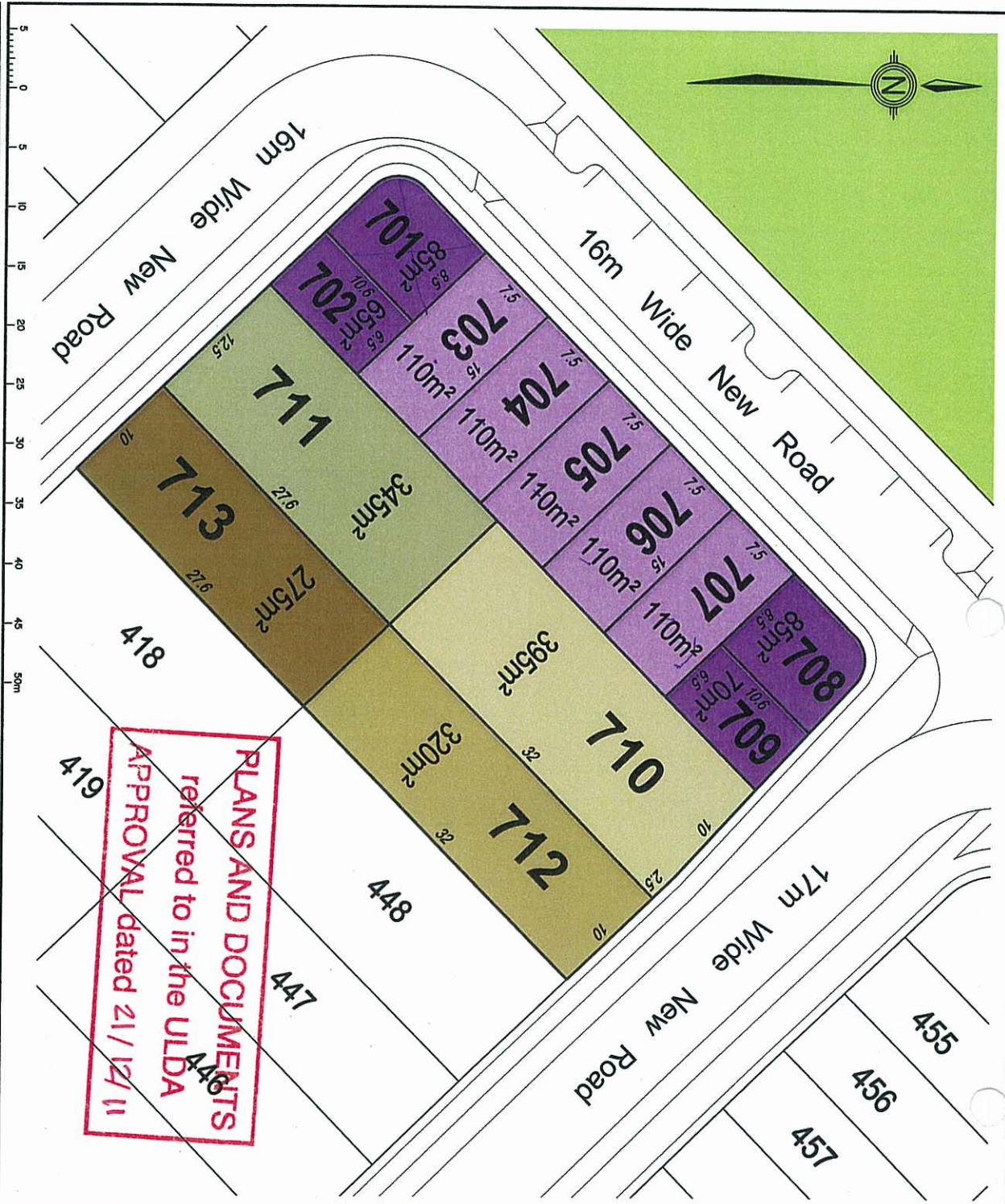




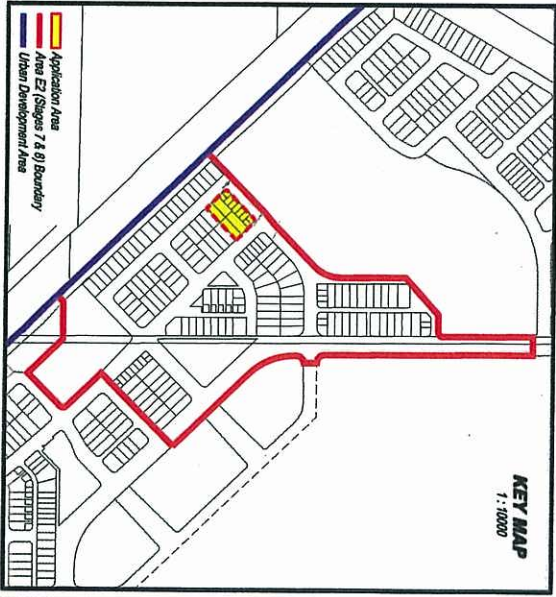
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 21 / 12 / 11

DEVELOPMENT STATISTICS		
Allotment Type	Total Allotments	Total Dwellings
Single Family Dwellings		
Urban Lot 6	4	4
Urban Lot 10	5	5
Villa Allotment Type 1 (10x25m)	1	1
Villa Allotment Type 2 (10x32m)	1	1
Villa Allotment Type 3 (12.5x32m)	1	1
Villa Allotment Type 4 (12.5x25m)	1	1
TOTAL	13	13

Legend

- Stage Boundary
- Park / Open Space
- Future Park / Open Space

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.
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.
Areas have been rounded to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.



Level Datum	Date	14 OCT 2011
Origin	Comp By	KCH
	DWG Name	22743-193-PRO
	Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Scale	Sheet	A4
1 : 500	Job Reference	22743

CLIENT
URBAN LAND DEVELOPMENT AUTHORITY

PROPOSED SUBDIVISION LAYOUT
CANCELLING LOTS 416-417 & 449-453
ON RPS PLAN REF. 22743-127L

PROJECT	Plan Ref	Rev
FITZGIBBON CHASE	22743-193	A

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

© COPYRIGHT PROTECTS THIS PLAN
Unauthorized reproduction or amendment
not permitted. Please contact the author.

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated 21/12/11

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.
 - For Urban Lot 6 & Urban Lot 10 Typologies, open balconies may project forward of the minimum front setback to 0.5m from the front property boundary.
 - The location of built to boundary walls are indicated on the Site Development Plan.
 - Mandatory built to boundary walls are to have a maximum height of 1.5m and should not exceed the prescribed setbacks of the lot.
 - Optional built to boundary walls are to have a maximum height of 1.5m and a maximum height of 3.5 metres, where optional built to boundaries are shown on the Site Development Table of the structure.
