

Allocation Type	Access Configuration			Yield Range	
Single Family Dwellings	Conventional Frontage	Rear Loaded Laneway	Total Allotments	Min. Dwellings	Max. Dwellings
Soho Allotment (10x25m)	0	6	6	6	12
Villa Allotment Type 1 (10x25m)	8	11	14	14	25
Villa Allotment Type 2 (10x32m)	8	11	13	13	24
Courtyard Type 3 (12.5x32m)	0	3	3	3	7
Courtyard Allotment Type 1 (15x25m)	1	3	4	4	7
Courtyard Allotment Type 2 (15x32m)	10	3	13	13	16
Traditional Allotment	2	0	2	2	2
Sub Total	21	34	55	55	89
Multi-Family Dwellings	Conventional Frontage	Rear Loaded Laneway	Total Allotments		
Type 1 Allotment 450sqm-599sqm	2	4	6	12	18
Type 2 Allotment 600sqm-749sqm	0	1	1	2	4
Type 3 Allotment 750sqm+	1	1	2	4	10
Sub Total	3	6	9	18	32
TOTAL	24	40	64	73	121

Density Calculation					
Net Residential Density					
Density is based on SEQRP definition for Net Residential Density					

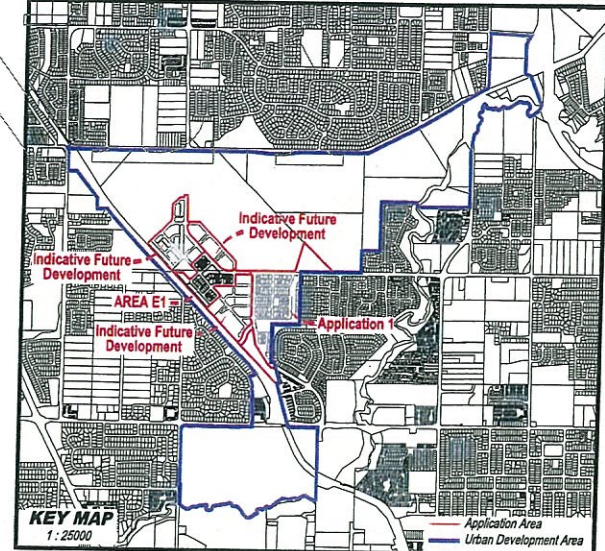
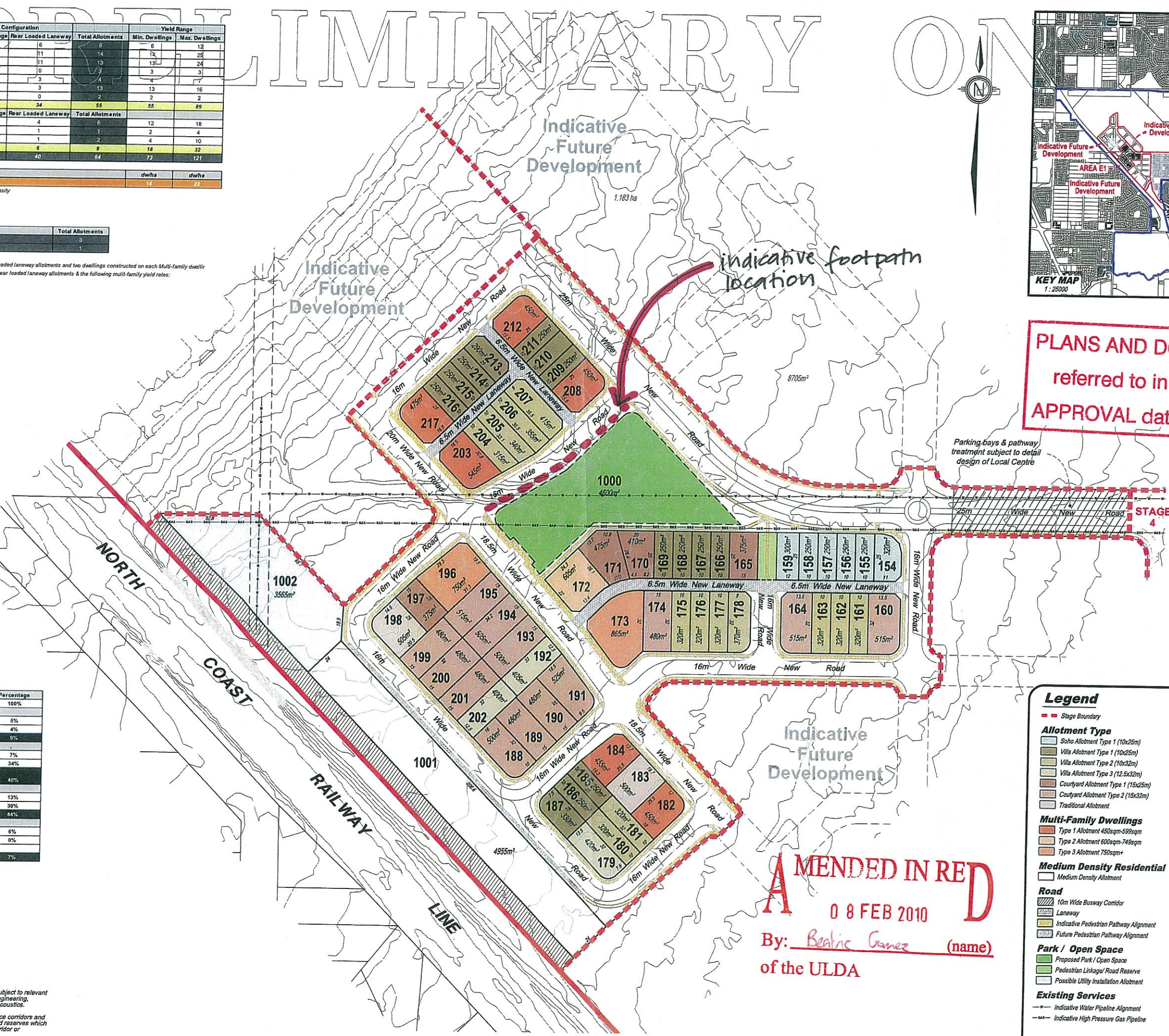
Super Lots		Total Allotments
Medium Density		3
Residential Installation Allotment		1

