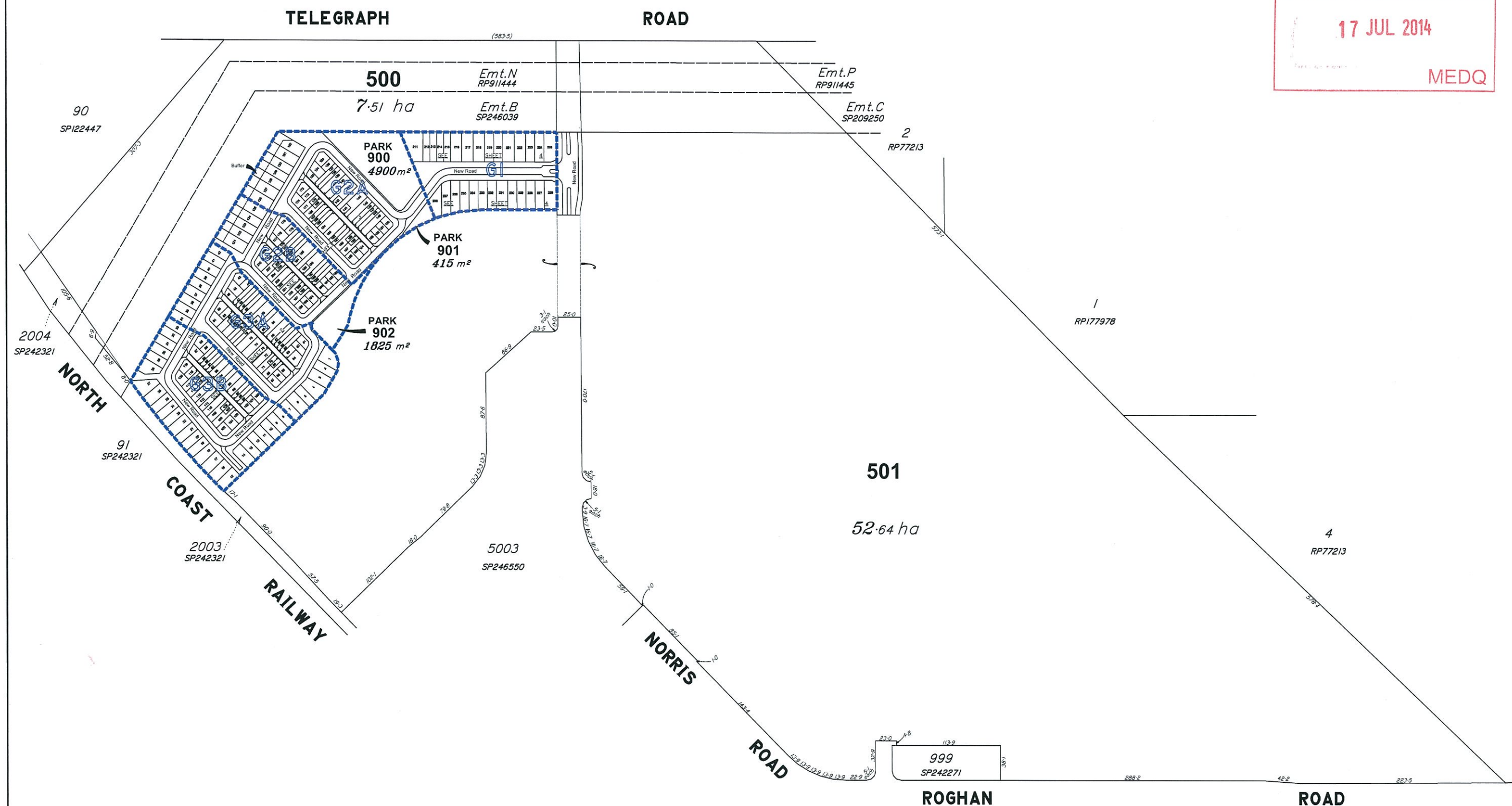


PLANS AND DOCUMENTS
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17 JUL 2014

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SHEET 1 OF 4



Scale 1:3000 @ A2 - Lengths are in Metres.

50 0 50 100 150 200 250

TABLE OF DEVELOPMENT

GROSS AREA OF SUBJECT LAND.....	68.66 ha
AREA OF PROPOSED PARK AND OPEN SPACE.....	7140 m2 (INCLUDING DRAINAGE RESERVE)
AREA OF NEW ROAD.....	3.07 ha
LENGTH OF NEW ROAD.....	2340 m
NET AREA OF SUBDIVISION.....	4.727 ha (EXCLUDING NEW ROAD, PARK & OPEN SPACE)
NUMBER OF PROPOSED LOTS.....	238 + (2 Bal)
NUMBER OF EXISTING LOTS.....	1

NOTES

1. ANY LICENCE, EXPRESS OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN WOLTER CONSULTING GROUP AND THE INSTRUCTING PARTY.
2. DESIGN SUBJECT TO LOCAL AUTHORITY APPROVAL & DETAILED ENGINEERING REQUIREMENTS, AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.
3. INDICATIVE ROAD PAVEMENT DESIGN, SUBJECT TO BIPODS AND ENGINEERING REVIEW.

Client :

URBAN LAND DEVELOPMENT AUTHORITY

R.P. Description	Lot 5010 ON SP246550
Parish	NUNDAH
County	STANLEY
Date Drawn	01-06-2012

PLAN OF RECONFIGURATION AREA G

ROGHAN ROAD,
FITZGIBBON



LICENSED SURVEYORS TOWN PLANNERS
DEVELOPMENT CONSULTANTS

SUITE 1
30 FLORENCE ST.
NEWSTEAD
P.O. Box 436
NEW FARM
QLD 4005
(07) 36665200
(07) 36665202
E: surveying@wolverconsulting.com.au
E: wolterconsulting.com.au

Reference Number: PL1336/G-05-J

PLANS AND DOCUMENTS
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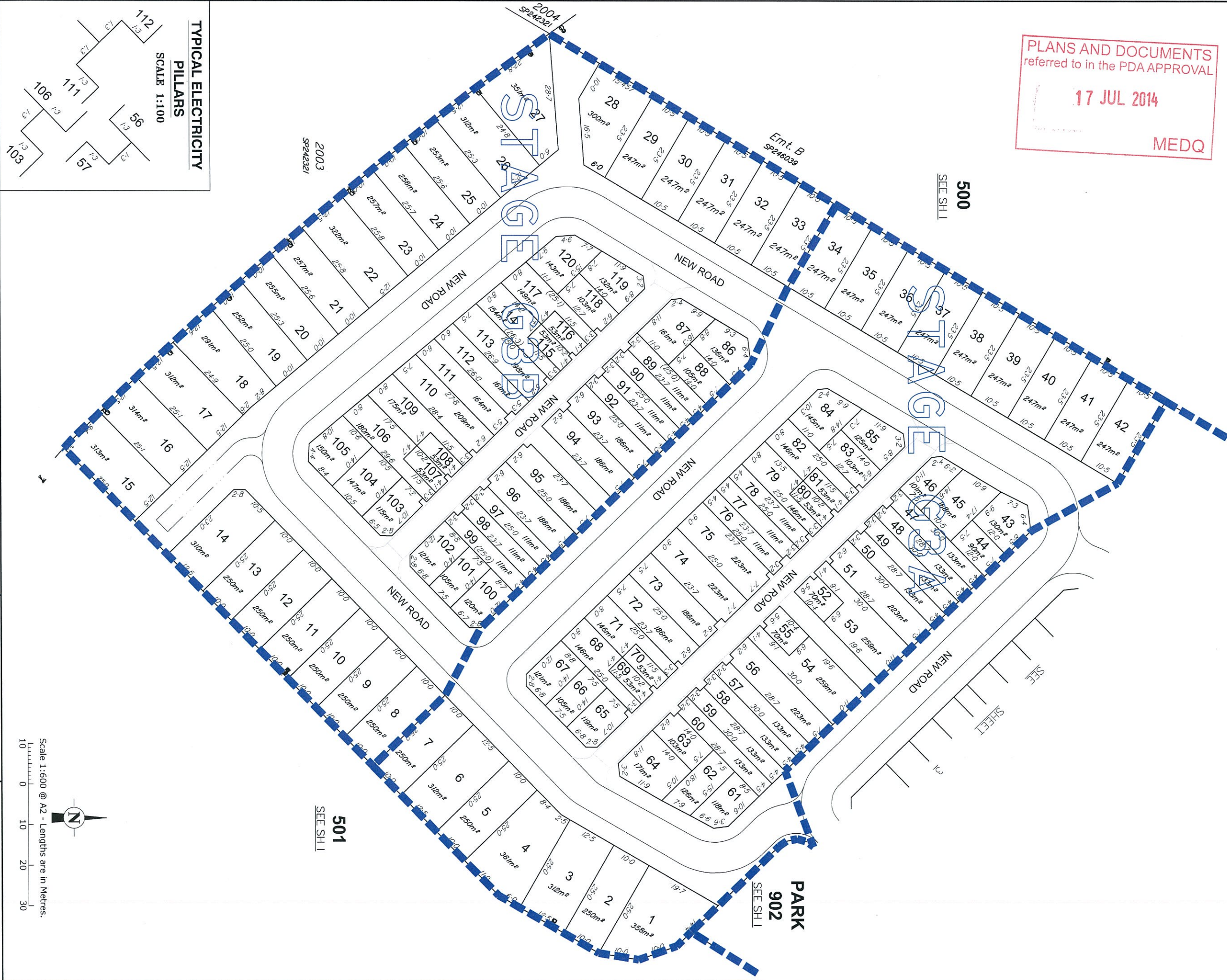