 - Boundary setbacks are measured to the face of the building.
 - Eaves should not encroach (other than the buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage for Villa Allotments, where eaves should not be closer than 2400mm; and
 - Urban Lot 6 and Urban Lot 10 Allotments
- Parking:
 - Minimum off-street parking requirements:
 - Studio, 1 and 2 bed dwellings - 1 space per dwelling
 - Other - 2 spaces per dwelling, which may be in tandem
 - Double garages may be permitted on a lot with a frontage of 10 to 12.5m wide where Fitzgibbon Chase Design Guideline approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.
 - Parking spaces on driveways do not have to comply with AS2890.
- Site Cover and Private Open Space:
 - Site cover must be in accordance with the following minimum standards:
 - Urban Lot 6 & Urban Lot 10 - 65% of the lot
 - Villa Allotment - 60% of the lot
 - Private amenity areas accessible from the ground floor must not be less than 12m² with a minimum width of 3m, with the exception of Studio and One Bedroom Urban 6 Lot Typology.
 - Private amenity spaces for apartments (including Urban 6 and Urban 10 Lots with first floor living spaces) above ground level must not be less than 9m², which may be in the form of a balcony with minimum dimensions of 2.1 metres.
- Fencing:
 - Fencing on all Primary Street Frontages to be 1.5m and 50% transparent or not to exceed 1.2 metres in height.

Definitions:

Roads/Streets other than a Laneway

Site Development Table	Urban Lot 6	Urban Lot 10	Villa Allotments 10m Frontage	Villa Allotments 12.5m Frontage
Front/Primary Frontage	0.5m	0.5m	1.5m	1.5m
Rear	0m	0m	1m	1m
Side - General Lots	0m	0m	0m	0m
Built to Boundary	0m	0m	0m	0m
Non Built to Boundary	1m	1m	0.5m	0.5m

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. 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.