Minimum Dwelling Yield based single dwellings only on rear loaded laneway allotments and two dwellings constructed on each Multi-family dwellings
Maximum Dwelling Yield based on an additional left home on rear loaded laneway allotments & the following multi-family yield rates:
T1 - 3 dwellings
T2 - 4 dwellings
T3 - 5 dwellings

Land Use Budget	Area (ha)	Percentage
Application 2 Site Area	7.409	100%
Resumption Area		
Possible Utility Installation Allotment	0.357	5%
Bus Corridor	0.322	4%
Total Area of Allotments	0.679	9%
Saleable Area		
Medium Density Super Lots	0.496	7%
Single & Multi-Family Lots	2.501	34%
Total Area of Allotments	2.996	40%
Road		
Trunk Collector Road	0.999	13%
Local Roads	2.249	30%
Total Area of New Road	3.248	44%
Open Space		
Active Open Space	0.460	6%
Pedestrian Connections-Thresholds	0.025	0%
Drainage Reserve		
Total Open Space	0.485	7%

Road Type	Length (m)
Total Length of New Road	1962
4.0m wide lane	118
6.5m wide lane - 5.5m pavement	305
16.0m wide road - 7.5m pavement	858
18.5m wide road - 7.5m pavement (plus parking bays)	226
20.0m wide road - 7.5m pavement (plus parking bays)	72
25m wide road - 2 x 5.0m pavement (plus parking bays)	383

Note
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Assumptions have been made in regard to the inclusion of service corridors and easements within proposed allotments, proposed parks and road reserves which need to be confirmed or verified with the appropriate service corridor or easement operator
The boundaries shown on this plan should not be used for final detailed engineers design.



PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 8/2/10

Legend

--- Stage Boundary

Allotment Type

- Solo Allotment Type 1 (10x25m)
- Villa Allotment Type 1 (10x25m)
- Villa Allotment Type 2 (10x32m)
- Villa Allotment Type 3 (12.5x32m)
- Courtyard Allotment Type 1 (15x25m)
- Courtyard Allotment Type 2 (15x32m)
- Traditional Allotment

Multi-Family Dwellings

- Type 1 Allotment 450sqm-599sqm
- Type 2 Allotment 600sqm-749sqm
- Type 3 Allotment 750sqm+

Medium Density Residential

- Medium Density Allotment

Road

- 10m Wide Busway Corridor
- 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

AMENDED IN RED
08 FEB 2010
By: Beatrice Gomez (name)
of the ULDA

CLIENT **Urban Land Development Authority**
PROJECT **PROPOSED SUBDIVISION**
ALLOTMENT LAYOUT - AREA E1
253 TELEGRAPH ROAD, FITZGIBBON
LOT 10 & 11 ON SP223412