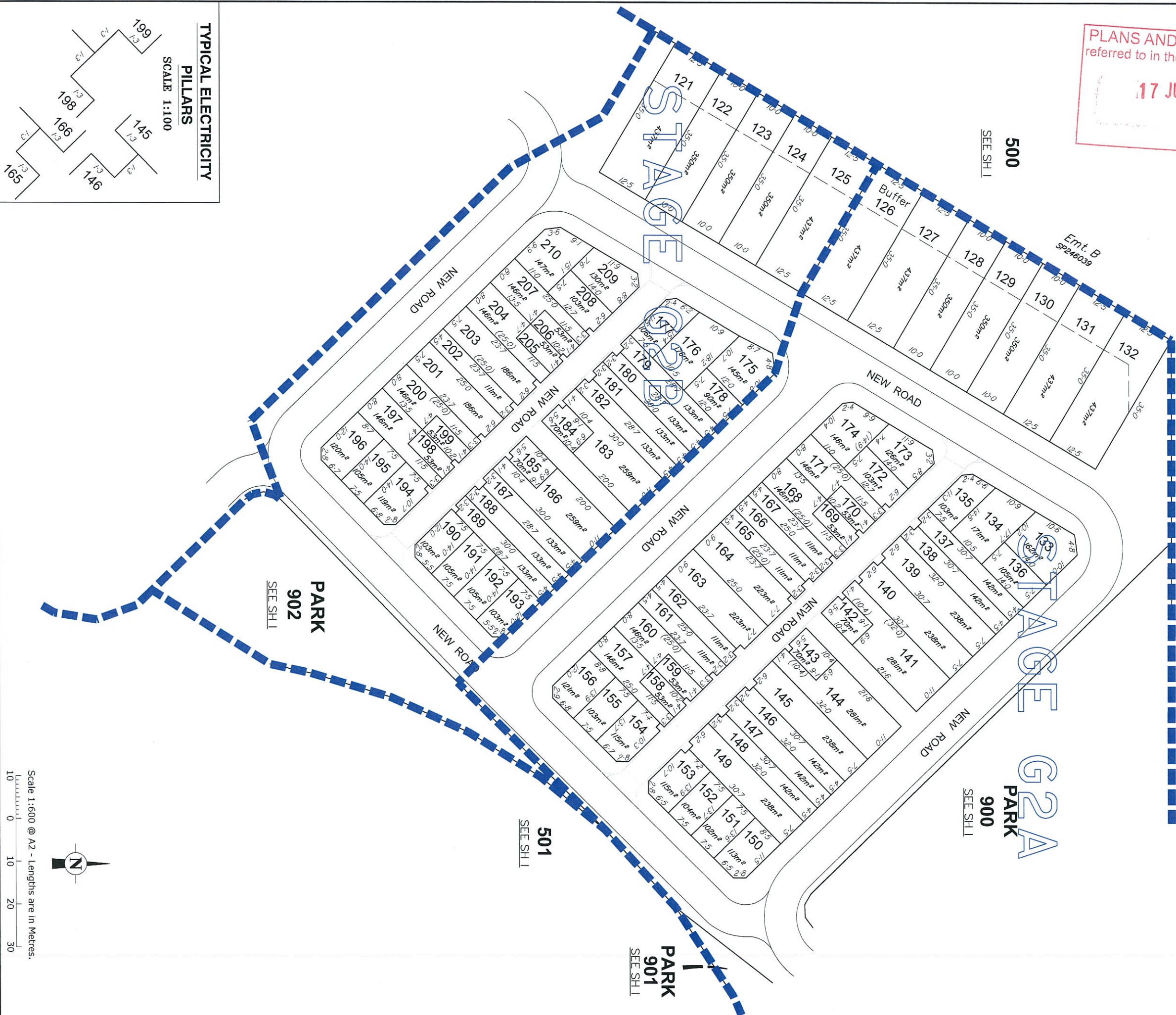
TABLE OF DEVELOPMENT		Client :	PLAN OF RECONFIGURATION AREA G ROGHAN ROAD, FITZGIBBON  WOLTER CONSULTING GROUP Reference Number: PL1336/G-05-J
GROSS AREA OF SUBJECT LAND.....	68.66 ha	URBAN LAND DEVELOPMENT AUTHORITY	
AREA OF PROPOSED PARK AND OPEN SPACE.....	7140 m ²	R.P. Description	
(INCLUDING DRAINAGE RESERVE)		Lot 5010 ON SP246550	
AREA OF NEW ROAD.....	3.07 ha	Parish	
LENGTH OF NEW ROAD.....	2340 m	NUDDAH	
NET AREA OF SUBDIVISION.....	4.727 ha	County	
(EXCLUDING NEW ROAD, PARK & OPEN SPACE)		STANLEY	
NUMBER OF PROPOSED LOTS.....	238 + (2 Bal)	Date Drawn	
NUMBER OF EXISTING LOTS.....	1	04-06-2012	

NOTES:
1. I HAVE LICENCE, EXPENSE OR IMPLIED, TO USE THIS DOCUMENT FOR AGREEING OR IMPLIED AGREEMENT BETWEEN WOLTER CONSULTING GROUP AND THE INSTRUCTING PARTY.
2. THIS DOCUMENT IS FOR PRELIMINARY APPROVAL, A DETAILED ENGINEERING REQUIREMENTS, ASKES AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.
3. INDICATIVE ROAD PAVEMENT DESIGN, SUBJECT TO MOTORS AND ENGINEERING REVIEW.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 JUL 2014

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■ LICENSED SURVEYORS ■ TOWN PLANNERS
 ■ DEVELOPMENT CONSULTANTS

SUITE 1
30 FLORENCE ST.
NEWSTAD
P.O. Box 436
NEW FARM
QLD 4005

 (07) 36665200
 F (07) 36665202
 E@surveying@workreconulting.com.au

General:

1. All development is to be undertaken in accordance with the Development Approval.
2. Building height is a maximum of 3 storeys.
3. Dimensions have been rounded to the nearest 0.1m.
4. Areas have been rounded to the nearest 5m².
5. Refer to landscape plans for locations and extent of paved footpaths.
6. 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.

Building Siting:

7. All facades fronting a Street or Open Space are to be articulated with a combination of staggered walls, multiple roof planes, fenestration and Open Structures (refer definition).
8. Bins, air conditioners, clothes lines and other items of utilitarian nature are not to be located between the dwelling and the Street.
9. All windows are to be provided with adequate sun shading and weather protection by way of eaves, hoods or screens.
10. Building setbacks are measured to the wall or column.
11. Eaves are not to encroach within 0.45m of a boundary to an adjoining dwelling lot.
12. Building corners may extend to a truncated frontage boundary, conditional upon vehicle sight lines compliance.
13. No building is permitted within the 10m Buffer / No Build Zone.
14. Open Structures (refer definition) may extend to any boundary.

15. A Primary Frontage Street setback of 3m minimum is to be provided to all lots designated as A, B, C, D, E, F and G, (except for truncated boundaries noted in Item 12), excluding garage/carport and Open Structures noted separately.
16. A Primary Frontage street setback of 1.5m minimum is to be provided to all lots designated as H, I, J, K, L, M, N and O (except for truncated boundaries noted in Item 12), excluding garages/carports and Open Structures noted separately.
17. A non-Primary Street setback of 0.9m minimum is to be provided, or as otherwise noted on this POD as "Setback Variations to Standard Controls", excluding garage/carport and Open Structures noted separately.
18. No minimum setback is required to a Laneway, ~~excluding garages/carports~~ *noted separately (refer item 29)*.
19. A maximum setback of 0.5m is required to the Laneway boundary of a garage/carport accessed from the Laneway, with the exception of a garage/carport that requires a greater setback in order to comply with Practice note 12 in accordance with Item 29.
20. A Street setback of 4.5m minimum is to be provided (as measured to the vehicle door) for all garages/carports, or as otherwise noted on this POD as "Setback Variations to Standard Controls".
21. Mandatory built-to-boundary walls are to be constructed where indicated on this POD and are to extend to a minimum length of 7m or 30% of the boundary length (whichever is the lesser), a maximum continuous length of 20m and have a maximum height of 7.5m.
22. Optional built-to-boundary walls may only be constructed where indicated on this POD and are to extend to a maximum continuous length of 20m and have a maximum height of 7.5m.

Parking:

23. Built-to-boundary walls of a height greater than 4.5m are not to extend closer to a Street, Laneway or Open Space than 3m unless they align with a mandatory built-to-boundary wall of an adjoining dwelling lot indicated on this POD.
24. In locations where built-to-boundary walls are not applicable or adopted, side and rear boundary setbacks to an adjoining dwelling lot are to be 0.9m minimum for all levels.
25. Side and rear boundary setbacks to an Open Space are to be 2m minimum for all levels.
26. Minimum off-street parking requirements:
 - Studio: 1 space per dwelling
 - 1 and 2 Bedroom: 1 space per dwelling
 - 3 or more Bedrooms: 2 spaces per dwelling (may be in tandem)
 - At least one space per dwelling is to be covered.
27. Parking spaces on driveways do not have to comply with AS2890, but are to be 4.5m long with 2.7m clear width.
28. Garages/carports and their associated driveways are to be located as indicated on this POD.
29. Garages/carports served off a Laneway are to comply with ULDA (EDQ) Practice note no. 12 Issued: December 2011 or as updated.
30. Double garages are not to be permitted for dwellings on lots with a vehicle access frontage of less than 12.5m, except as otherwise indicated on this POD (such as for lots of a tapered configuration or where double garages may be permitted as noted on the POD legend). Where a double garage is permitted, it is to comply with the current

applicable to the lot, and are only permitted at the discretion of the assessor of those building guidelines. ~~Annexure A included in the Decision Notice for this POD.~~

Site Cover, Private Open Space (POS) and Privacy:

31. A maximum site cover (equal to roof area) of 65% applies for all lots over 300m² in area.
32. No maximum site coverage applies to any other lot.
33. Private Open Space accessible from a living area on the ground floor is to be provided and is to be not less than 5m² with a minimum dimension of 1.2m for Studio and 1 Bedroom dwellings, and 9m² with a minimum dimension of 2.4m for other dwellings, except as noted in Item 34.
34. Private Open Space for dwellings with living areas located on the first floor are to be provided in the form of a balcony directly accessible from that living area with a minimum dimension of 1.2m and minimum area of 5m². Living areas are not to be located on the second floor.
35. Private Open Space is generally to be provided in the location and on the storey indicated on this POD.
36. All first floor (second storey) windows addressing a dwelling on an adjoining lot (i.e., on a side elevation) are to have fixed external privacy screens or fixed opaque glazing to a height not less than 1.5m above the first floor (second storey) floor level.
37. All balustrades addressing a Street, Pathway or Open Space are to be 50% visually permeable.
38. Dwellings are to include landscaping along the street boundary to reinforce the dwelling entry and positively contribute to the streetscape.

Fencing:

39. Fencing on all frontages to Streets, Laneways, Open Space and Pathways is to be 1.5m high maximum with 50% minimum transparency (including sections of solid vs. transparent), or otherwise 1.2m and solid.

Special Requirements for Laneway Lots:

40. For any laneway lots with a cut-out of the site making provision for the installation of a power supply pillar, the following conditions are to be met:
 - Unrestricted access is to be provided to the front and two sides of each and every service pillar site (1.3m x 1.3m typical).
 - Balustrades or fences are 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 is to be finished entirely with turf, mondo grass, or other light ground covers, avoiding the use of pavers, gravel, trees or other finishes.

Definitions:

Laneway: A narrow public road (6.5m) providing vehicle access/services.
Pathway: A public pedestrian walkway within the road reserve.
Open Space: A park or open space as noted on the legend of this POD.
Open Structures: Balconies, hoods, porticoes, verandahs, etc. that are visually permeable at the ground level.
Street: A public road (generally 13m or greater) that provides vehicle access and services to dwellings and Open Spaces.

Legend

- A¹ Dwelling and Lot Type Code
- Mandatory Position of Covered Car
- Suggested Position of Covered Car
- Pedestrian Entry
- Ground Flr Private Open Space
- First Flr Private Open Space
- Mandatory Built-to-Bdy Walls
- Optional Built-to-Bdy Walls
- Primary Frontage
- Setback Variations to Standard Controls
- No Vehicle Access
- Mandatory Pedestrian Link
- Bin Collection Point
- 10m Buffer / No Build Zone
- Proposed Park / Open Space
- Maximum Height of 4.5m (hatched)
- 10m Wide Lots Permitted to have Double Garages in Accordance with the Building Guidelines



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LANDSCAPE STRATEGY PLAN

ECOLOGICAL LINKS

Ecological connections through Area G will be achieved by retaining existing trees and re-establishing endemic planting in the conservation park that links the Easement to the Bushland via the Carseldine Pools area. This will allow for fauna movement through the site and into the Bushland.

A minimum of 50% of all species selected will be native. In the conservation park and on batters 100% of species will be native. Species selections are derived from regional ecosystem descriptions (RE 12.3.6 and 12.5.2) and Brisbane City Council street tree species lists. Species selection will comply with the requirements of the Bushfire Management Plan for the site (ie. fire retardant species are to be selected where in close proximity to residential lots).

STREETS

The residential streetscape character will generally be semi-formal. The entry street between Roghan Road and the culvert will be planted with an informal avenue of large shade trees and have 1.5m wide concrete footpaths on both sides of the street and grass verges. All other streets will also have 1.5m wide footpaths on both sides of the street, with semi-formal tree planting - with mixed species and regular spacing on both sides of the street. Street trees will be provided at a maximum of 10m spacing, generally as shown on plan. Street footpaths will be provided generally as shown on plan and will be shaded by street trees. The location, size and capacity of bio-pods in the streets will be to engineer's details. The bio-pods will be planted with hardy native groundcover species.

