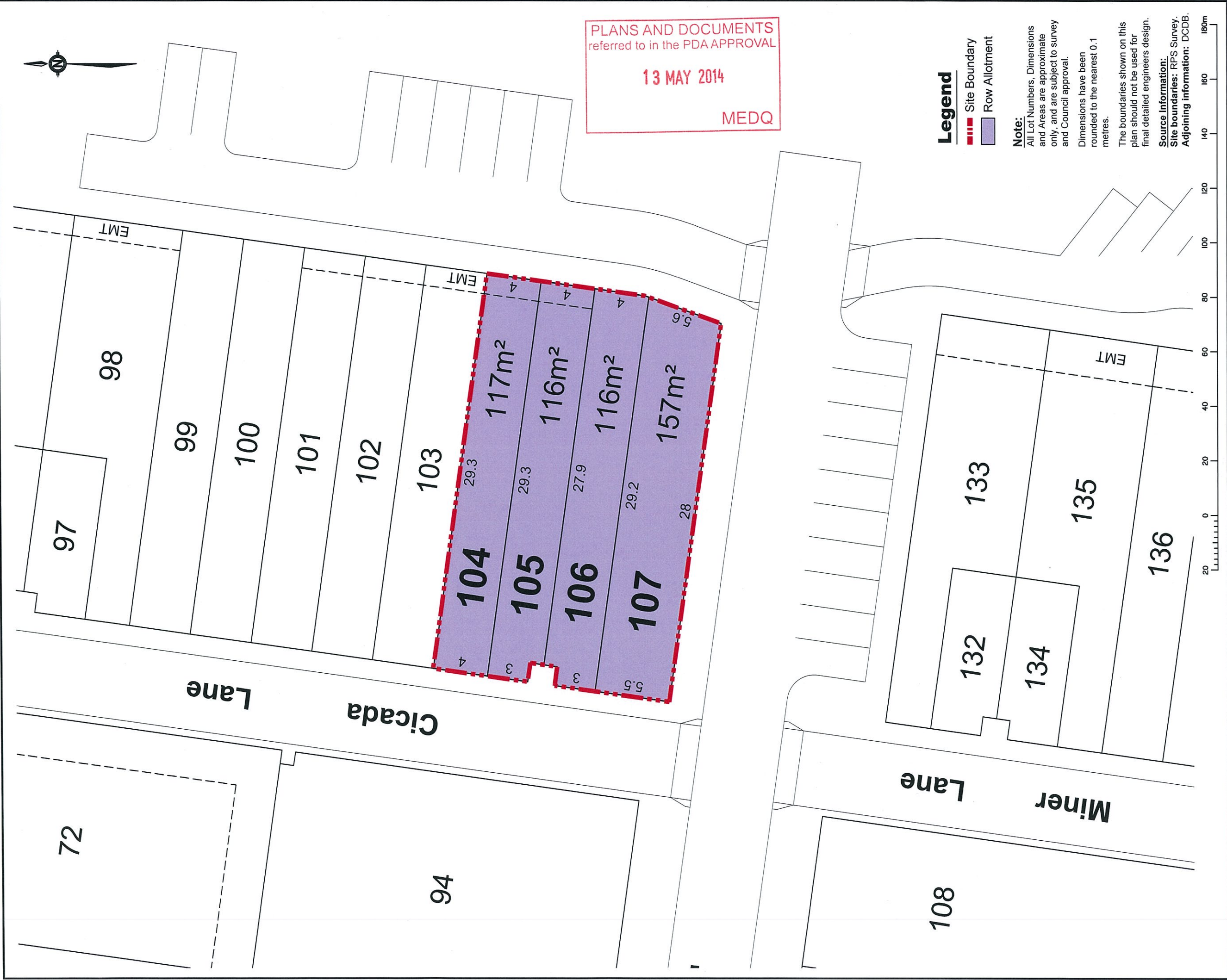




PROJECT		WOODLANDS ANDERGROVE		CLIENT	ECONOMIC DEVELOPMENT QUEENSLAND				
Job Ref.	118709	Date	06 MAY 2014	PLAN OF SUBDIVISION LOTS 104 - 107 CANCELLING LOTS 104 - 107 ON SP 255602					
Comp By.	WNW	DWG Name. 118709-05-PROP							
Checked By.	DG	Locality	ANDERGROVE						
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND								



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NOTES

General

1. All developments is to be undertaken in accordance with the development approval.
2. Maximum building height is 2 storeys.

