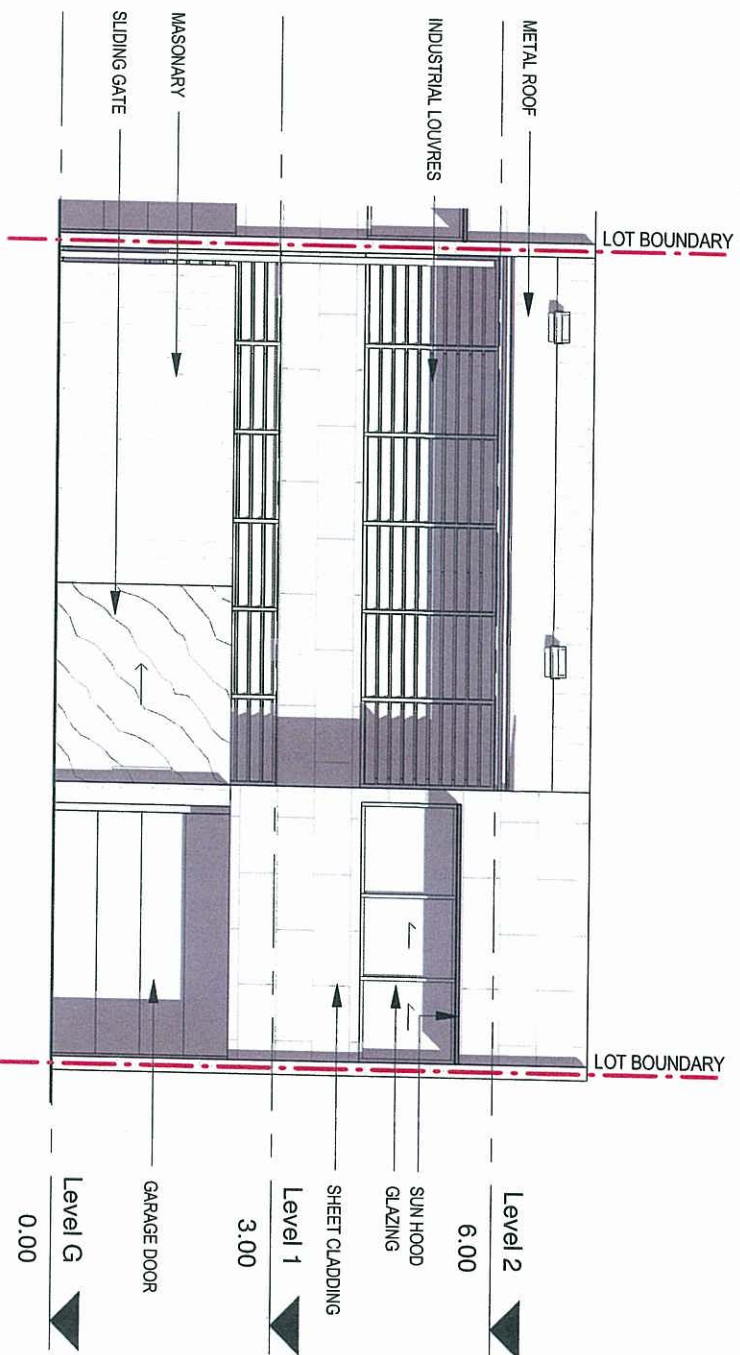
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11