CONSERVATION PARK

The conservation park is 2m below levels for the adjacent street and residential lots and there will be limited pedestrian access. Lookout decks with seating adjacent to the street will overlook the park and provide for some passive recreation and community interaction. These spaces will be fairly intimate in scale and have high visibility to the street. The park itself will be rehabilitated back to bushland through weed removal and planting of endemic species, including sugar glider habitat species.

CULVERT BRIDGE

The crossing will act as an entry feature with coloured concrete paving and attractive handrails on the culvert. A feature at this point will be a series of sugar glider poles in the park that will help facilitate fauna movement across the culvert and also create a visual statement.

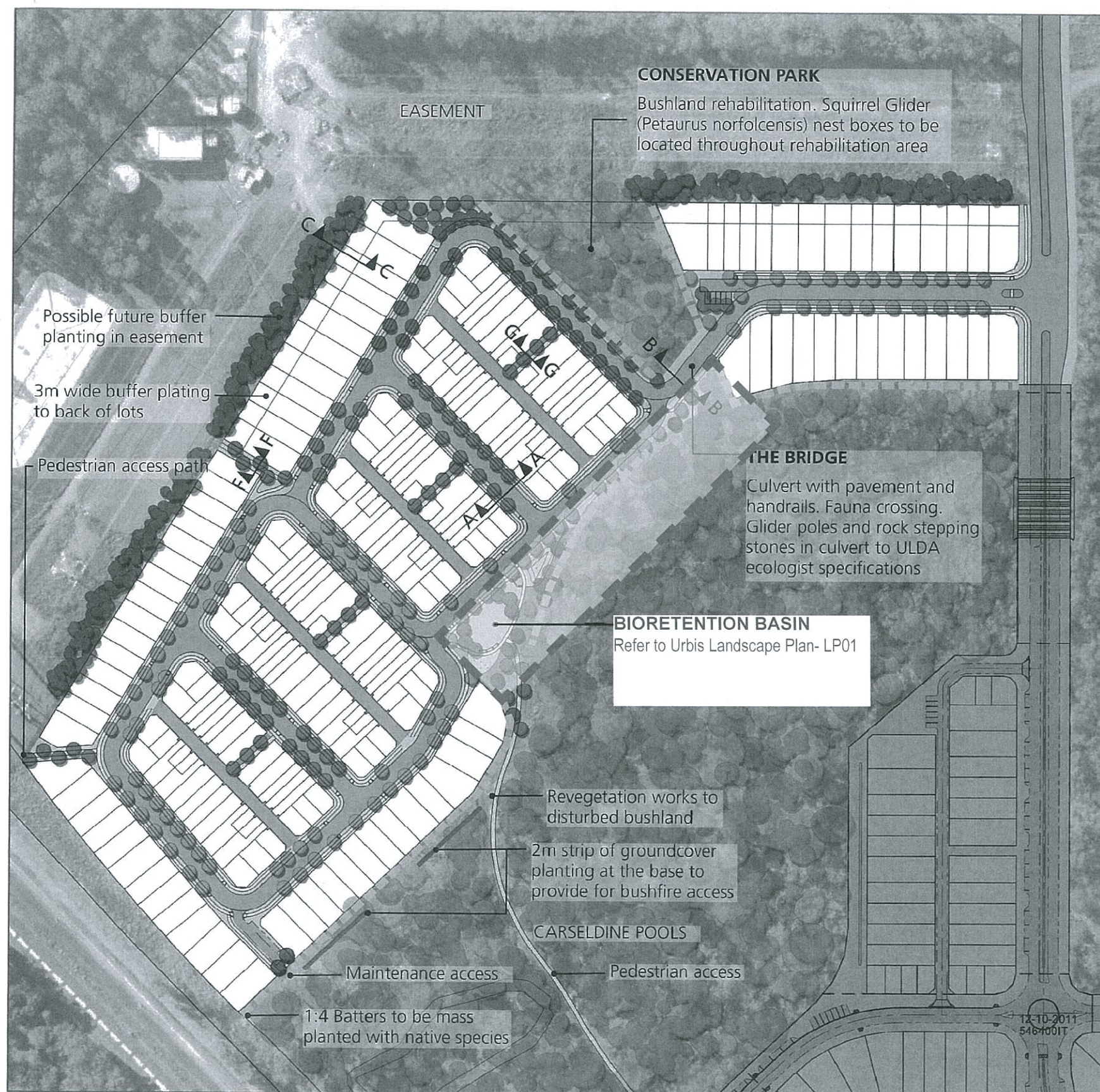
BUFFER TO LOTS

The north facing lots will have a 3m wide buffer of densely planted screen shrubs and ground covers. They will incorporate a 50/50 mix of native and exotic species.

GENERAL

Detail design and documentation of all parks will incorporate:

- Bollards and maintenance access at the park boundary.
- A suite of robust park furniture that reinforces the Fitzgibbon Chase theme.
- Materials and species selections that continue the themes established Fitzgibbon Chase.



0 20 40 60 80 100m / 1:2000 © A3

FITZGIBBON UDA - AREA G	
PRELIMINARY INDICATIVE PLANT SPECIES LIST	
BOTANICAL NAME	COMMON NAME
TREES - STREETS	
<i>Eucalyptus seeana</i>	Gum
<i>Flindersia brayleyana</i>	Queensland maple
<i>Glochidion ferdinandii</i>	Cheese Tree
<i>Lophostemon confertus</i>	Brush Box
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly
BIORETENTION PODS	
<i>Austromyrtus dulcis</i>	Midyim Berry
<i>Carex appressa</i>	Tall Sedge
<i>Dianella caerulea</i>	Blue Flax Lily
<i>Hymenocallis littoralis</i>	Beach Spider Lily
<i>Isolepis nodosa</i>	Knobby Club-rush
<i>Lomandra hystrix</i>	Mat Rush
<i>Lomandra longifolia</i>	Mat Rush
<i>Myoporum parvifolium</i>	Creeping Boobialla
TREES - RECREATION PARK	
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<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
SHRUBS	
<i>Babingtonia spp</i>	Twiggy Baeckea
<i>Callistemon spp</i>	Bottlebrush
<i>Cryptocarya triplinervis</i>	Brown Laurel
<i>Grevillea spp</i>	Grevillea
<i>Hovea acutifolia</i>	Pointed Leaf Hovea
<i>Jacksonia scoparia</i>	Dogwood
<i>Leptospermum cultivars</i>	Tea Tree
<i>Lomatia siliifolia</i>	Crinkle bush
<i>Melaleuca nodosa</i>	Paperbark
GROUNDCOVERS	
<i>Brachyscome microcarpa</i>	Blue Daisy
<i>Blechnum cartilagineum</i>	Gristle Fern
<i>Calochlaena dubia</i>	False Bracken
<i>Dianella longifolia</i>	Blue Flax Lily
<i>Dietes bicolor</i>	Yellow Iris
<i>Dietes grandiflora</i>	Yellow Iris
<i>Hardenbergia violaceae</i>	Sarsaparilla Vine
<i>Myoporum ellipticum</i>	Boobialla
BUFFER PLANTING - BACK OF LOTS	
SHRUBS	
<i>Cryptocarya triplinervis</i>	Brown laurel
<i>Callistemon salignus</i>	Bottlebrush
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Melastoma malabathricum</i>	Native Lasiandra
<i>Melaleuca nodosa</i>	Paperbark
<i>Syzygium Cascade</i>	Weeping Lilly Pilly
<i>Syzygium luemannii</i>	Lilly Pilly
GROUNDCOVERS	
<i>Austromyrtus dulcis</i>	Midyim Berry
<i>Dianella caerulea</i>	Blue Flax Lily
<i>Dietes bicolor</i>	Yellow Iris
<i>Hymenocallis littoralis</i>	Beach Spider Lily
<i>Liriope muscari</i>	Turt Lily
<i>Lomandra hystrix</i>	Mat Rush
<i>Lomandra longifolia</i>	Mat Rush
<i>Molinera capitulata</i>	Palm lily
<i>Myoporum parvifolium</i>	Creeping Boobialla
<i>Philodendron Xanadu</i>	Xanadu

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



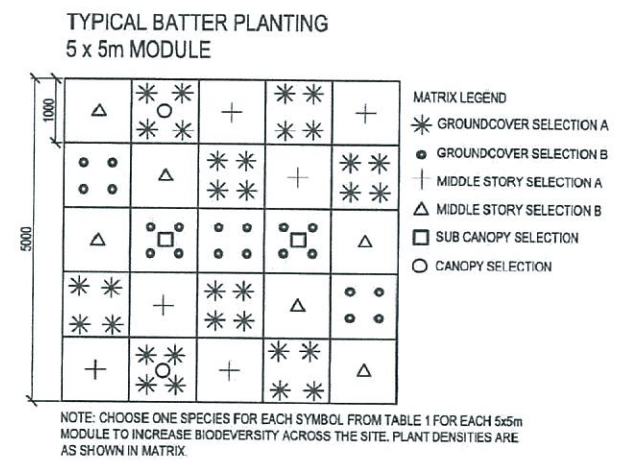
RECREATION PARK

The recreation park overlooks the Carseldine Pools and is the main space for community recreation and gathering. It includes:

- > A large lawn for kick-a-ball and play mound.
- > A small lawn with recycled tree trunks as sculptural play features.
- > A seating area with litterbin and bubbler to match the Fitzgibbon theme.
- > Connecting path through the park.
- > Connecting path through Carseldine Pools area.
- > Native shade trees and small areas of feature planting.
- > Bio-swale

The batter to the Carseldine Pools will be mass planted with low groundcovers and grasses in bold patterns that provide a decorative feature while maintaining views out.

NOT LONGER APPLICABLE

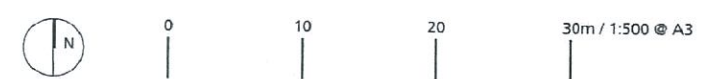


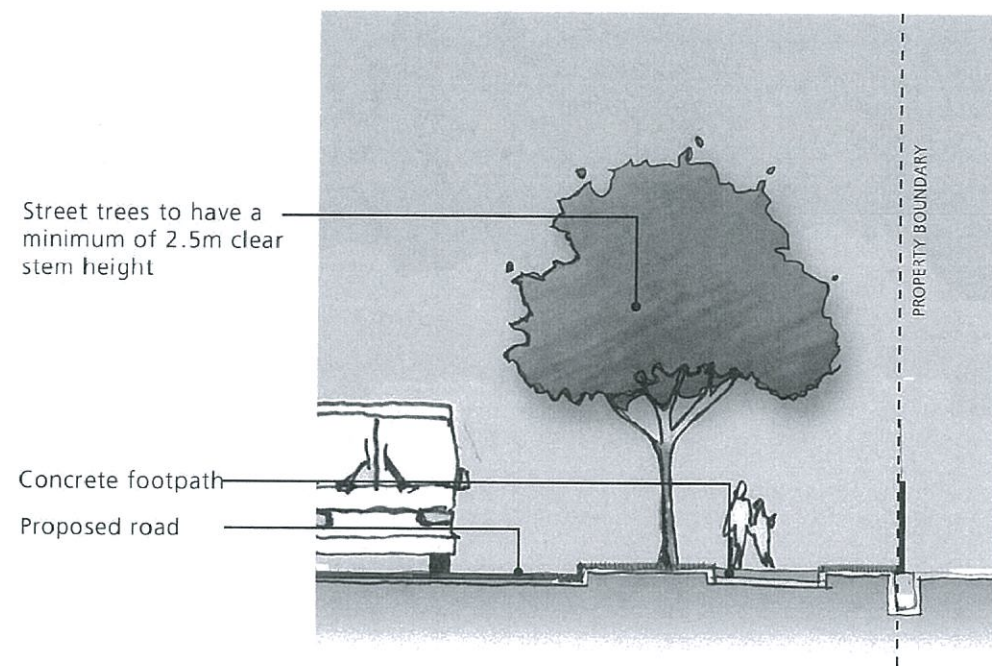
- Grass play mound
- Seating area.
(Seats and sandstone blocks)
- 1.5m footpath
- Kick'a'bout lawn space
- Planted batter to edge of park
- Sandstone seats in deco granite
- Lawn and pole maze.
(Recycled felled trees)