Setbacks

3. Setbacks are as per the Building Setback Table unless otherwise specified.
4. Maximum building location envelopes are subject to future proposed easements and/or other underground services.
5. Where Built to Boundary walls are not adopted, side setbacks shall be in accordance with the Building Setback Table.
6. Built to boundary walls for Row Allotments are to be no more than 90% of the lot boundary length.
7. Boundary setbacks are measured to the walls of the structure.

Car Parking & Driveways

8. On-site car parking is to be provided in accordance with the following minimum requirements:
- One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
9. Double garages are not permitted.
10. No vehicular access off Bedford Road.
11. A maximum of one driveway per dwelling is permitted.
12. Driveways must avoid on-street servicing such as dedicated parking bays, drainage pits and service pillars.
13. Driveways must be aligned to meet the minimum Ergon setbacks to electrical pillar boxes i.e. 1000mm without bollards, or 600mm if protective bollards are provided.
14. The minimum distance of a driveway from an intersection of one street with another street shall be 4.0 metres.

Site Cover and Amenity

15. Site cover of each lot is not to exceed 80% of the site.
16. Private open space is to be provided in accordance with the following requirements:
- One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m; and
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
17. Private open space must be accessible from the living room if its located on the ground floor.
18. Second storey verandas and windows are screened or obscured when overlooking a side or rear boundary or where within 9m of another residence or overlooking Private Open Space.

Fencing & Landscaping

19. Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote ground surveillance.
20. Front fences & walls, where provided, include one of the following:
- the solid portion of the front fence & walls should be no more than 1.2m high;
 - if containing opening that make it no more than 50% transparency, the maximum fence height can be 1.8m.
20. Where located on a lane screen fences 1.8m in height must be used to screen private open space, carparking and service areas.
21. Where integrated housing construction is proposed on multiple residential & group houses on lots with a frontage less than 7.5m, consistent & articulated fence design must be implemented.
22. Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence). Where adjoining a residential boundary, side boundary fences are to extend from the rear boundary to align with the front facade of the building but shall not extend beyond the front boundary building setback. Unless an alternative design for the fence is agreed to with the owner of adjoining land, the screen fence is to be 1.8m in height and constructed from timber.

Buildings

23. Carports and garages should be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
24. Letterbox to be clearly visible & identifiable from street or within the laneway.
25. All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.

- Verandahs / Porch
- Roof Overhangs
- Window Hoods/Screens
- Awnings and Shade Structures