bureau proberts

CLIENT: ULDA
PROJECT: WAREHOUSE UNITS
ADDRESS: FITZGIBBON

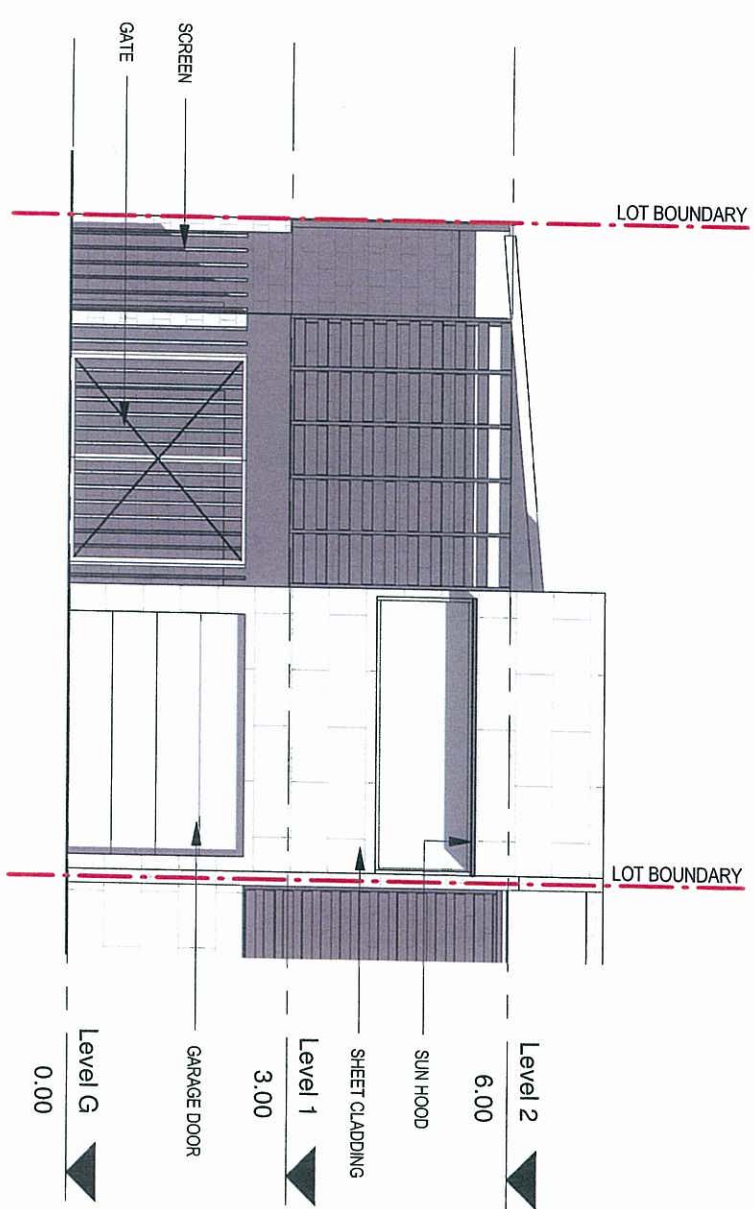
SCALE: As Indicated [A3]
PROJECT NO: 09066
PHASE: 6
DRAWING NUMBER: 10
REVISION: C