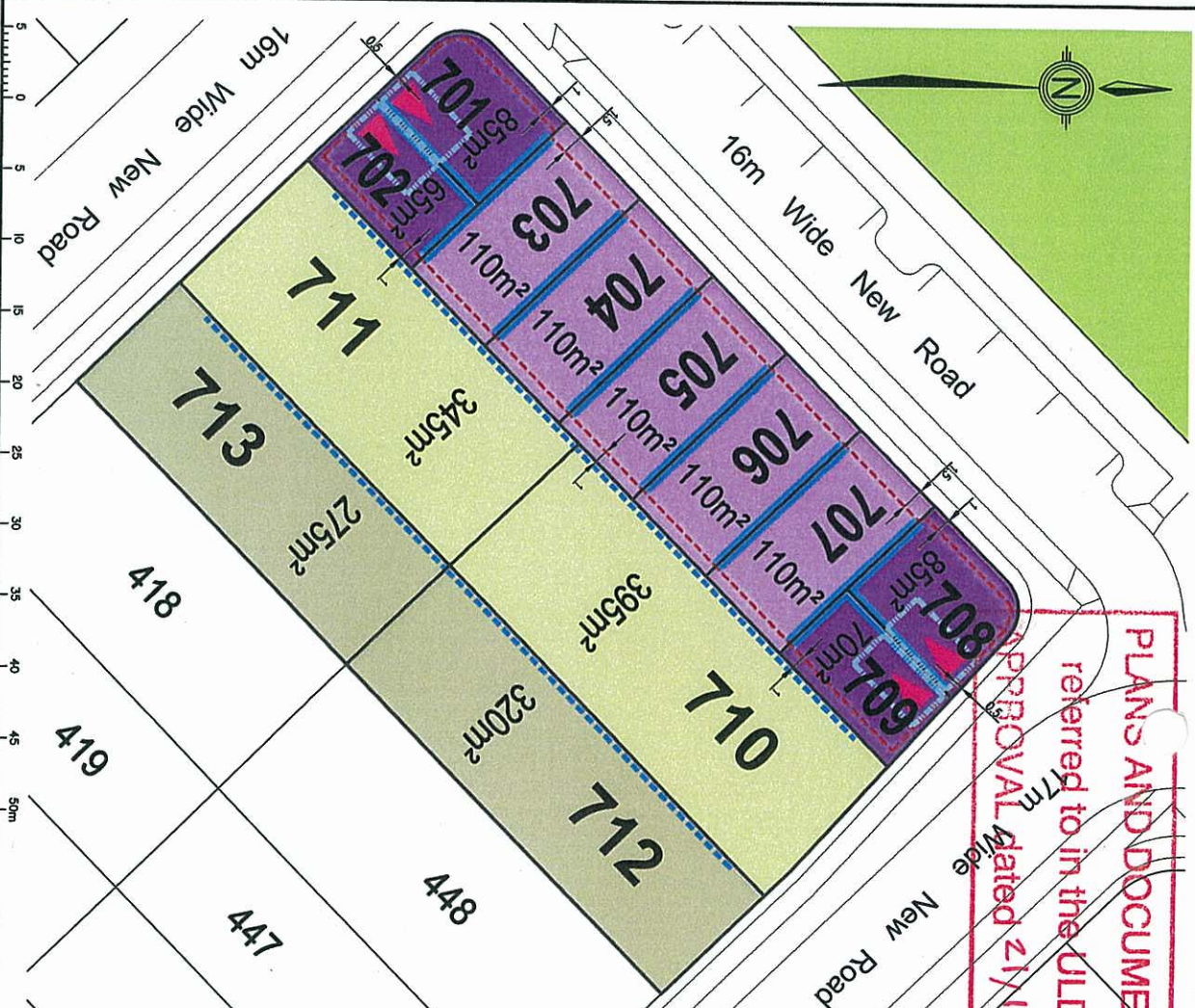
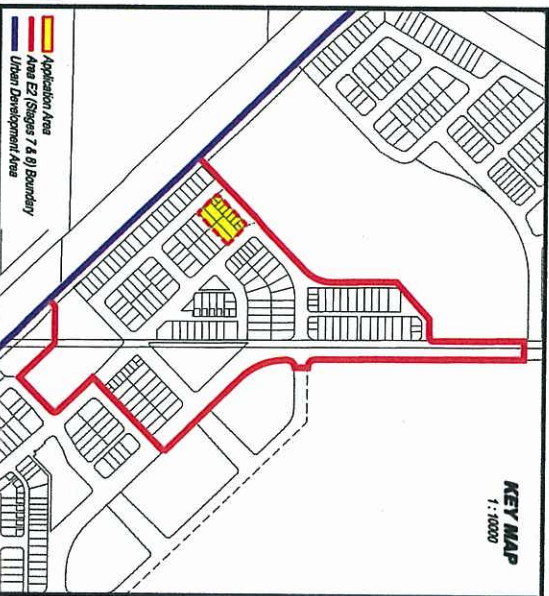
Areas have been rounded to the nearest 5m².