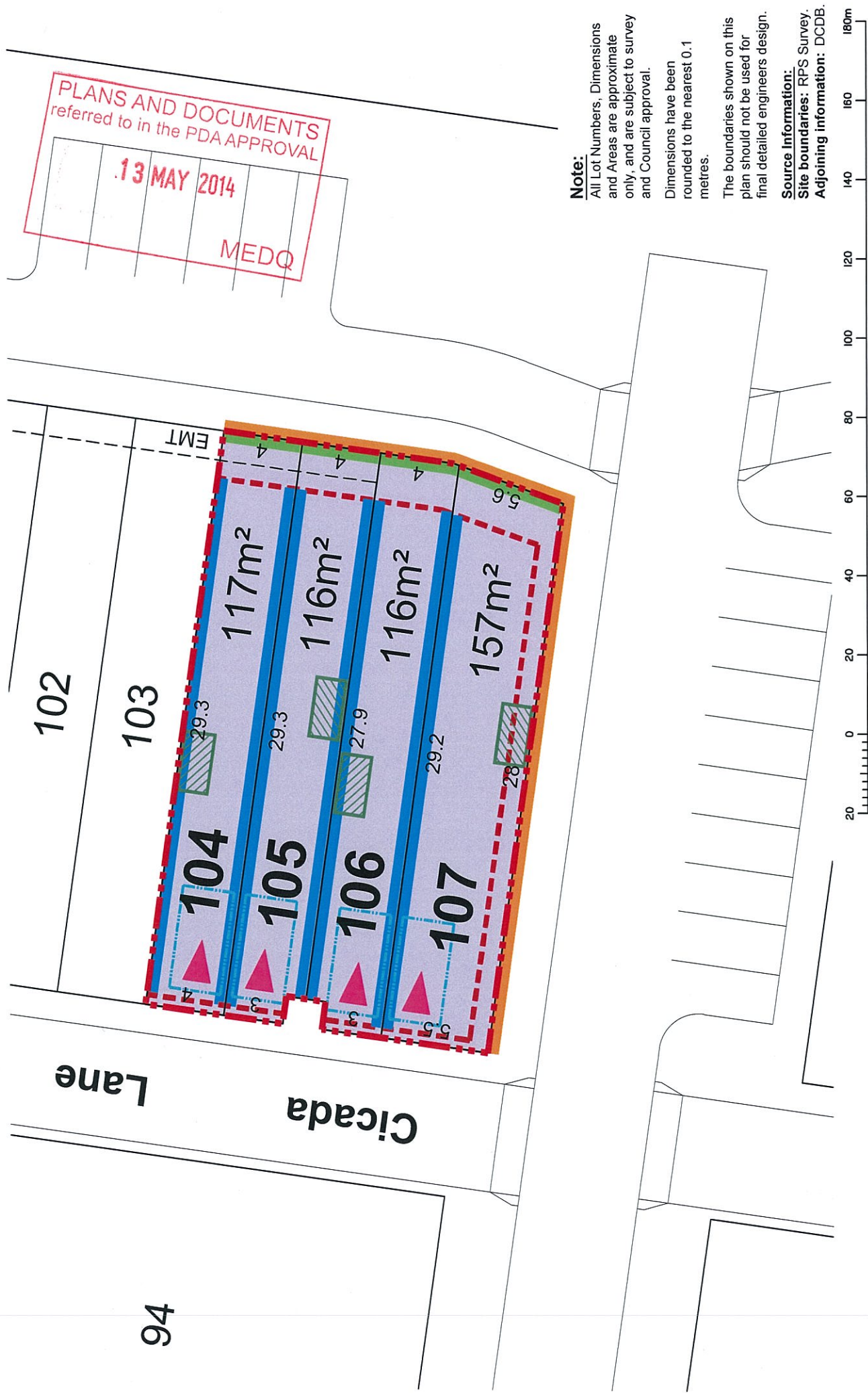
Legend

- Site Boundary
- Preferred Private Open Space Location
- Mandatory Built to Boundary Wall
- Maximum Building Location Envelope
- No Vehicle Access
- Primary Frontage
- Preferred Garage Location

Plan of Development Table	Row Allotment	
	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m
Garage from Laneway Boundary	1.0m	n/a
Rear from Laneway Boundary	0.5m	0.5m
Side - General Lots		
Built to Boundary	0.0m	0.0m
Corner Lots - Secondary Frontage	Mandatory	
Park Side / Rear	1.0m	1.0m
Minimum 0m to verandah / balcony		

For Small Allotments

26. Clearly identifiable & addresses front door & undercover point of entry
27. Low maintenance building materials & non-reflective finishes on exterior.
28. External drainage or other pipes integrated with building design.
29. Screened drying & rubbish bin areas behind the main fence of the dwelling.
30. At least 2 openings to all habitable rooms, including internal & loured windows to facilitate cross ventilation.



Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

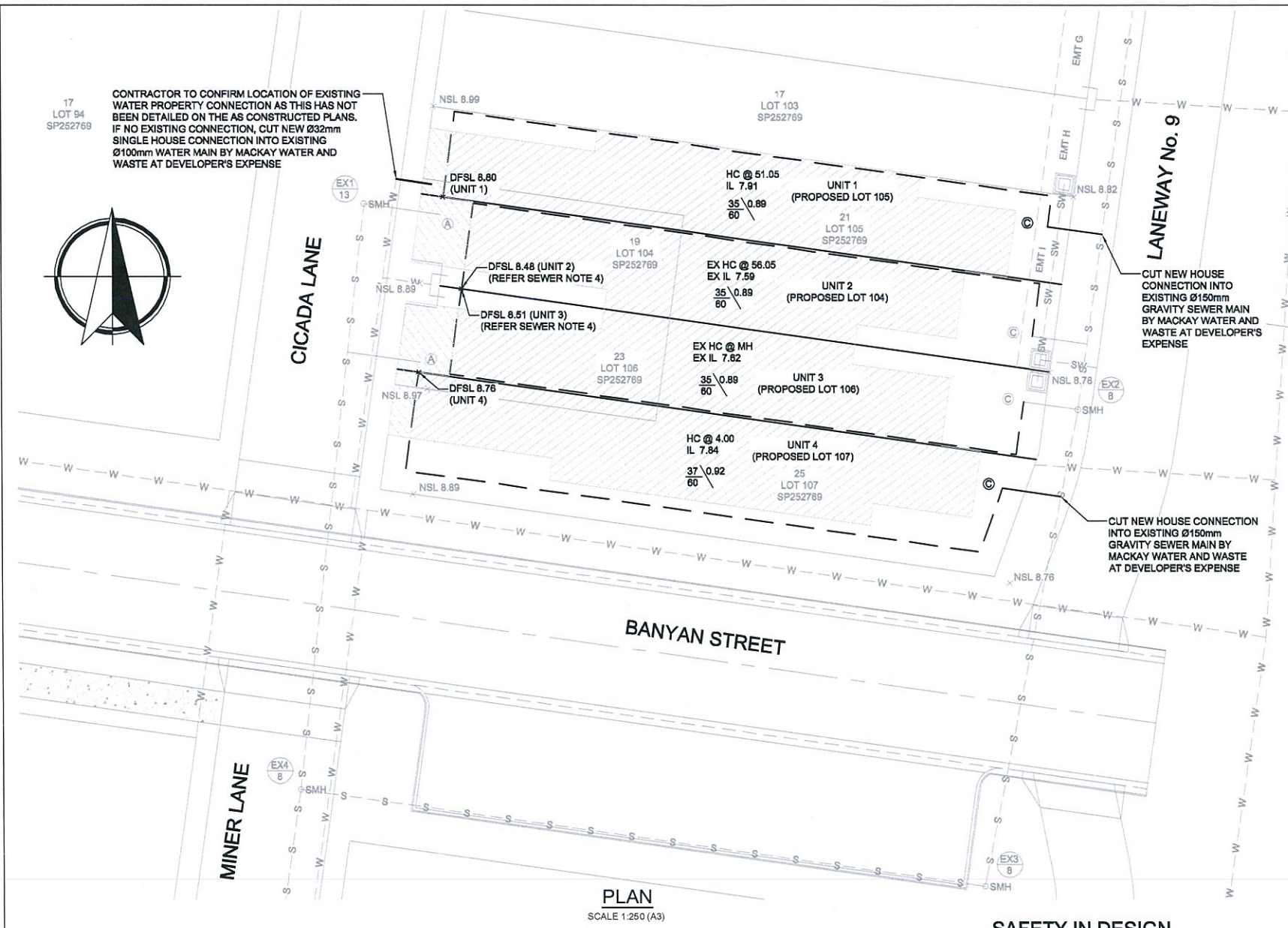
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: DCDB.

PROJECT	WOODLANDS ANDERGROVE		
	Job Ref.	118709	Date 06 MAY 2014
	Comp By.	WNW	DWG Name. 118709-05-PROP
Local Authority	Checked By.	DG	Locality ANDERGROVE
	ECONOMIC DEVELOPMENT QUEENSLAND		

CLIENT	ECONOMIC DEVELOPMENT QUEENSLAND	
	PLAN OF DEVELOPMENT LOTS 104 - 107	

RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 T +61 7 3124 9300 F +61 7 3124 9399 W rpsgroup.com.au			
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			Rev A