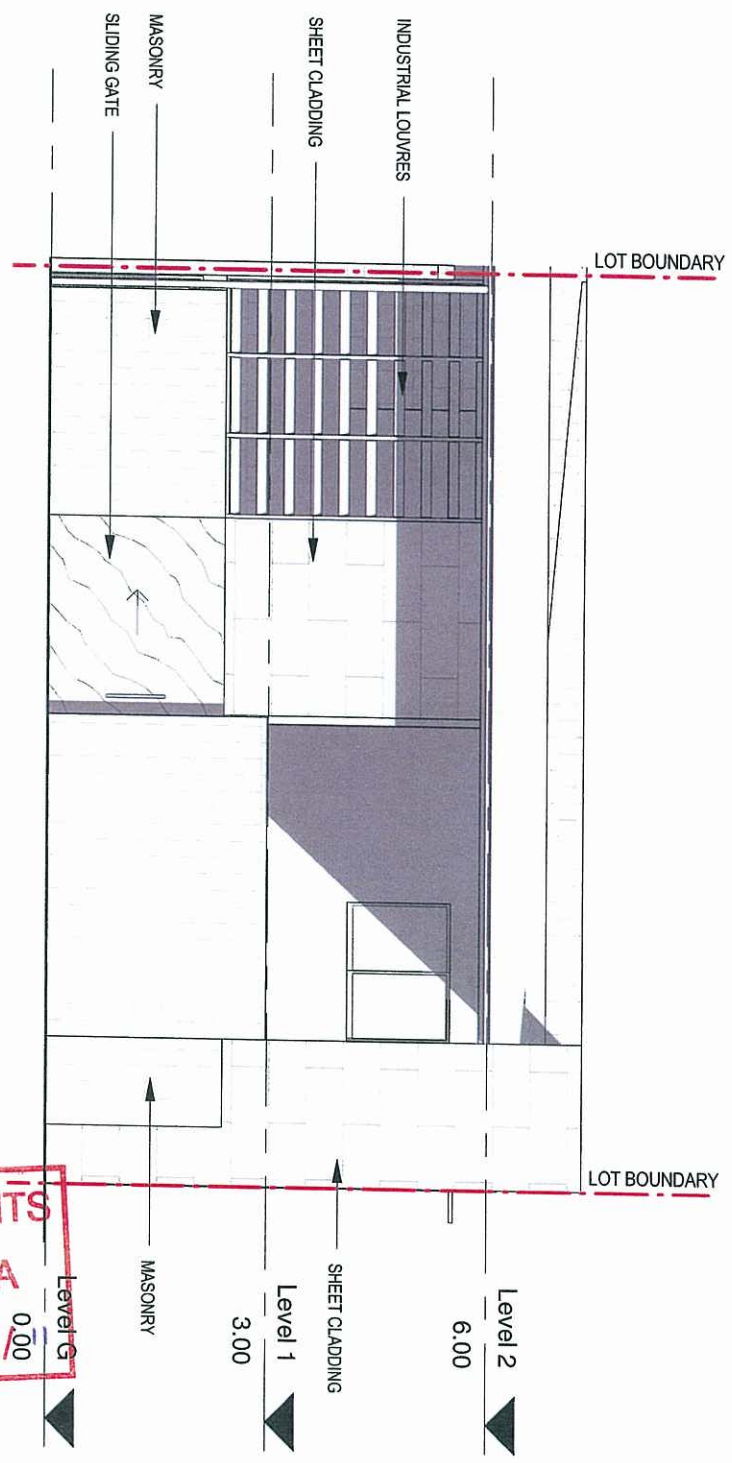


1 Unit Type 1A Elevation
1 : 100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11

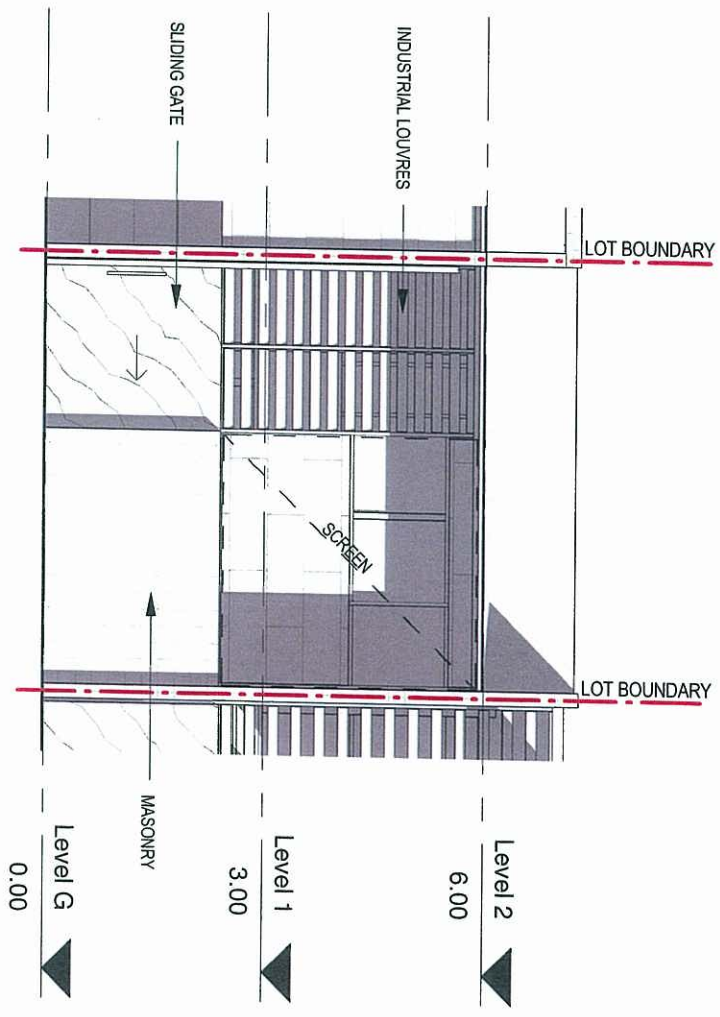


