



Note
All dimensions and areas are approximate only, and are subject to survey and appropriate approvals.

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.

Yields indicated for multi family dwellings are preliminary only and subject to detailed built form design.

6.5m wide new lanes indicate two way movement.

AMENDMENTS

CLIENT **Urban Land Development Authority**

PROJECT
PROPOSED SUBDIVISION

ALLOTMENT LAYOUT - APPLICATION 1
253 TELEGRAPH ROAD, FITZGIBBON
PART OF LOT 1 ON RP 802239

Level Datum	
Origin	
Date	20 NOV 2008
Surveyed	
Comp By.	WNWIKCH
DWG Name.	22743-71-PROP
Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Job Reference	22743
Scale	1:2000 @ A1
Plan Reference	22743-71A



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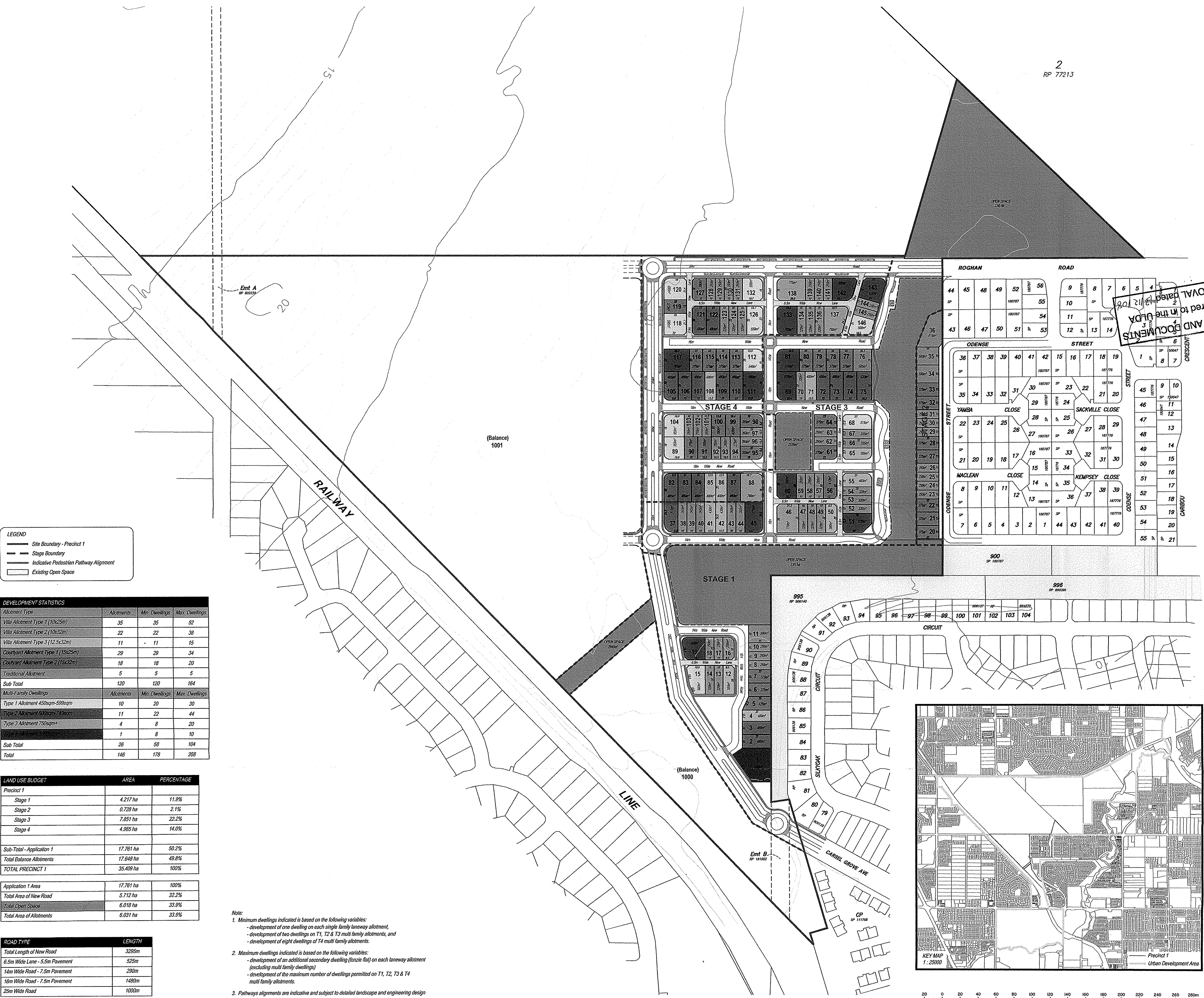
LEGEND			
Site Boundary - Precinct 1			
Stage Boundary			
Indicative Pedestrian Pathway Alignment			
Existing Open Space			

DEVELOPMENT STATISTICS			
Allotment Type	Allotments	Min. Dwellings	Max. Dwellings
Villa Allotment Type 1 (10x25m)	35	35	62
Villa Allotment Type 2 (10x32m)	22	22	38
Villa Allotment Type 3 (12.5x32m)	11	11	15
Courtyard Allotment Type 1 (15x25m)	29	29	34
Courtyard Allotment Type 2 (15x32m)	18	18	20
Traditional Allotment	5	5	5
Sub Total	120	120	164
Multi-Family Dwellings			
Allotments	Min. Dwellings	Max. Dwellings	
Type 1 Allotment 45sqm-59sqm	10	20	30
Type 2 Allotment 60sqm-74sqm	11	22	44
Type 3 Allotment 75sqm+	4	8	20
Type 4 Allotment 125sqm+	1	8	10
Sub Total	26	58	104
Total	146	178	268

LAND USE BUDGET	AREA	PERCENTAGE
Precinct 1		
Stage 1	4.217 ha	11.9%
Stage 2	0.728 ha	2.1%
Stage 3	7.851 ha	22.2%
Stage 4	4.985 ha	14.0%
Sub-Total - Application 1	17.781 ha	50.2%
Total Balance Allotments	17.648 ha	49.8%
TOTAL PRECINCT 1	35.429 ha	100%
Application 1 Area	17.781 ha	100%
Total Area of New Road	5.712 ha	32.2%
Total Open Space	6.018 ha	33.9%
Total Area of Allotments	6.031 ha	33.9%

ROAD TYPE	LENGTH
Total Length of New Road	3255m
6.5m Wide Lane - 5.5m Pavement	525m
14m Wide Road - 7.5m Pavement	230m
16m Wide Road - 7.5m Pavement	1480m
25m Wide Road	1000m

- Note:
- Minimum dwellings indicated is based on the following variables:
 - development of one dwelling on each single family laneway allotment,
 - development of two dwellings on T1, T2 & T3 multi family allotments, and
 - development of eight dwellings of T4 multi family allotments.
 - Maximum dwellings indicated is based on the following variables:
 - development of an additional secondary dwelling (fonzie flat) on each laneway allotment (excluding multi family dwellings)
 - development of the maximum number of dwellings permitted on T1, T2, T3 & T4 multi family allotments.
 - Pathways alignments are indicative and subject to detailed landscape and engineering design



APPROVAL
referred to in the UDA
PLANS AND DOCUMENTS