LEGEND

- PROPERTY BOUNDARY
- UNIT FLOOR AREA EXTENTS (DESIGN BY OTHERS)
- CONCRETE DRIVEWAY (DESIGN BY OTHERS)
- DN32 HDPE SERVICE BRANCH IN ACCORDANCE WITH MRC STD. DRG. No. A3-00840
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT BOUNDARY
- EXISTING HOUSE NUMBER AND PROPERTY DESCRIPTION
- EXISTING EARTHWORKS BATTER TOP
- EXISTING NATURAL SURFACE LEVEL CONSTRUCTED AS PART OF STAGE 6
- EXISTING MOUNTABLE KERB AND CHANNEL
- EXISTING FOOTPATH
- EXISTING STORMWATER LINE AND ALLOTMENT PIT
- EXISTING WATER MAIN
- SEWERAGE RETICULATION
- SEWER HOUSE CONNECTION TYPE
- DESIGN LINE OF HOUSE DRAIN
- DESIGN FINISHED SURFACE LEVEL (MIN. SURFACE LEVEL FOR SANITARY DRAINAGE)
- X = LONGEST LENGTH OF PROPERTY SERVICE (m)
- Y = GRADE OF PROPERTY SERVICE (1 IN 80)
- Z = LEVEL REQUIREMENTS FOR PROPERTY SERVICE PLUS INITIAL DROP (X/Y + 0.3m)
- HC @ 13.80 IL 8.13 SL 8.88
- HC = HOUSE CONNECTION DISTANCE FROM NEAREST DOWNSTREAM MANHOLE
- IL = INVERT LEVEL OF HOUSE CONNECTION AT SEWER MAIN
- SL = FINISHED SURFACE LEVEL AT HOUSE CONNECTION TO SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- EXISTING SEWER MANHOLE AND LINE NUMBER
- EXISTING SEWER HOUSE CONNECTION TYPE

NOTES - GENERAL

- ENGINEERING DRAWINGS ARE NOT TO BE SCALED.
- ALL EXISTING SEWERAGE INFRASTRUCTURE / EARTHWORKS INFORMATION HAS BEEN OBTAINED FROM THE WOODLANDS STAGES 4 AND 5 AS CONSTRUCTED DRAWINGS (REFER VISION SURVEYS DRG. No. 1 TO 18 (REV A) UNDER PROJECT No. 12375) AND WOODLANDS STAGE 3A AS CONSTRUCTED DRAWINGS (REFER BMD CONSULTING DRG. No. 15 BM0022 - C5003 (REV 4)).
- UNIT LAYOUT INFORMATION HAS BEEN OBTAINED FROM THE DEVELOPMENT PLANS PROVIDED BY DFS GROUP 26 MARCH, 2014.
- PROPERTY BOUNDARY INFORMATION HAS BEEN OBTAINED FROM REGISTERED SURVEY PLANS PROVIDED BY THE DEPARTMENT OF STATE DEVELOPMENT, INFRASTRUCTURE AND PLANNING 02 APRIL, 2014.
- FOR SITE LOCALITY PLAN REFER TO WOODLANDS ESTATE, ANDERGROVE MASTER PLAN.
- ALL LEVELS SHOWN ON THE DRAWING ARE TO A.H.D. (AUSTRALIAN HEIGHT DATUM)
- LOCATE ALL LEVELS FROM ESTABLISHED SURVEY MARKS.
- EROSION AND SEDIMENT CONTROL WORKS TO BE INSTALLED PRIOR TO COMMENCEMENT OF SITEWORKS IN ACCORDANCE WITH APPROVED BUILDING PLANS.

WARNING
EXISTING UNDERGROUND SERVICES
THE LOCATION OF EXISTING SERVICES HAVE BEEN PLOTTED FROM AS CONSTRUCTED DATA. OTHER SERVICES ARE EXPECTED TO BE PRESENT TO THAT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT AUTHORITIES TO LOCATE ALL EXISTING SERVICES WITHIN THE CONTRACT AREA PRIOR TO THE COMMENCEMENT OF WORKS.