1 Unit Type 2 Elevation 1
1 : 100

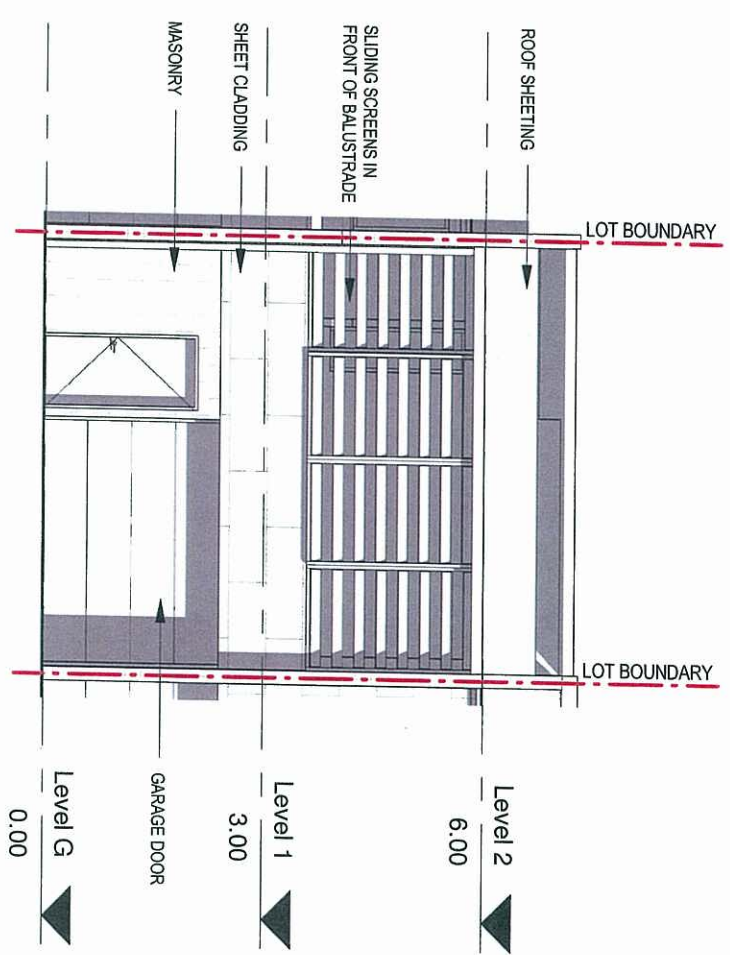


2 Unit Type 2 Elevation 2
1 : 100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/20

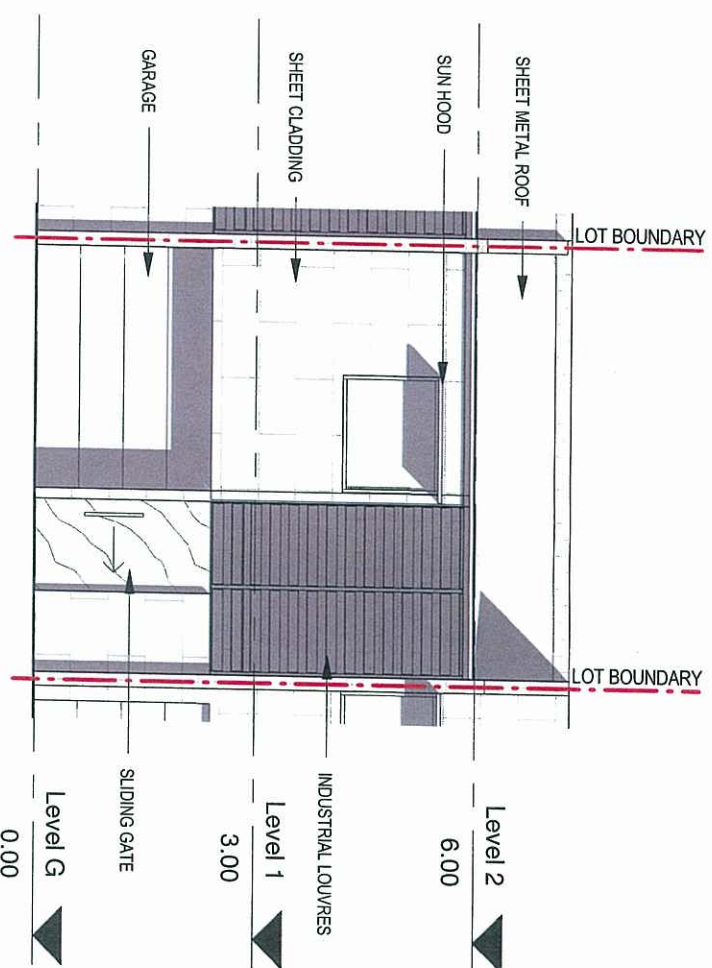