Level Datum
Origin
Date 28 JANUARY 2010
Surveyed
Comp By: WWKCH/TJE
DWG Name: 22743-108-PROP
Local Authority: URBAN LAND DEVELOPMENT AUTHORITY
Job Reference: 22743
Scale: 1:1000@A1
Plan Reference: 22743 - 116 C

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PRELIMINARY

NOTES -

- General:
 - All development inclusive of single and multi-family allotments is to be undertaken in accordance with the Development Approval.
 - Maximum Building Location Envelopes shown are subject to future proposed easements and/or underground services or trees identified for retention.
 - Loft Homes* are permissible over garages on Laneway Allotments.
 - The maximum height of buildings shall not exceed 3 storeys.

Orientation:

- Entries - Front doors of dwellings are to address the Primary Street Frontage identified on the Site Development Plan.
- Where Multi Family Allotments encompass more than one frontage they are to be designed to address (entries) each street frontages.
- Loft Homes entries may be located off the adjoining Laneway.
- Letter boxes should be located in close relationship to the front entry.

Setbacks:

- Setbacks are as per the Site Development Table unless otherwise specified.
- Built to boundary walls are recommended where road frontage widths are less than 15 metres. Built to boundary walls are optional for lots with road frontage widths equal or in excess of 15 metres, where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Site Setback Table.
- Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres.
- Boundary setbacks are measured to the walls of the structure.
- Eaves should not encroach (other than where buildings are built to a zero lot line) closer than 300mm to the lot boundary.
- Second floor on single and multi-family allotments must be built to meet the minimum first floor setbacks.

Parking:

- Minimum off-street parking requirements
 - Studio & 1 bed dwellings - 1 space per dwelling
 - Other - 2 spaces per dwelling, which may be tandem spaces.
 It is a requirement that at least one space per dwelling be in the form of a garage.
- Conventional allotments (not Laneway allotments) with a frontage of less than 12.5 metres are to have tandem parking with a setback from the property boundary to the garage of 5.5 metres. Double width garages are not permitted.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- Garages served of a Laneway must be built to meet the minimum 1.0 metre Rear Setback.

Site Cover and Amenities:

- Site cover for each lot is not to exceed 70% of the lot.
- Private amenity space accessible from the ground floor dwellings must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments/units (including Loft Homes) above ground level must not be less than 8sqm which may be in the form of a balcony with a minimum dimension of 1.8m.

Multi Family Dwellings

- Multi Family Dwelling allotments are not permitted to be developed with only one single family dwelling.
- Type 1 (T1) 450m² - 599m² - maximum 3 dwellings
Type 2 (T2) 600m² - 749m² - maximum 4 dwellings
Type 3 (T3) 750m² - maximum 5 dwellings

Fencing

- Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2m in height.
- Fencing on all Primary Park Frontages to be either 50% transparent or not to exceed 1.2m in height.

Energy

- All dwellings to have a minimum energy rating of 6 stars under NatHERS.

Definitions:

- Loft Homes - A secondary dwelling built above a garage with its own entrance door at ground level.
- Studio Dwelling - Dwelling (usually apartment) in which the living area and bedroom are combined within a single space.

These Notes are not applicable to Lots 1001 + 1002.