NOTES - SEWER

- SEWERAGE DESIGN IN ACCORDANCE WITH MRC DESIGN GUIDELINES AND STANDARD DRAWINGS.
- HOUSE CONNECTION BRANCHES ARE TO BE TYPE A OR C AS DETAILED IN MRC DESIGN GUIDELINES.
- HOUSE CONNECTION GRADE TO BE MINIMUM:
a) DN100 PROPERTY CONNECTION = 1 IN 60
- MAXIMUM DEPTH OF POINT OF HOUSE CONNECTION FOR VERTICAL RISER IS 1.0m FROM FINISHED SURFACE LEVEL.
- DESIGN FINISHED SURFACE LEVEL HAS BEEN BASED ON MAINTAINING THE EXISTING PROPERTY CONNECTION LEVEL PROVIDED IN THE WOODLANDS STAGES 4 AND 5 AS CONSTRUCTED DRAWINGS (REFER VISION SURVEYS DRG. No. 1 TO 18 (REV A) UNDER PROJECT No. 12375).

NOTES - WATER

- ALL SERVICE CONDUITS SHALL HAVE A MINIMUM COVER OF:
a) IN VERGE - 800mm BELOW DESIGN SURFACE IN ACCORDANCE WITH MRC STD. DRG. No. A3-00840.
b) UNDER ROADWAY - 800mm TO THE TOP OF ENVELOPER PIPE MEASURED FROM THE ADJACENT INVERT OF CHANNEL. IN ACCORDANCE WITH MRC STD. DRG. No. A3-00840.

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
13 MAY 2014
MEDQ

SAFETY IN DESIGN

HAZARD INFORMATION					CURRENT ARRANGEMENT				ALTERNATIVE ARRANGEMENT					ACTION			COMMENTS / NOTES
ID	HAZARD DESCRIPTION	POSSIBLE CAUSE	PERSONS AFFECTED	POSSIBLE CONSEQUENCE	CURRENT CONTROL MEASURES	RISK			IMPROVEMENT CONTROL OPTIONS	RESIDUAL RISK			ACTION	ACTION BY	ACTION COMPLETE		
						LIKELIHOOD	CONSEQUENCE	RISK		LIKELIHOOD	CONSEQUENCE	RISK					
1. CONSTRUCTION																	
1.1	WORKS ADJACENT TO LIVE SERVICES	CONFLICT WITH SERVICES DURING CONSTRUCTION	CONTRACTOR / UTILITY PROVIDER	DAMAGE TO EXISTING UTILITY NETWORKS / INJURY TO CONTRACTOR	CONTRACTOR TO IDENTIFY AND LOCATE ALL SERVICES PRIOR TO COMMENCEMENT OF WORKS	3	4	M6	NIL	3	4	M6	REFER 'CURRENT CONTROL MEASURES'	CONTRACTOR			
1.2	WORKS TO LIVE SERVICES	SEWERAGE NETWORK ISOLATED / INTERRUPTED DURING CONSTRUCTION	CONTRACTOR / UTILITY PROVIDER / PROPERTY OWNERS	DISRUPTION OF SEWERAGE NETWORK SERVICES / INJURY TO CONTRACTOR	MACKAY WATER AND WASTE TO BE CONTACTED AS EARLY AS POSSIBLE TO CO-ORDINATE AND PROGRAM WORKS. CONSULTATION TO BE UNDERTAKEN WITH AFFECTED PROPERTY OWNERS	2	5	M6	NIL	2	5	M6	REFER 'CURRENT CONTROL MEASURES'	CONTRACTOR			
1.3	TRENCHING	UNSTABLE SOIL CONDITIONS	CONTRACTOR / UTILITY PROVIDER	COLLAPSE OF TRENCH WALLS / INJURY TO CONTRACTOR	CONTRACTOR TO ENGAGE A GEOTECHNICAL ENGINEER TO ASSESS GROUND CONDITIONS / SOIL STABILITY PRIOR TO TRENCHING OPERATION	4	3	M6	NIL	4	3	M6	REFER 'CURRENT CONTROL MEASURES'	CONTRACTOR			

NOTES:

- THE NUMBER IN THE RISK LEVEL INDICATES THE INHERENT RISK. THE LOWER THE NUMBER, THE MORE IMMINENT THE RISK.
- WHEN ESTABLISHING ACTIONS TO BE TAKEN, THE HIERARCHY OF CONTROLS TO BE FOLLOWED IS:
 - ELIMINATION
 - SUBSTITUTION
 - ENGINEERING
 - ADMINISTRATIVE
 - PERSONAL PROTECTIVE EQUIPMENT