1 Unit Type 3 Elevation 1
1 : 100



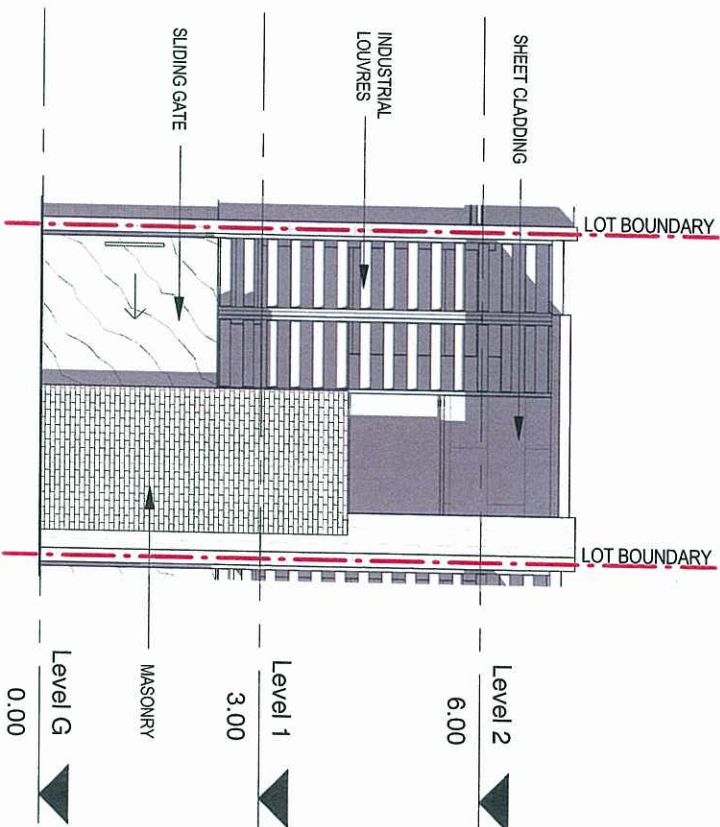
2 Unit Type 3 Elevation 2
1 : 100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11