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

Legend

- Stage Boundary
- Park / Open Space
 - Future Park / Open Space
- Development Controls
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Garage Location
 - Maximum Building Location Envelope (Urban Lots)

KEY MAP
1:10000



Level Datum

Origin

Comp By: KCH

DWG Name: 22743-193-PRO

Local Authority: URBAN LAND DEVELOPMENT AUTHORITY

Locality: FITZGIBBON

Job Reference: 22743

CLIENT

URBAN LAND DEVELOPMENT AUTHORITY

PLAN OF DEVELOPMENT

CANCELLING LOTS 416-417 & 449-453

ON RPS PLAN REF. 22743-127L

PROJECT

FITZGIBBON CHASE

Plan Ref

22743-194

Rev

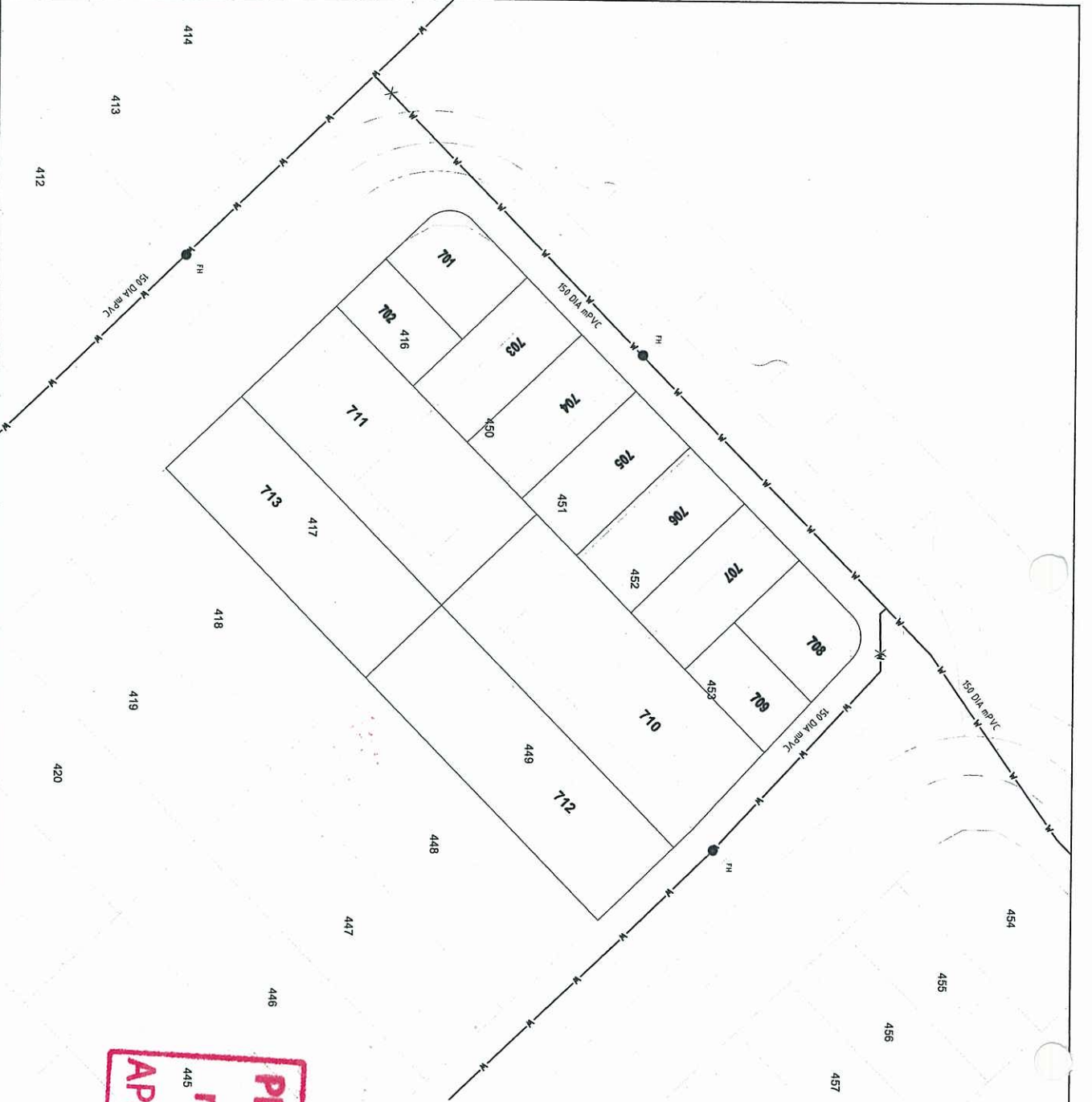
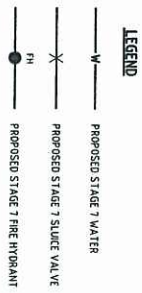
A