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

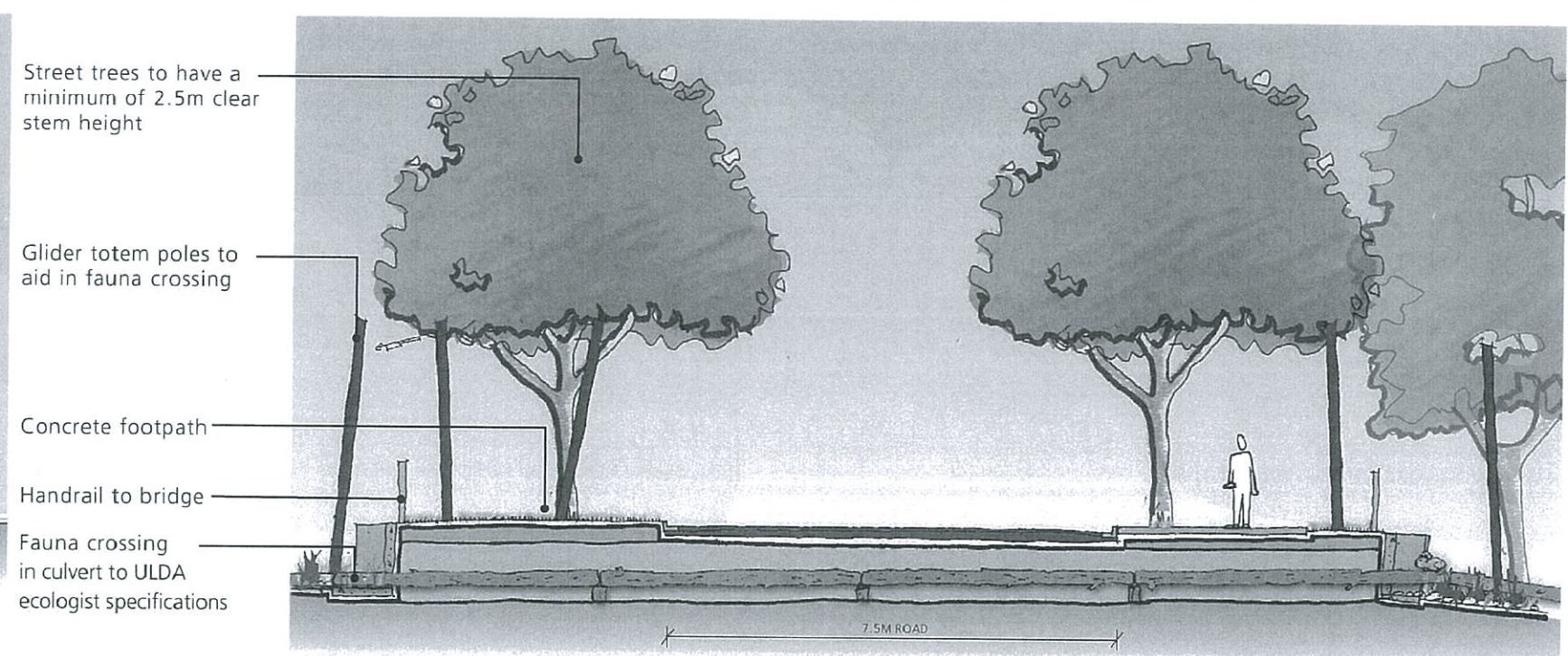
17 JUL 2014

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TYPICAL STREET | SECTION A

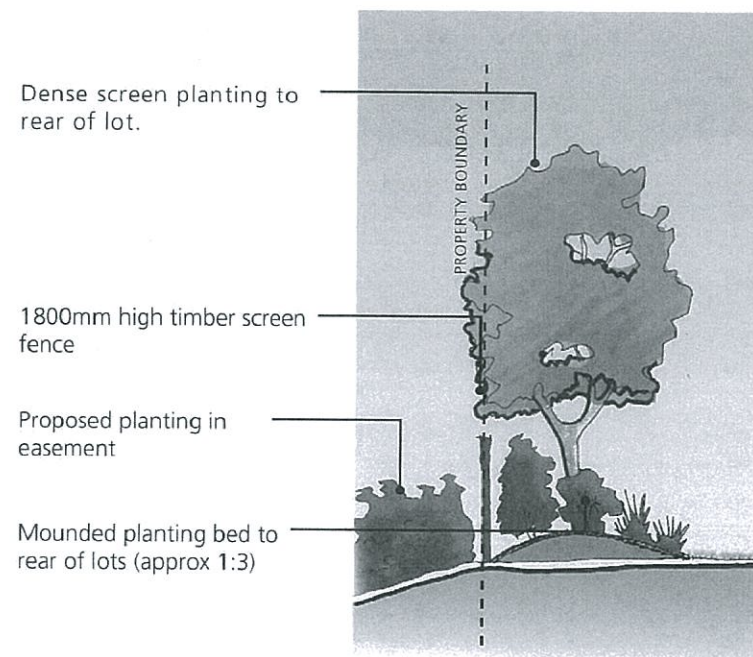


'THE BRIDGE' WITH FEATURE TOTEM POLES | SECTION B

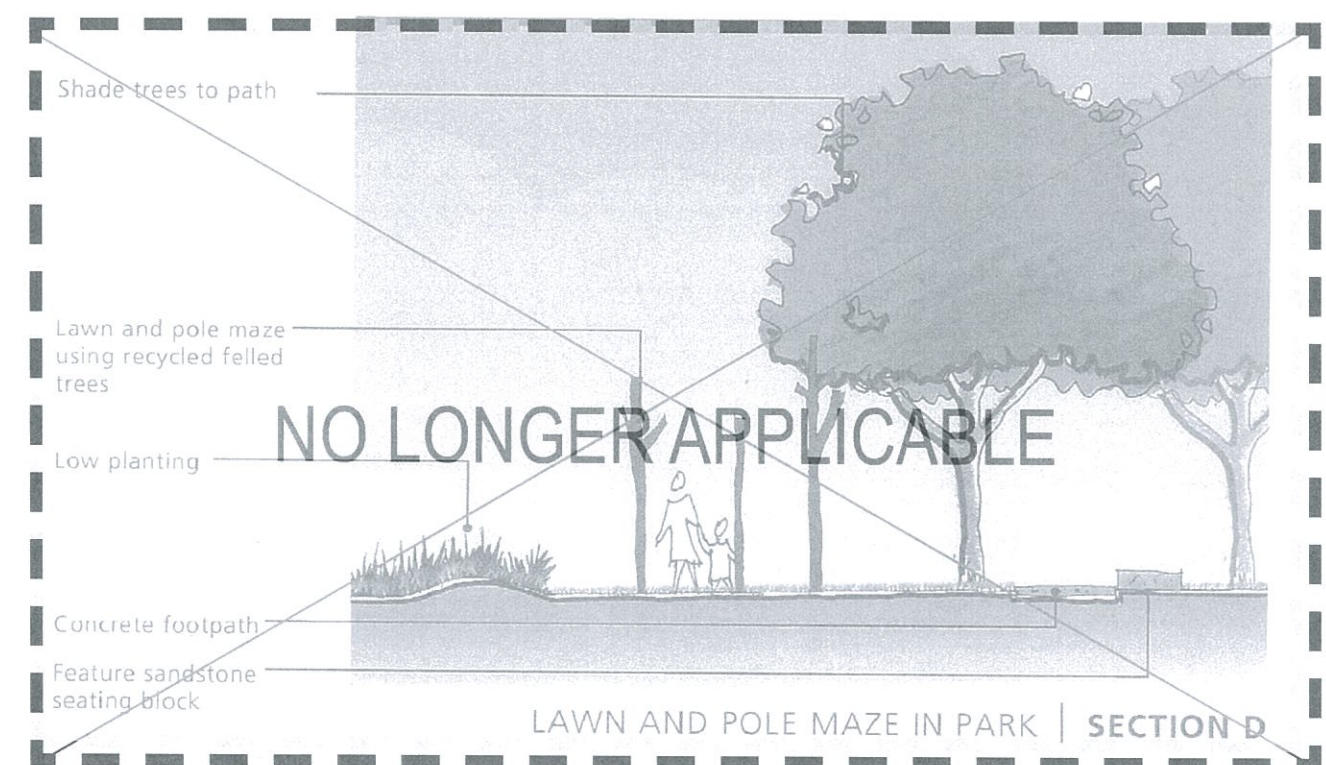
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 JUL 2014

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BUFFER PLANTING TO REAR OF LOTS | SECTION C



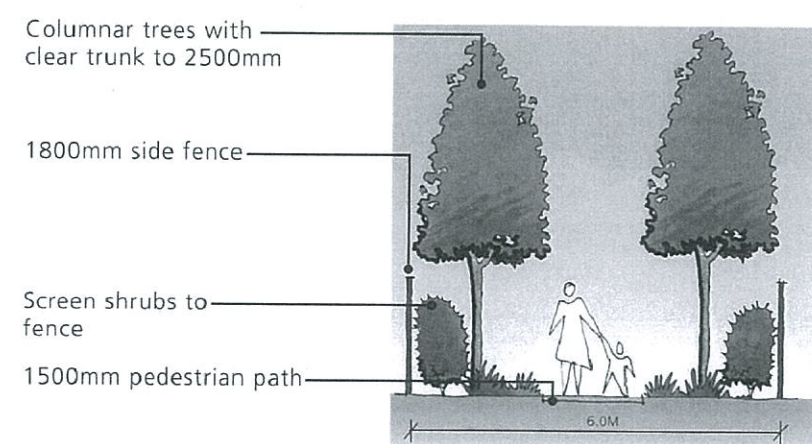
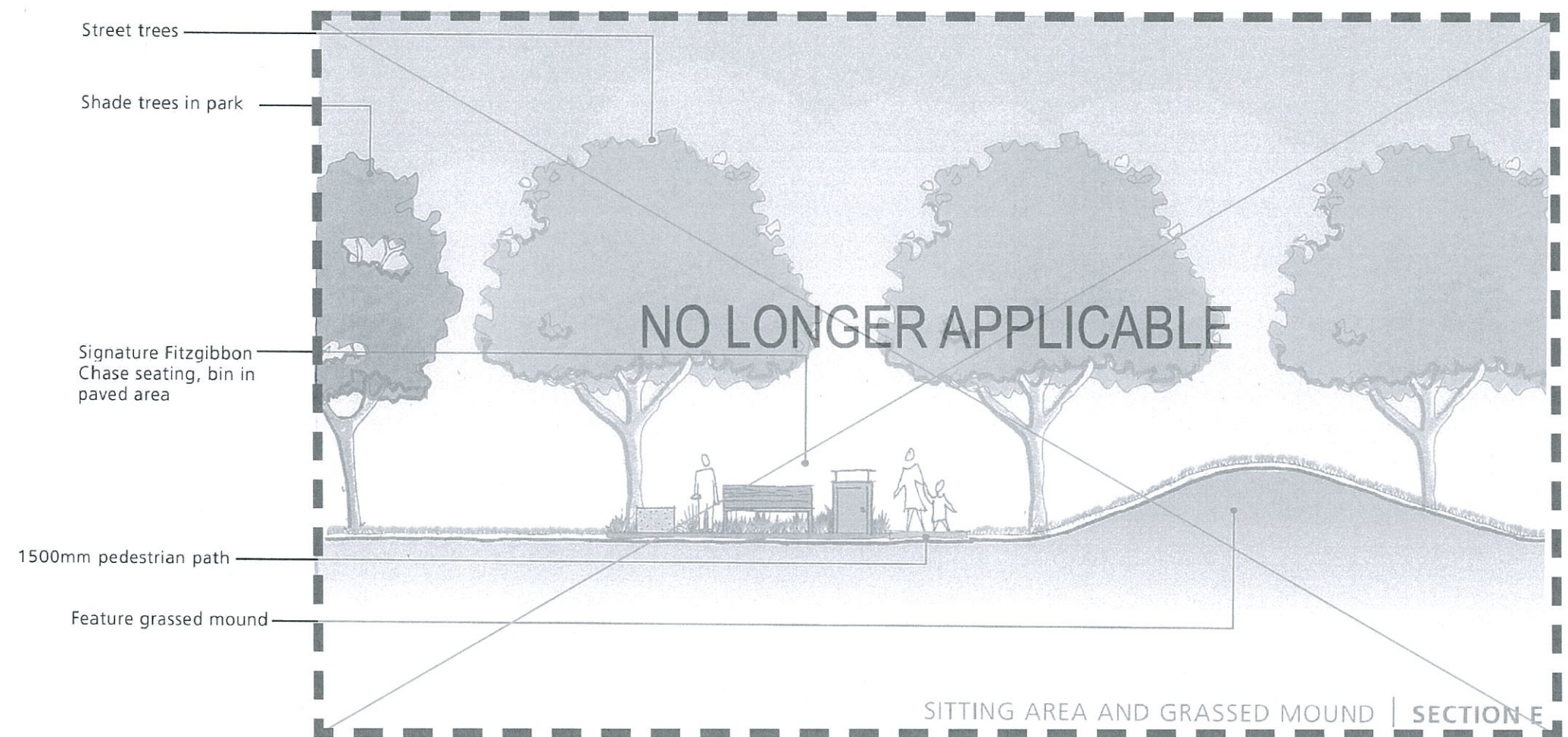
LAWN AND POLE MAZE IN PARK | SECTION D