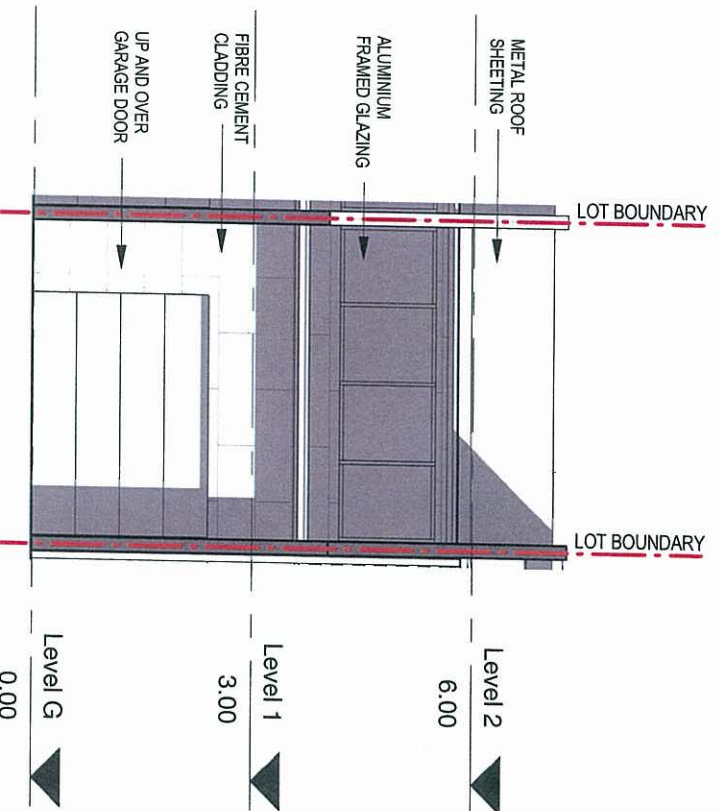


1 Unit Type 4 Elevation
1 : 100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26 / 9 / 11

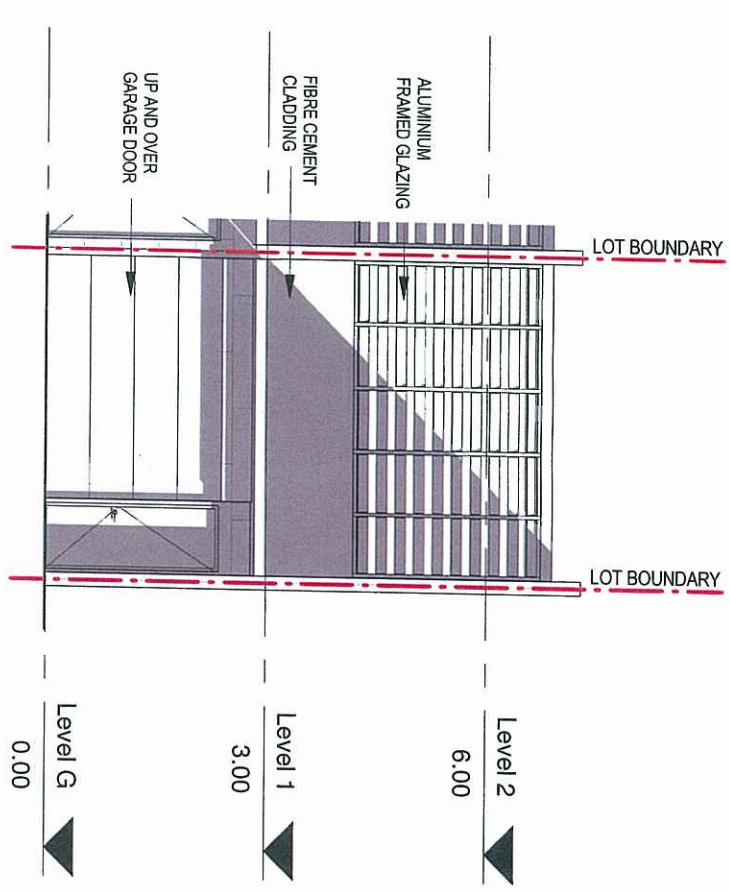


1 Unit Type 5A Elevation 2
1 : 100



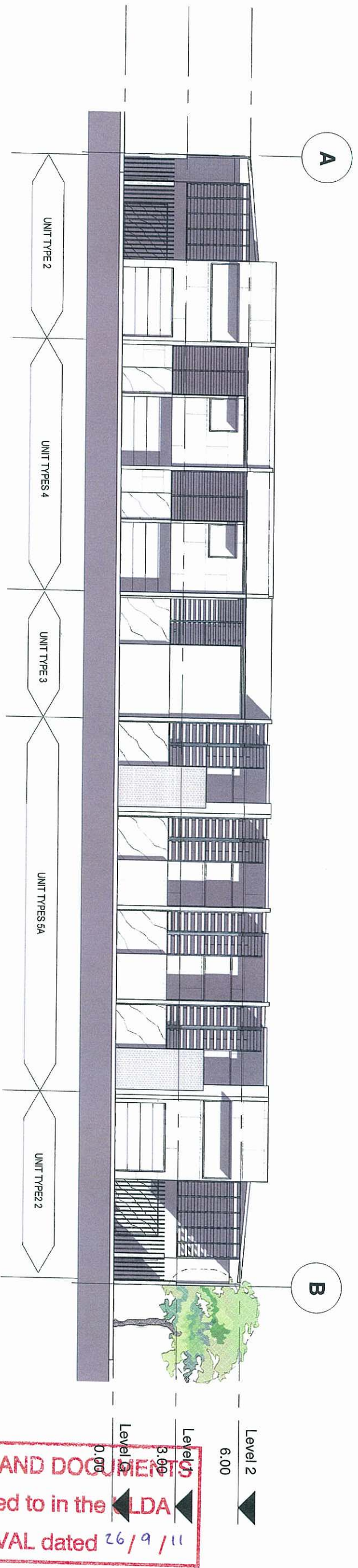
2 Unit Type 5A Elevation 1
1 : 100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11