RISK EVALUATION	
E1 - E5	EXTREME RISK. ACTION IS TO BE TAKEN IMMEDIATELY TO ADDRESS THE RISK.
H4 - H6	HIGH RISK. ACTION IS TO BE TAKEN AS SOON AS POSSIBLE TO ADDRESS THE RISK.
M6 - M7	MODERATE RISK. ACTION SHOULD BE TAKEN TO ADDRESS THE RISK.
L7 - L9	LOW RISK. LOW RISKS ARE TO BE MONITORED.

CONSEQUENCE	TO PEOPLE	TO PROPERTY	TO ENVIRONMENT
DISASTROUS	MULTIPLE FATALITY	VIRTUAL COMPLETE LOSS OF PLANT OR SYSTEM	LONG TERM, WIDESPREAD, SIGNIFICANT IMPACT
CRITICAL	PERMANENT INJURY, DISABILITY OR DEATH	EXTENSIVE DAMAGE TO PLANT OR SYSTEM	MEDIUM TO LONG TERM WIDESPREAD IMPACT
SERIOUS	LOST TIME INJURY	SIGNIFICANT DAMAGE TO PLANT OR SYSTEM	MODERATE BUT REVERSIBLE IMPACT
SIGNIFICANT	MEDICAL TREATMENT INJURY	DAMAGES IMPACT ON BUDGET AND PROGRAM	MINOR, SHORT-MEDIUM TERM IMPACT TO LOCAL AREA OF LIMITED SIGNIFICANCE
MINOR	FIRST AID INJURY	MINOR DAMAGE TO PLANT OR SYSTEM	LIMITED IMPACT TO MINIMAL AREA

LIKELIHOOD	ALMOST CERTAIN	LIKELY	POSSIBLE	UNLIKELY	RARE
LIKELIHOOD TO OCCUR	VERY LIKELY TO OCCUR, COMMON/FREQUENT OCCURRENCE (ODDS ON OR ANYTIME)	GOOD CHANCE TO OCCUR, WILL PROBABLY OCCUR IN MOST CIRCUMSTANCES (EVEN ODDS OR 10 TIMES A YEAR)	LIKELY TO OCCUR, MIGHT OCCUR AT SOME TIME (100-1 ODDS OR ONCE A YEAR)	UNLIKELY TO OCCUR, NOT LIKELY TO OCCUR (10000-1 OR ONCE IN 10 YEARS)	VERY UNLIKELY TO OCCUR, MAY ONLY OCCUR IN EXCEPTIONAL CIRCUMSTANCES (1MILLION-1 ODDS OR ONCE IN 100 YEARS)
1	E1	E2	E3	E4	E5
2	E2	E3	E4	H5	H6
3	E3	H4	H5	M6	M7
4	H4	H5	M6	L7	L8
5	H5	M6	L7	L8	L9

CONSTRUCTION

0

ISSUE FOR CONSTRUCTION

DCB

NJF*

NJF*

04/04/14

No

Revision

Notes: * Indicate signatures on original issue of drawing or last revision of drawing

Drawn

Checked

Approved

Date

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SCALE 1:250 AT ORIGINAL SIZE

0 2.5 5 7.5m

Scale AS SHOWN

Drawn D.BROWN

Drafting Check N.FLOR*

Approved N.FLOR*

Date 04/04/14

DO NOT SCALE

Designed D.BROWN

Design Check N.FLOR*

RPEQ: 13229

Original Size

A3

Client

Project

Title

ASPIRE HOUSING GROUP

LOTS 104-107 WOODLANDS ESTATE, ANDERGROVE

WATER AND SEWERAGE RETICULATION PLAN

Drawing No:

Revision:

115-3-1-C001

0

Cad File No: T:\115-3-1 Lots 104-107 Woodlands Estate\CADD\Drawings\115-3-1-C001.dwg

Plot Date: 04 April, 2014 - 2:34 PM