0 1 2 3 4 5m / 1:100 @ A3

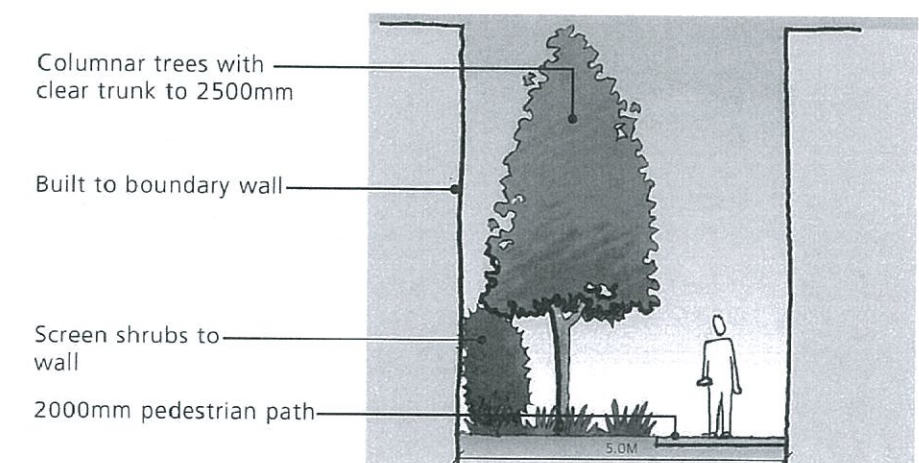
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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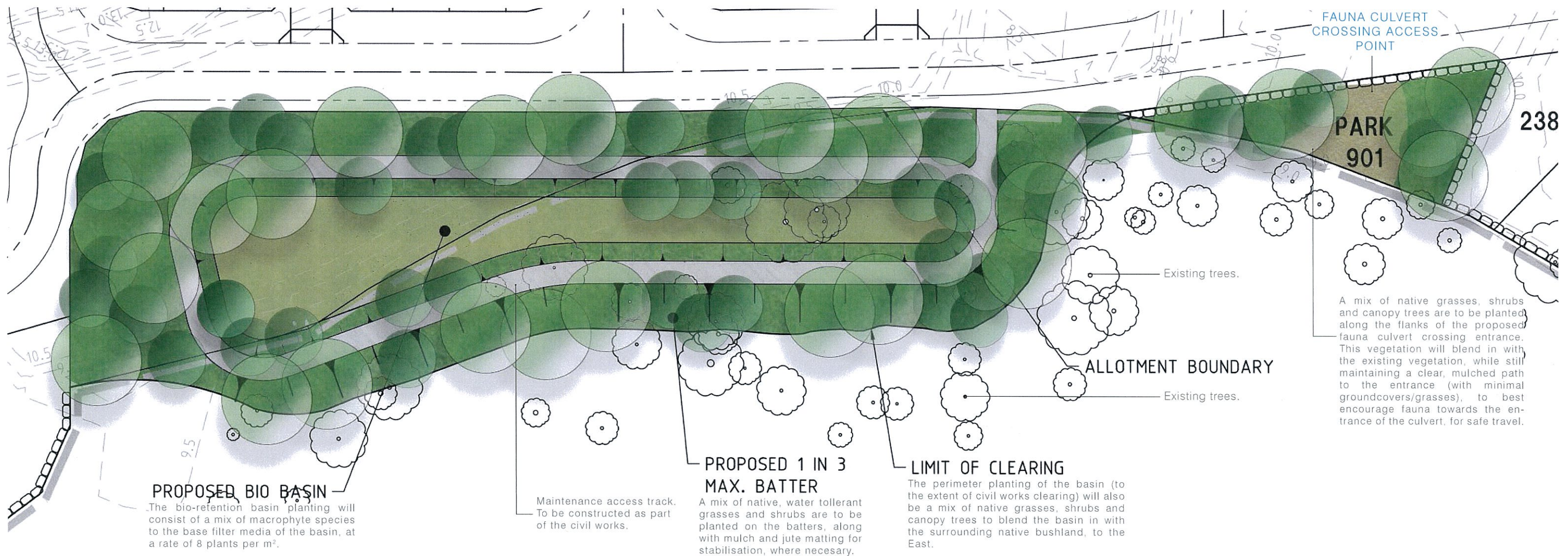


LANEWAY | SECTION F



LANEWAY | SECTION G

0 1 2 3 4 5m / 1:100 @ A3



BIO-RETENTION BASIN

The bio-retention basin planting will consist of a mix of macrophyte species to the base filter media of the basin, with a mix of native, water tolerant grasses and shrubs to the batters, along with mulch and jute matting for stabilisation, where necessary.

The perimeter planting of the basin works will also be a mix of native grasses, shrubs and canopy trees to blend the basin in with the surrounding native bushland.

INDICATIVE PLANT SPECIES LIST

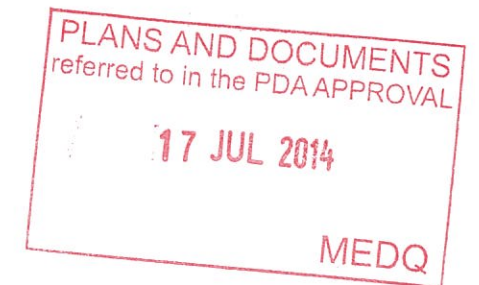
BOTANICAL NAME	COMMON NAME
<i>Austromyrtus dulcis</i>	Midyim Berry
<i>Banksia robur</i>	Swamp Banksia
<i>Carex appressa</i>	Tall Sedge
<i>Dianella caerulea</i>	Blue Flax Lily
<i>Isolepis nodosa</i>	Knobby Club-Rush
<i>Lomandra hystrix</i>	Mat Rush
<i>Lomandra longifolia</i>	Mat Rush
<i>Juncus usitatus</i>	Tussock Rush

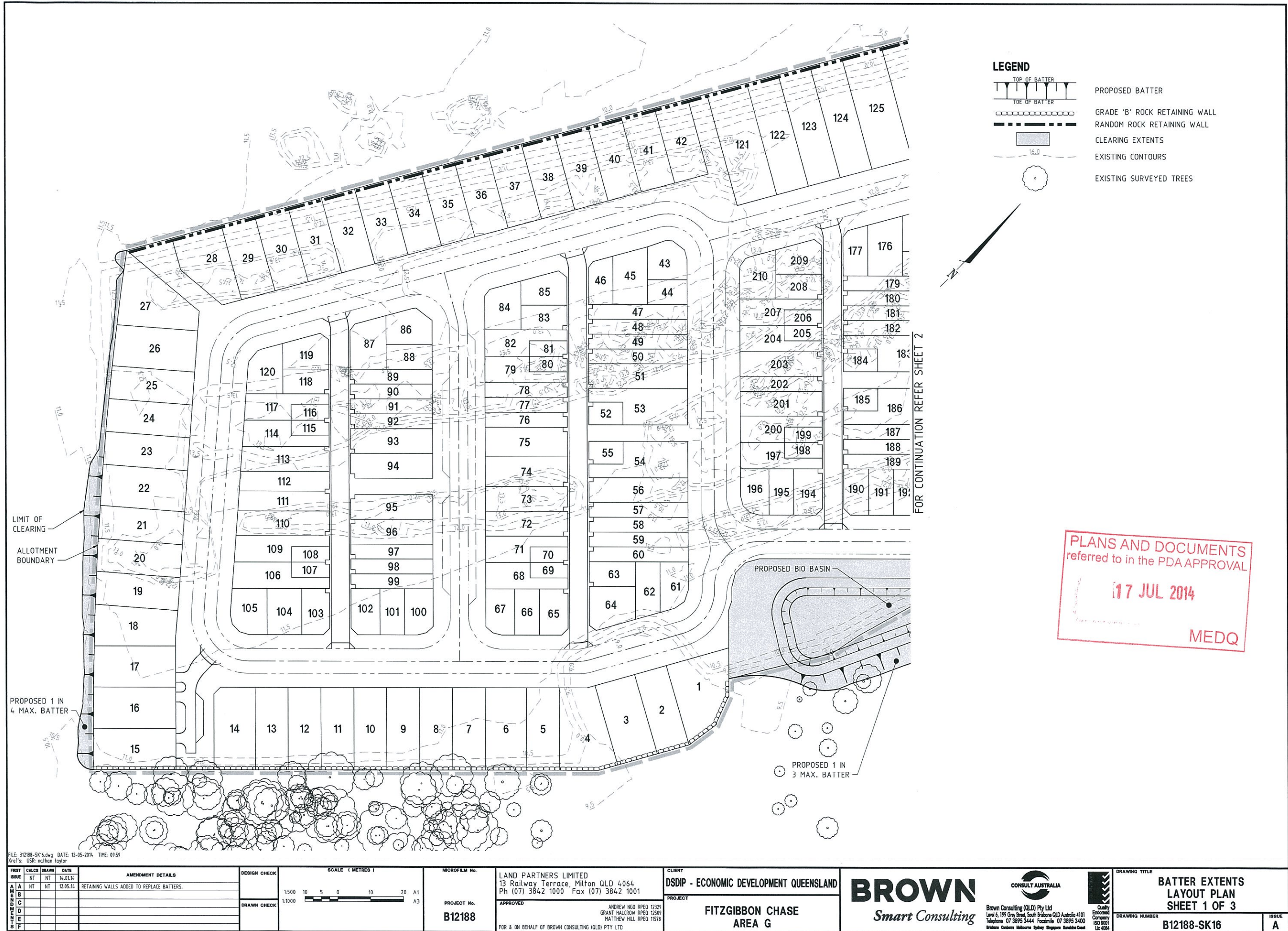
REFER TO PLAN SK03 FOR FURTHER INDICATIVE PLANT SPECIES



FAUNA CULVERT CROSSING ENTRANCE

A mix of native grasses, shrubs and canopy trees are to be planted along the flanks of the proposed fauna culvert crossing entrance. This vegetation will blend in with the existing vegetation, while still maintaining a clear, mulched path to the entrance, to best encourage fauna towards the entrance of the culvert, for safe travel.