1 Unit Type 5B Elevation
1 : 100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11

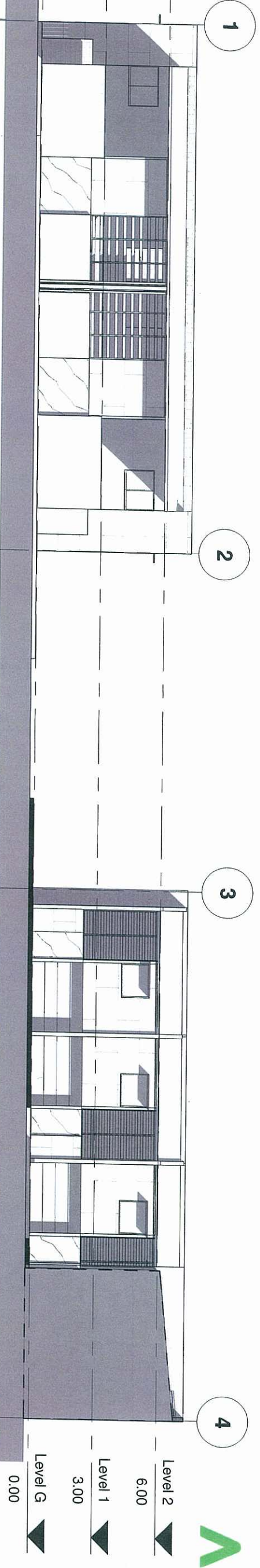


2 Warehouse A Elevation 2
1:200

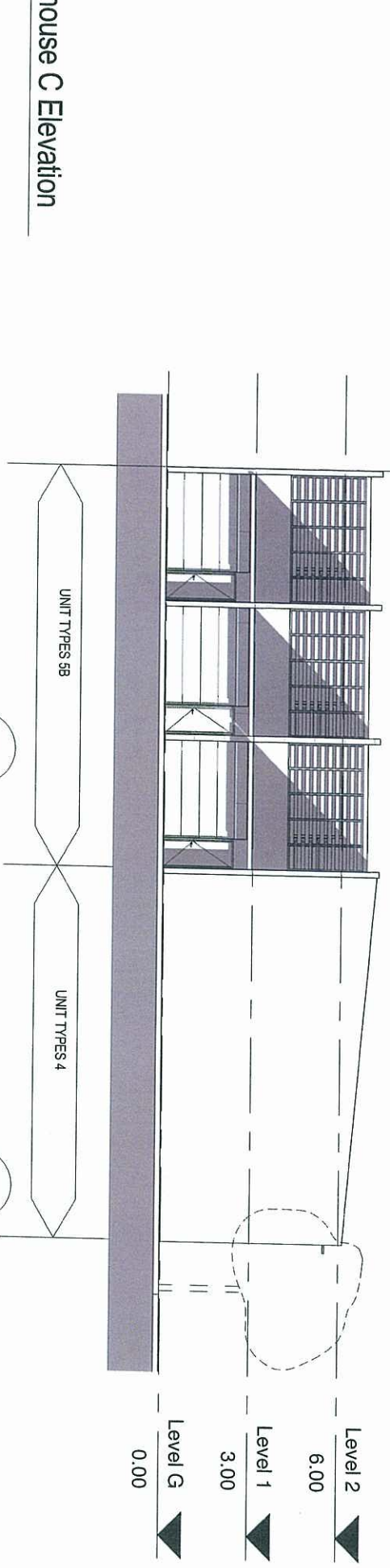
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CLIENT:
ULDA
PROJECT:
WAREHOUSE UNITS
ADDRESS:
FITZGIBBON