AMENDED IN RED
08 FEB 2010

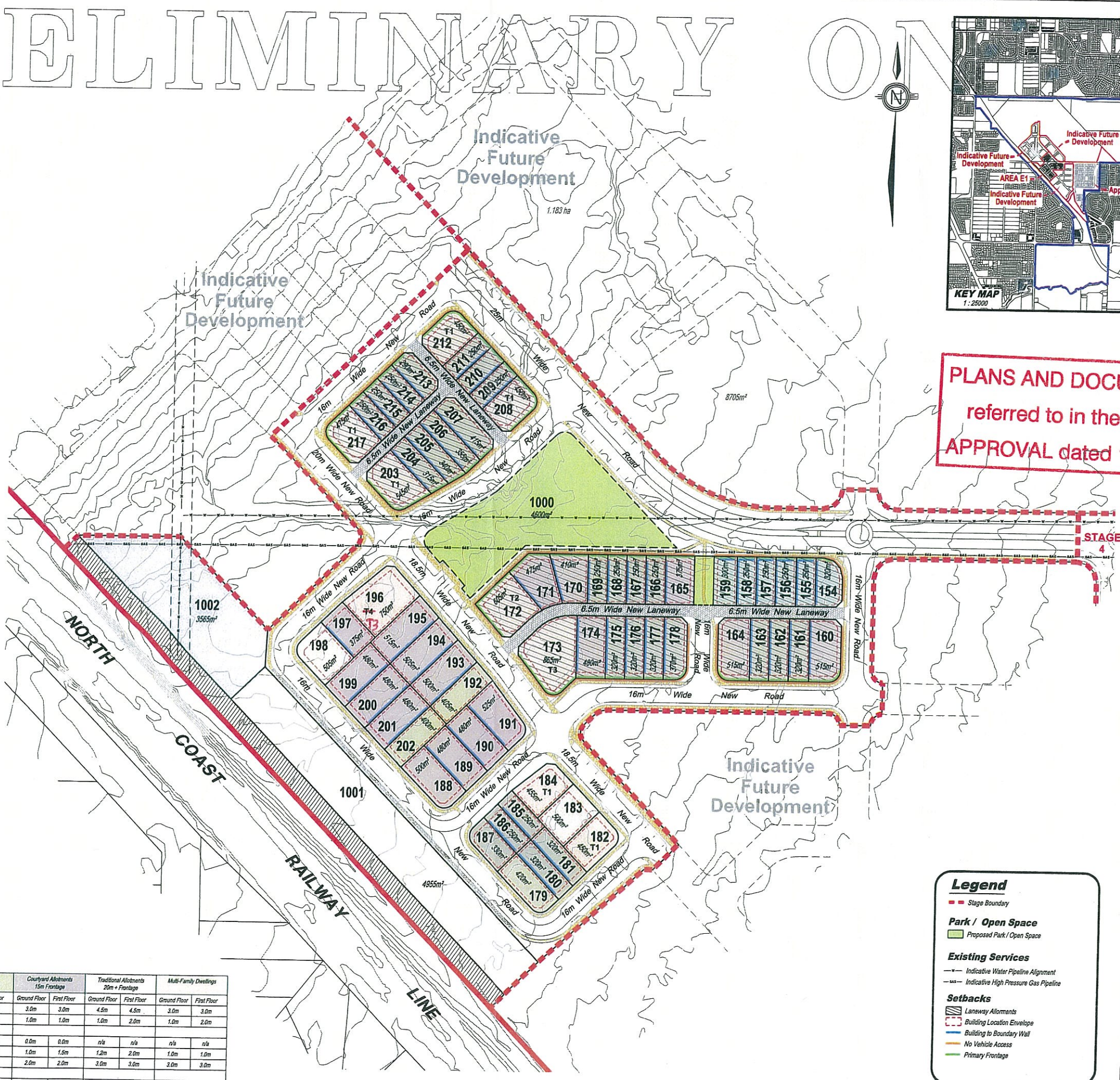
By: Math Teon (name)
of the ULDA

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.

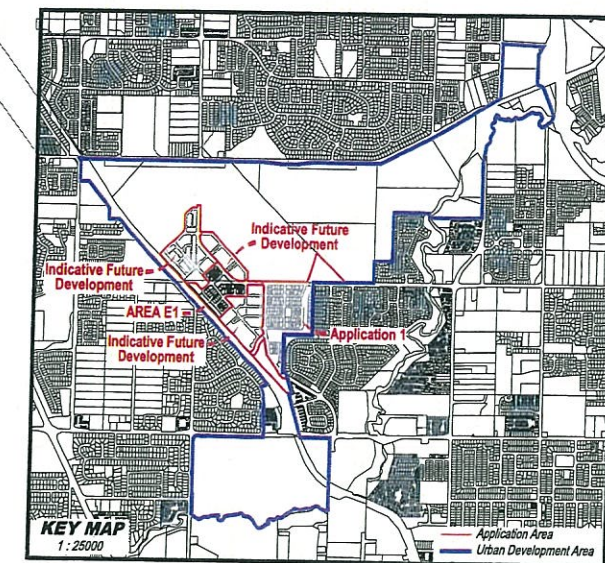
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The boundaries shown on this plan should not be used for final detailed engineers design.