LEGEND

- TOP OF BATTER
- TOE OF BATTER
- PROPOSED BATTER
- GRADE 'B' ROCK RETAINING WALL
- RANDOM ROCK RETAINING WALL
- CLEARING EXTENTS
- EXISTING CONTOURS
- EXISTING SURVEYED TREES

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 JUL 2014

MEDQ

FILE: B12188-SK16.dwg DATE: 12-05-2014 TIME: 09:59
Xref's: USR: nathan.taylor

REV	DATE	BY	CHKD	DESCRIPTION
1	12.05.14	NT	NT	RETAINING WALLS ADDED TO REPLACE BATTERS.

SCALE (METRES)

1:500 1:1000

MICROFILM No.

PROJECT No.

B12188

LAND PARTNERS LIMITED
13 Railway Terrace, Milton QLD 4064
Ph (07) 3842 1000 Fax (07) 3842 1001

APPROVED

ANDREW NGO RPEQ 12329
GRANT HALLCROW RPEQ 12509
MATTHEW HILL RPEQ 11578

FOR & ON BEHALF OF BROWN CONSULTING (QLD) PTY LTD

CLIENT

DSDIP - ECONOMIC DEVELOPMENT QUEENSLAND

PROJECT

FITZGIBBON CHASE AREA G

BROWN
Smart Consulting

Brown Consulting (QLD) Pty Ltd
Level 6, 199 Grey Street, South Brisbane QLD Australia 4101
Telephone 07 3895 3444 Facsimile 07 3895 3400
Brisbane Canberra Melbourne Sydney Singapore Sunshine Coast

QUALITY ASSURED

Quality
Endorsed
Company
ISO 9001
Lic 4284

DRAWING TITLE

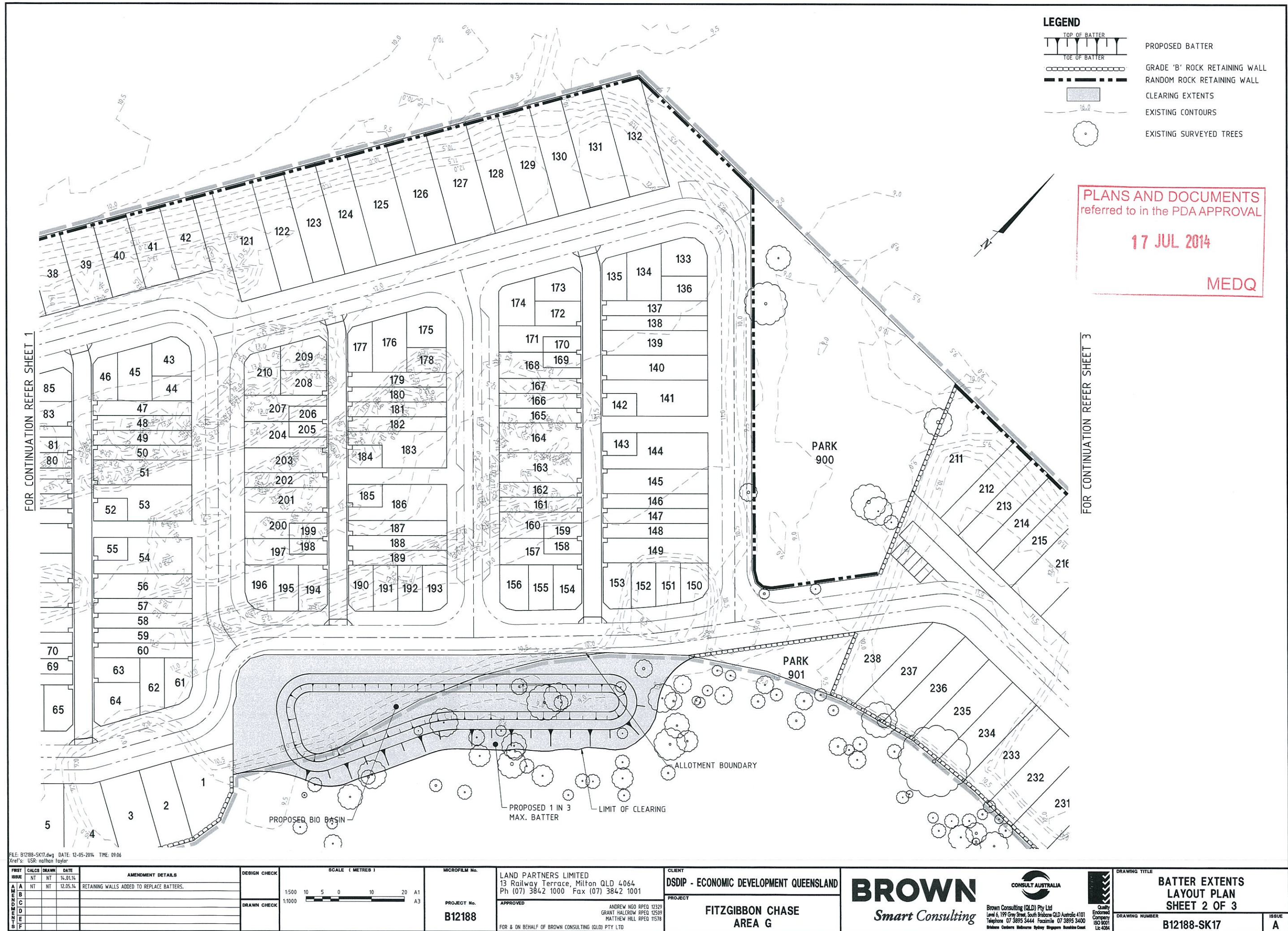
BATTER EXTENTS LAYOUT PLAN SHEET 1 OF 3

DRAWING NUMBER

B12188-SK16

ISSUE

A



LEGEND

- TOP OF BATTER
- TOE OF BATTER
- PROPOSED BATTER
- GRADE 'B' ROCK RETAINING WALL
- RANDOM ROCK RETAINING WALL
- CLEARING EXTENTS
- EXISTING CONTOURS
- EXISTING SURVEYED TREES

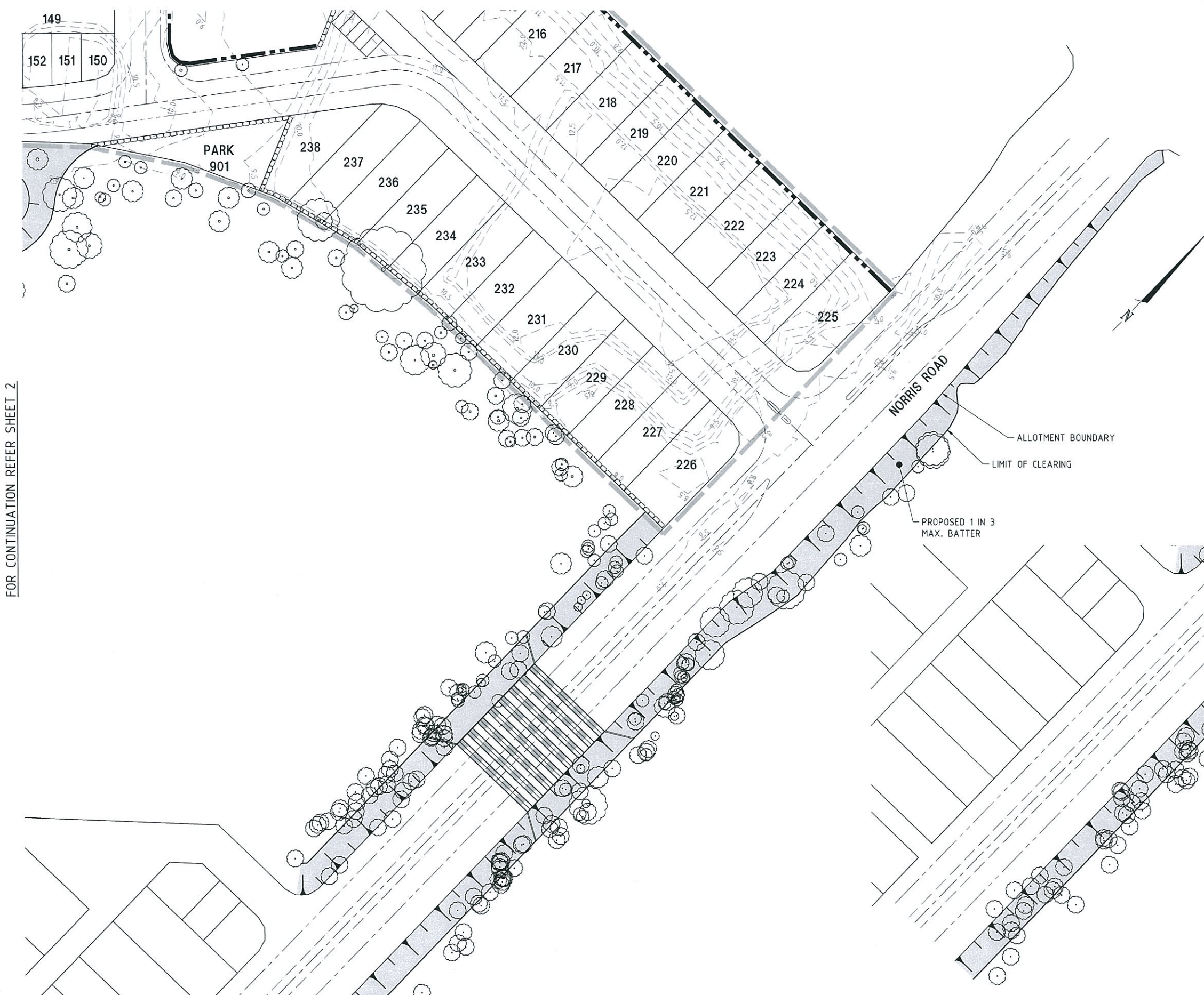
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 JUL 2014

MEDQ

FILE: B12188-SK17.dwg DATE: 12-05-2014 TIME: 09:06 Xref's: USR: nathan.taylor				SCALE (METRES)		MICROFILM No.		CLIENT		DRAWING TITLE	
AMENDMENT DETAILS				DESIGN CHECK		PROJECT No.		DSPIP - ECONOMIC DEVELOPMENT QUEENSLAND		BATTER EXTENTS LAYOUT PLAN	
RETAINING WALLS ADDED TO REPLACE BATTERS.				DRAWN CHECK		B12188		FITZGIBBON CHASE AREA G		SHEET 2 OF 3	
						APPROVED		BROWN Smart Consulting		DRAWING NUMBER	
						FOR & ON BEHALF OF BROWN CONSULTING (QLD) PTY LTD		Brown Consulting (QLD) Pty Ltd Level 6, 199 Grey Street, South Brisbane QLD Australia 4101 Telephone 07 3895 3444 Facsimile 07 3895 3400 Brisbane Canberra Melbourne Sydney Singapore Sunshine Coast		B12188-SK17	
										ISSUE	
										A	

FOR CONTINUATION REFER SHEET 2



LEGEND

- TOP OF BATTER
- TOE OF BATTER
- PROPOSED BATTER
- GRADE 'B' ROCK RETAINING WALL
- RANDOM ROCK RETAINING WALL
- CLEARING EXTENTS
- EXISTING CONTOURS
- EXISTING SURVEYED TREES

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 JUL 2014

MEDQ

FOR CONTINUATION REFER LEFT

FOR CONTINUATION REFER RIGHT

FILE: B12188-SK18.dwg DATE: 12-05-2014 TIME: 09:08
Xref's: USR: nathan taylor

REV	DATE	BY	CHKD	DESCRIPTION
A	12.05.14	NT	NT	RETAINING WALLS ADDED TO REPLACE BATTERS
B				
C				
D				
E				
F				

SCALE (METRES)

1:500 10 5 0 10 20 A1
1:1000

MICROFILM No.