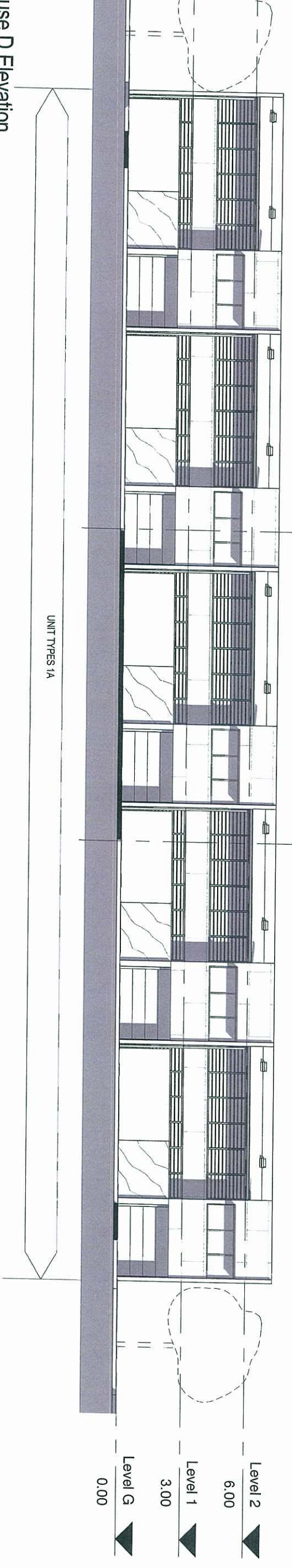
SCALE:
1:200(A3)
DATE:
PROJECT NO.:
09066
PHASE:
DRAWING NUMBER:
17
REVISION:
A



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11



2 Warehouse C Elevation
1 : 200

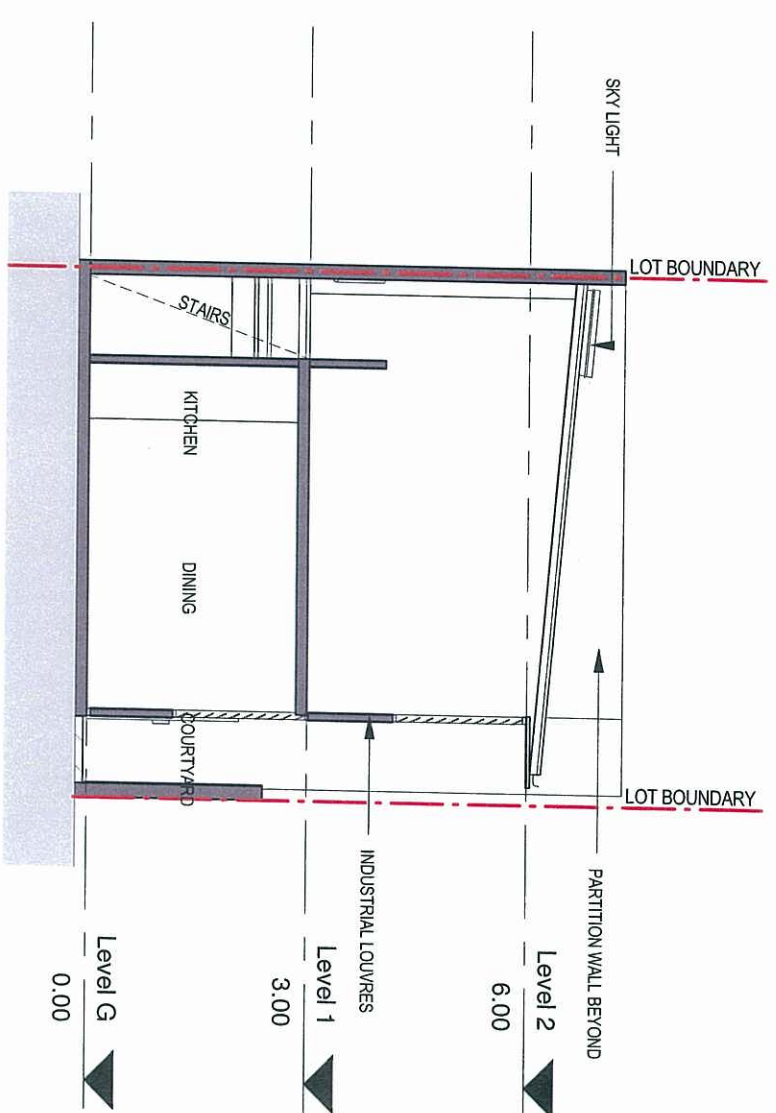


3 Warehouse D Elevation
1 : 200

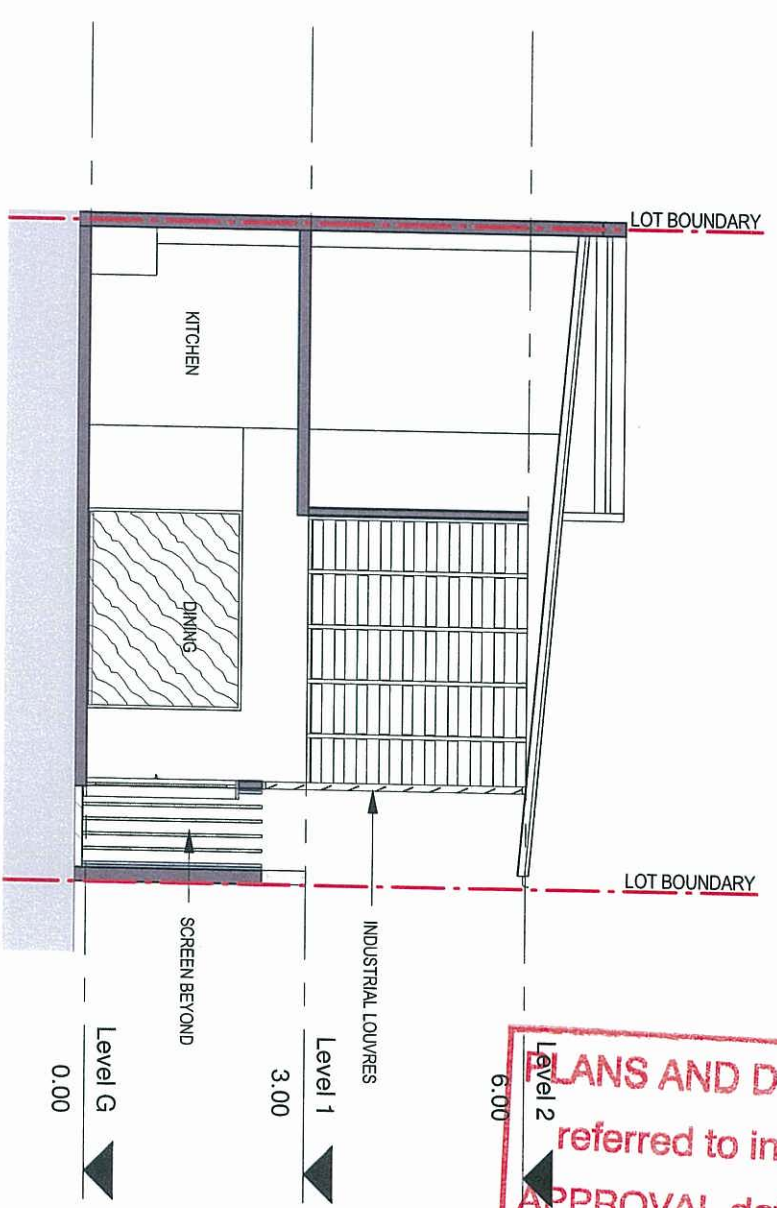
bureau proberts

CLIENT:
ULDA
PROJECT:
WAREHOUSE UNITS
ADDRESS:
FITZGIBBON

SCALE:
1 : 200A3
DATE:
PROJECT NO:
09066
PHASE:
DRAWING NUMBER:
18
REVISION:
A



1 Unit Type 1A section 1
1 : 100



2 Unit Type 2 section 1
1 : 100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 26/9/11