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

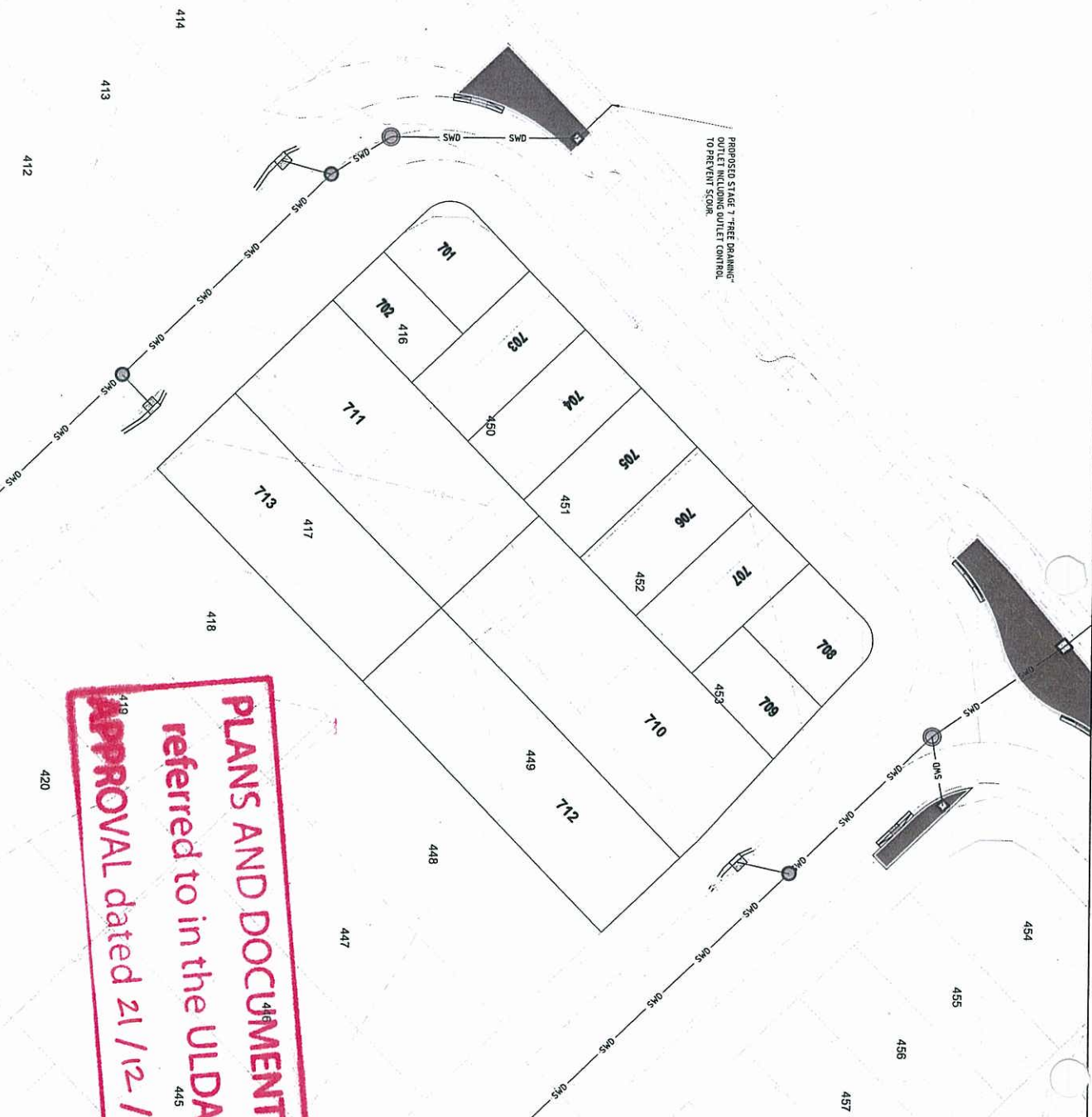
© COPYRIGHT PROTECTS THIS PLAN
Unauthorized reproduction or amendment
not permitted. Please contact the author.