PROJECT No.

B12188

LAND PARTNERS LIMITED
13 Railway Terrace, Milton QLD 4064
Ph (07) 3842 1000 Fax (07) 3842 1001

APPROVED

ANDREW NGO RPEQ 12329
GRANT HALCROW RPEQ 12509
MATTHEW HILL RPEQ 11578

FOR & ON BEHALF OF BROWN CONSULTING (QLD) PTY LTD

CLIENT

DSDIP - ECONOMIC DEVELOPMENT QUEENSLAND

PROJECT

**FITZGIBBON CHASE
AREA G**

BROWN
Smart Consulting

Brown Consulting (QLD) Pty Ltd
Level 6, 199 Grey Street, South Brisbane QLD Australia 4101
Telephone 07 3695 3444 Facsimile 07 3695 3400
Brisbane Canberra Melbourne Sydney Singapore Shanghai Seoul

DRAWING TITLE

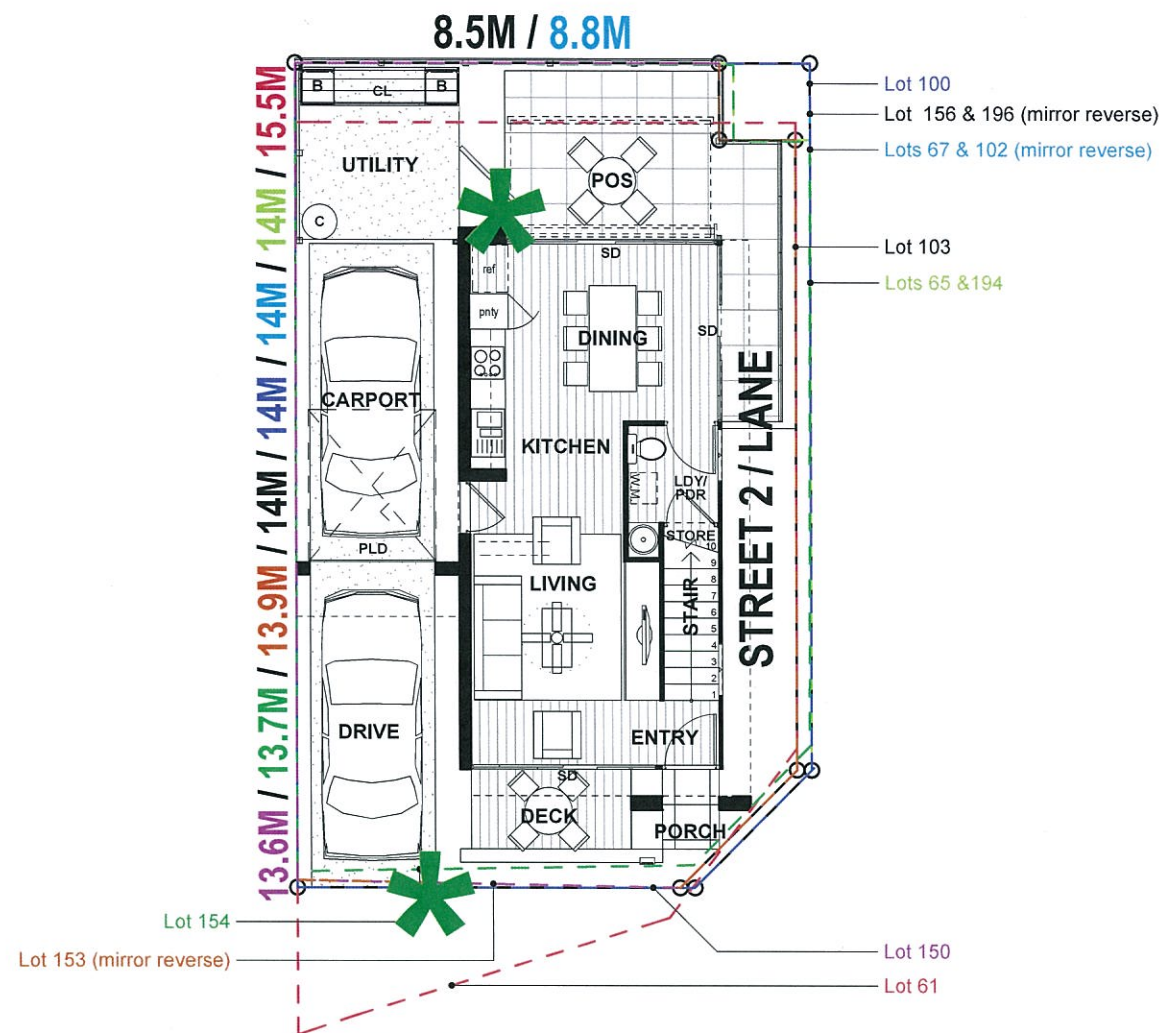
**BATTER EXTENTS
LAYOUT PLAN
SHEET 3 OF 3**

DRAWING NUMBER

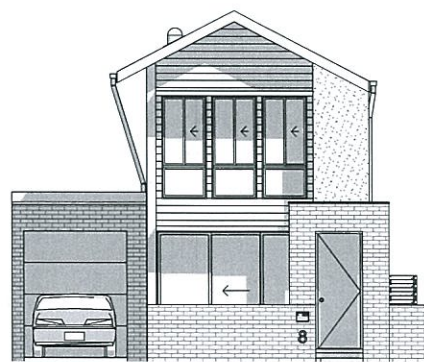
B12188-SK18

ISSUE

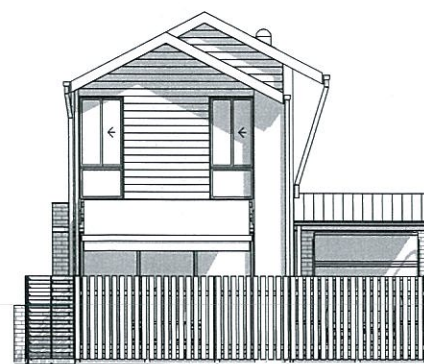
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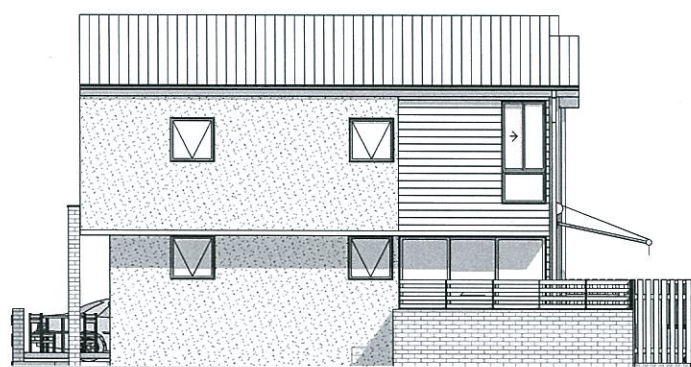
STREET 1



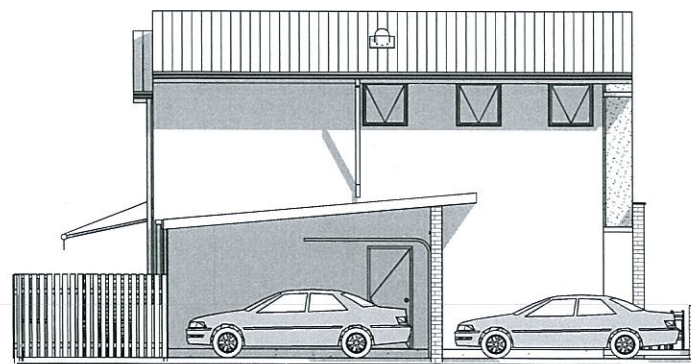
STREET 1 ELEVATION



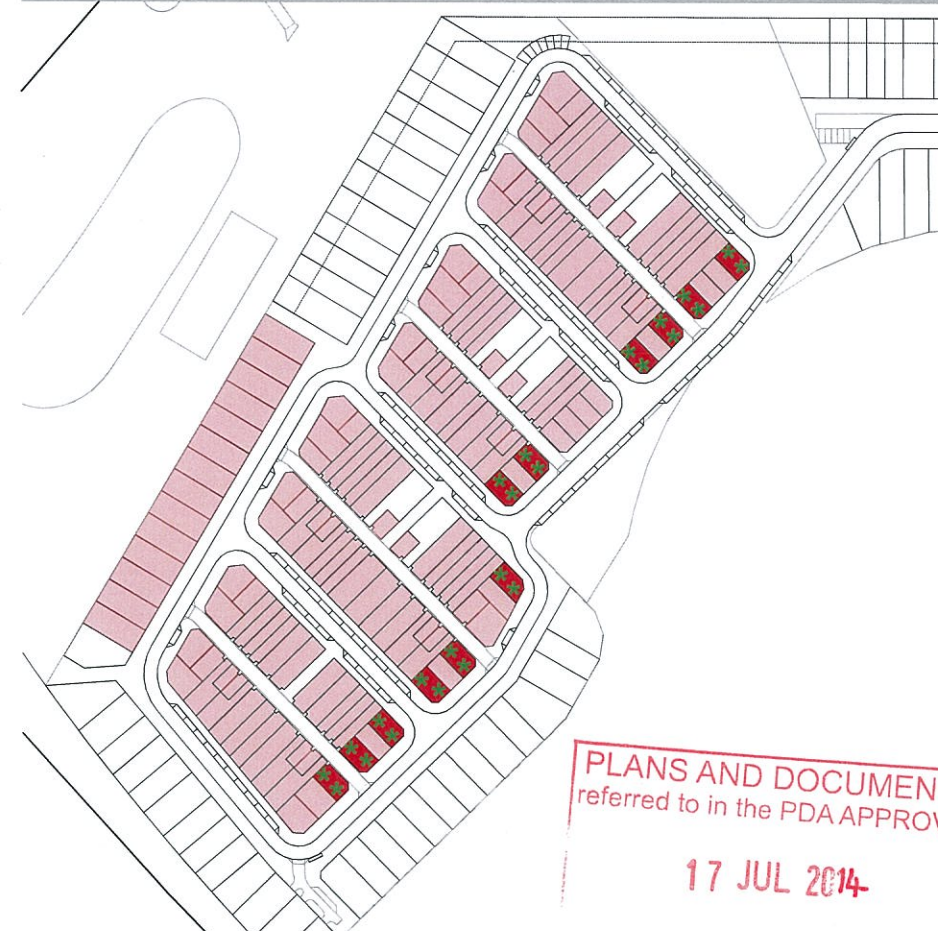
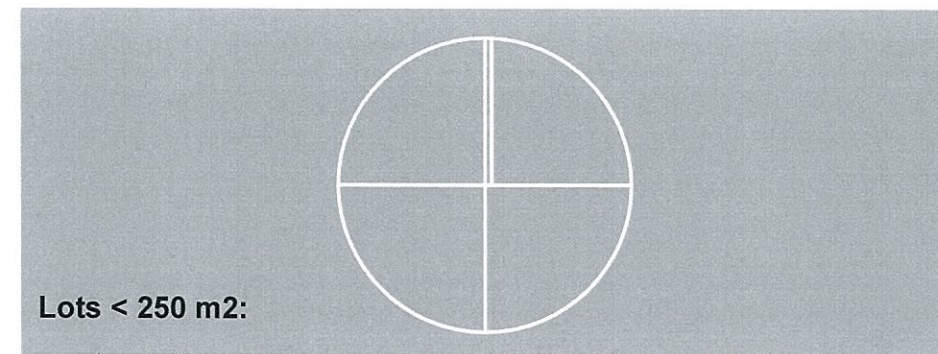
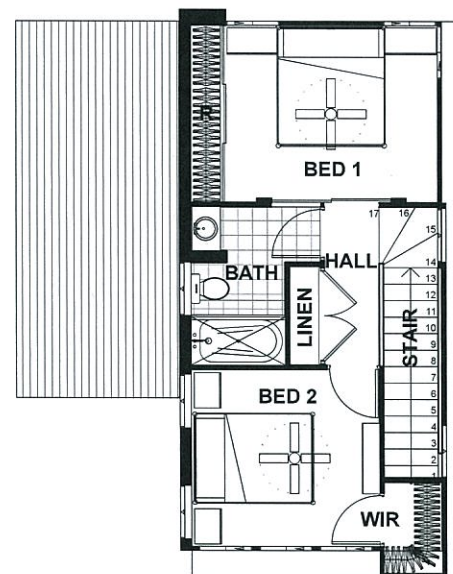
BACK ELEVATION



STREET 2 / LANE ELEVATION



SIDE ELEVATION



[I] Urban 2 02 (8.5-8.75) for Urban Land Development Authority

1:125/1:150/1:3000 @ A3 ■ ULD037 DA 03.09

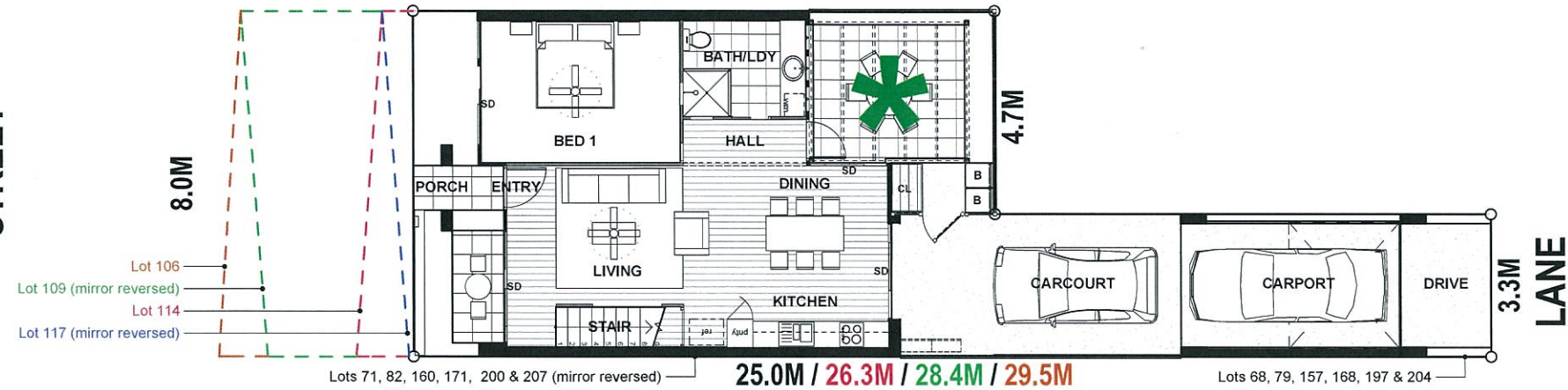
24/12/13 ■ ISSUE C

GFA: 93 m²

degenhart
SHEDD

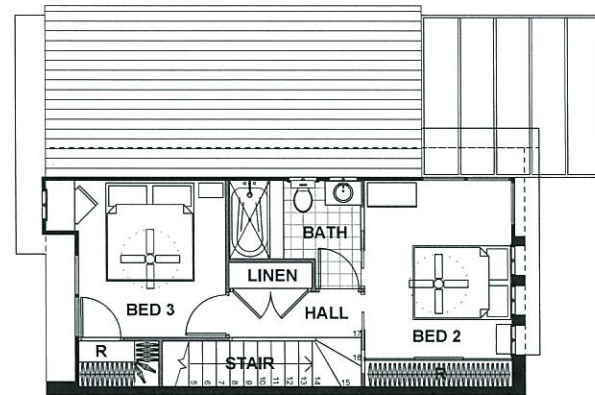


STREET

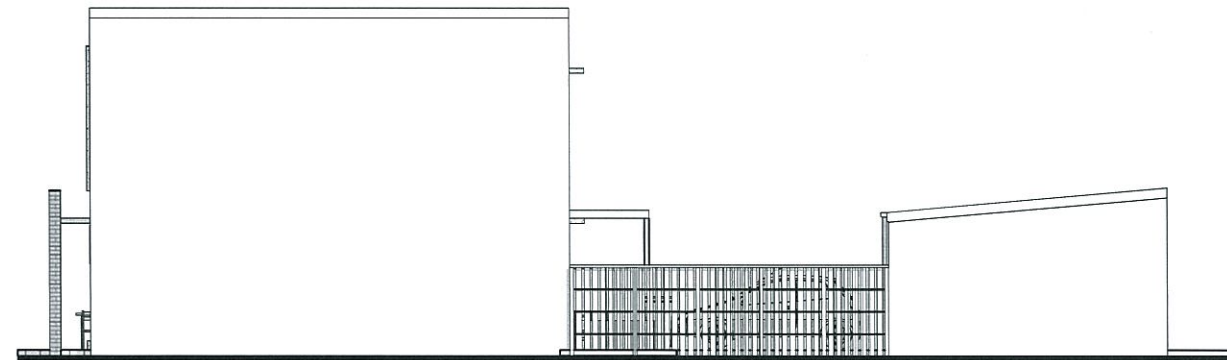


5 M

10 M



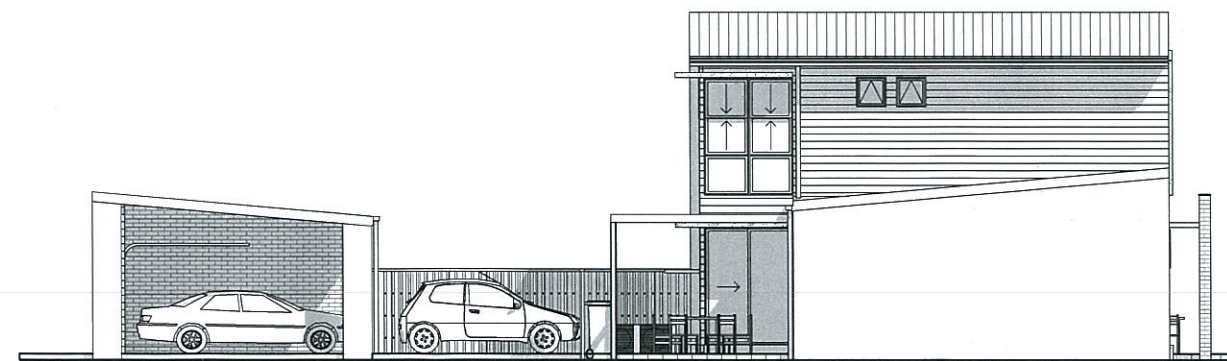
STREET ELEVATION



SIDE ELEVATION 1



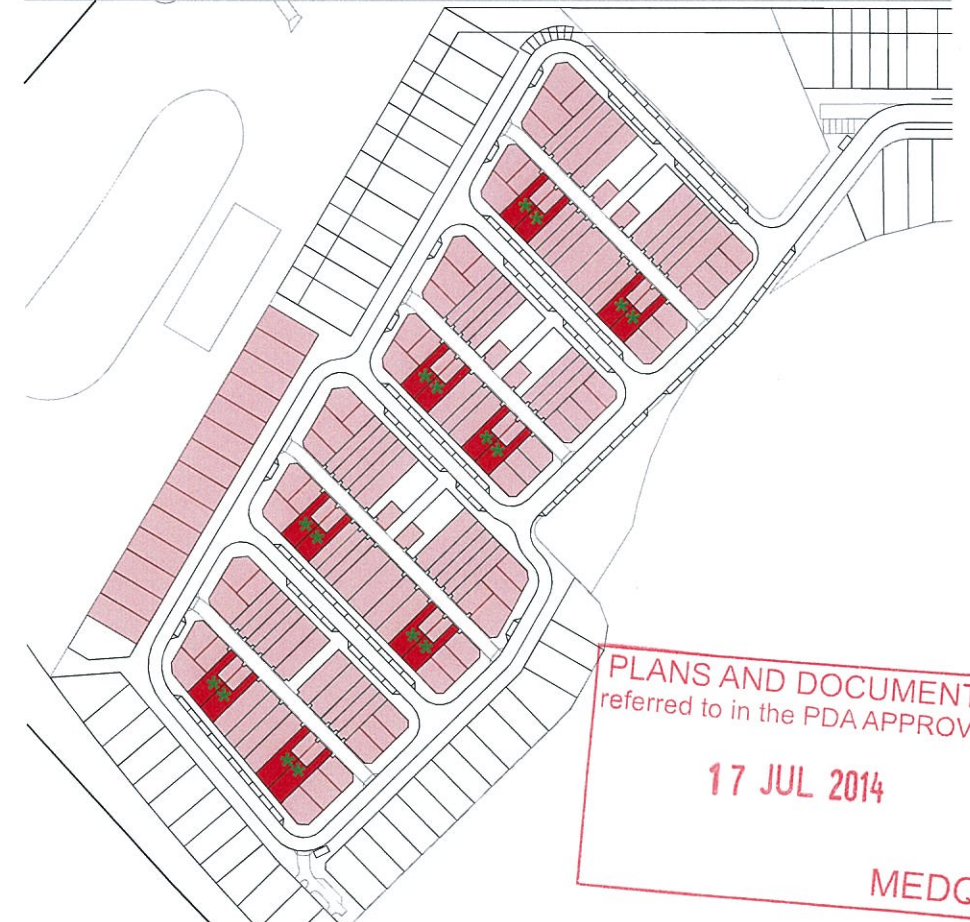
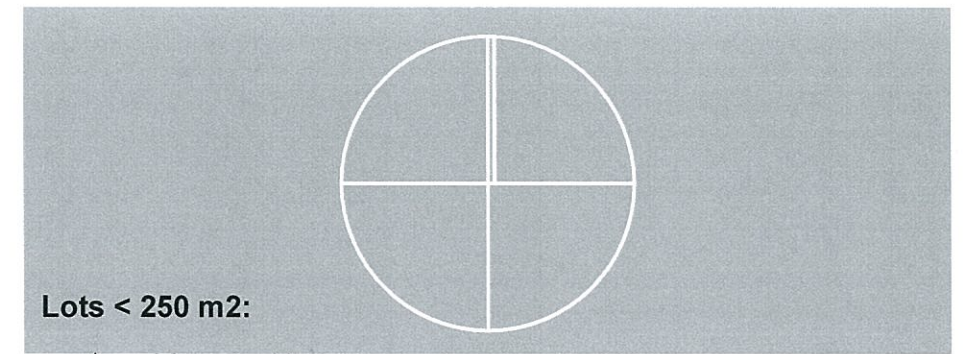
LANE ELEVATION



SIDE ELEVATION 2

10 M

5 M



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
17 JUL 2014
MEDQ



[L] Terrace A 3 01 (8.0) for Urban Land Development Authority

1:125/1:150/1:3000 @ A3 ■ ULD037 DA 03.14

06/01/14 ■ ISSUE B

GFA: 108 m²

degenhart
SHEDD