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 21/12/11

APPROVED CONSULTANTS		CLIENT	
PROJECT FITZGIBBON CHASE - AREA E2		URBAN LAND DEVELOPMENT AUTHORITY	
LOCATION 153 TELEGRAPH ROAD, FITZGIBBON			
MAP TITLE LOTS 416-417 & 449-453 RECONFIG - WATER LAYOUT			
DATE OCTOBER 2011		DATE OCTOBER 2011	
SCALE SCALE 1:200 (A1)		SCALE SCALE 1:200 (A1)	
DRAWN AL		DRAWN AL	
CHECKED DATE		CHECKED DATE	
APPROVED DATE		APPROVED DATE	
BENBANK AUSTRALIA		BENBANK COAST AUSTRALIA	
SIS CONSULTING ENGINEERING PTY LTD 20 RICHMOND PARKWAY, BENBANK VIC 3060 TEL: 03 9451 1111 FAX: 03 9451 1112 EMAIL: info@sis-engineering.com.au		SIS CONSULTING ENGINEERING PTY LTD 20 RICHMOND PARKWAY, BENBANK VIC 3060 TEL: 03 9451 1111 FAX: 03 9451 1112 EMAIL: info@sis-engineering.com.au	
ARCHITECTS - CIVIL & STRUCTURAL ENGINEERS		ARCHITECTS - CIVIL & STRUCTURAL ENGINEERS	
E T S		E T S	
ULDA CODE ULDA/CE2		ULDA CODE ULDA/CE2	
SHEET NUMBER SK20		SHEET NUMBER SK20	
A		A	

APPROVAL dated / /
referred to in the ULDA
PLANS AND DOCUMENTS



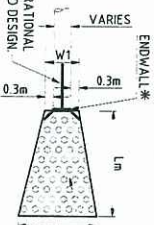
PROPOSED STAGE 7 "FREE DRAINING
OUTLET INCLUDING OUTLET CONTROL
TO PREVENT SCOUR."

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 21 / 12 / 11

RCP SIZE AS WORKS A

PLAN - ENERGY DISSIPATION TREATMENT AT OUTLETS

NOT TO SCALE



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.

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

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

EXAMPLE - 1050 RCP WITH OUTLET VELOCITY BETWEEN 1 AND 2m/s - rock size D50 = 200mm
 $l = 6 \times 1.05 = 6.3m$
 $Wl = 1.05 \times .06 = 1.65m$
 $W = 1.05 \times [0.4 \times 6.3] = 357m$
 THEREFORE ROCK AREA = $6.3 \times [1.65 + 357 / 2] = 16,44m^2$
 THE ROCK SIZE WOULD REQUIRE THE MINIMUM OF EARTHWORKS

LEGEND

— SMD — PROPOSED STAGE 7 STORMWATER

— PROPOSED STAGE 7 STORMWATER MANHOLE

— PROPOSED STAGE 7 STORMWATER GULLY PIT

— PROPOSED STAGE 7 STORMWATER BUDDPOD

EXISTING CONTOURS AT 0.25m INTERVALS

[illegible]