Site Development Table	SOHO Allotments 10m Frontage		Villa Allotments 10m Frontage		Villa Allotments 12.5m Frontage		Courtyard Allotments 15m Frontage		Traditional Allotments 20m + Frontage		Multi-Family Dwellings	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	0.0m	0.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	3.0m	3.0m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m	1.0m	2.0m
Side - General Lots												
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a	n/a	n/a
Non Built to Boundary	1.0m	1.0m	0.75m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m	1.0m	1.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	3.0m	3.0m	3.0m	3.0m
Laneway Lots												
Rear of Lot (from laneway boundary)	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 8/2/10



Legend

- Stage Boundary
- Park / Open Space
- Proposed Park / Open Space
- Existing Services
- Indicative Water Pipeline Alignment
- Indicative High Pressure Gas Pipeline
- Setbacks
- Laneway Allotments
- Building Location Envelope
- Building to Boundary Wall
- No Vehicle Access
- Primary Frontage

CLIENT **Urban Land Development Authority**

PROJECT **PROPOSED SUBDIVISION**

SITE DEVELOPMENT PLAN - AREA E1- 253 TELEGRAPH ROAD, FITZGIBBON LOT 10 & 11 ON SP223412

Level Datum
Origin

Date 28 JANUARY 2010

Surveyed

Comp By: WWKCHTJE

DWG Name: 22743-108-PROP

Local Authority: URBAN LAND DEVELOPMENT AUTHORITY

Job Reference: 22743

Scale: 1:1000@A1

Plan Reference: 22743 - 117 C

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LANDSCAPE STRATEGY PLAN

ECOLOGICAL LINKS

A continuous connection between the Neighbourhood Park and proposed District park will be provided. This will be achieved by:

- Retaining native vegetation where appropriate within open space and road reserves (ie: where no conflict with earthworks, stormwater quality treatment devices or services infrastructure)
- Supplementing existing vegetation with additional trees, shrubs and groundcovers. Species selection is to 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).
- A minimum of 50% of all species used on site are to 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.

STREETSCAPE

Streetscape character will be traditional to blend with adjacent suburban development, but will also incorporate water sensitive urban design.

- Street trees will be provided at minimum of 1 tree per lot, generally as shown on plan.
- Bioretention (biopods) will be incorporated within road verges as a stormwater quality treatment measure.
- Footpaths will be provided generally as shown on plan and will be shaded by street trees.

NEIGHBOURHOOD PARK

Open Space Spine

A spine of open space will link the Local Centre with the proposed activity node, while also providing access to lots 165-172. The park frontages of lots 165-172 will be accessed by a 4m wide road reserve (pedestrian, cyclist and postage access only).

The Open Space Spine is envisaged as an extension of living space for nearby residents. It will include:

- outdoor seating and entertaining areas including some with all-weather protection
- shaded seating areas
- feature bioretention areas along the Spine, accommodating roofwater runoff from park shelters and overflow from adjacent lots.
- furniture as required - eg: outdoor tables, preparation benches, bench seats and platform seats, lighting

Materials and species selections will continue the themes established within the design of the Local Centre

Outlook node

An outlook is located at the highest point of the parkland at the end of the Open Space Spine. It will incorporate seating and a drinking fountain within an area of pavement shaded by native trees and a potential shade structure. Permeable pavements and soft landscaping will be installed where possible. Materials and species selections will continue the themes established within the design of the Local Centre.

Retained vegetation

Existing native trees which do not conflict with earthworks, stormwater treatment or services infrastructure are to be incorporated within parkland detail design as a focus of the collector road and the pedestrian network. Supplementary planting around retained trees is to include native tree, shrub and groundcover planting of predominantly fire-retardant species.

General

Detail design and documentation of the parkland will incorporate:

- water sensitive urban design features such as bioretention
- carparking to the perimeter for residents and visitors of adjacent residential lots
- bollards and maintenance access at the park boundary.
- a legible pedestrian path between Neighbourhood Park and proposed District park

LOCAL CENTRE

The local centre is expected to function as a key focus for the local community. It will incorporate mixed use development and commercial shopfronts to the ground level.

The detail design of the local centre is to be undertaken with reference to cultural and natural heritage within Fitzgibbon. The centre design is to be generally in accordance with the intent of Brisbane City Council's Centre Detail Design Manual, under which the site would be considered a Suburban Centre.

A Streetscape Works Plan will be prepared which will show:

- Street tree planting integrated with short-term parking bays
- Full width pavement to shopfronts including a variety of concrete, coloured concrete or exposed aggregate concrete finishes.
- Street furniture such as drinking fountains, fixed bench seating, and community signboards
- Street lighting and bollards integrated with the selected suite of street furniture
- Proposed artwork if required
- Consideration of underground services within the footpath.

TYPICAL SPECIES SELECTIONS

Minimum of 50% of all species used on site are to be native. An indicative palette of species is as follows:

Trees

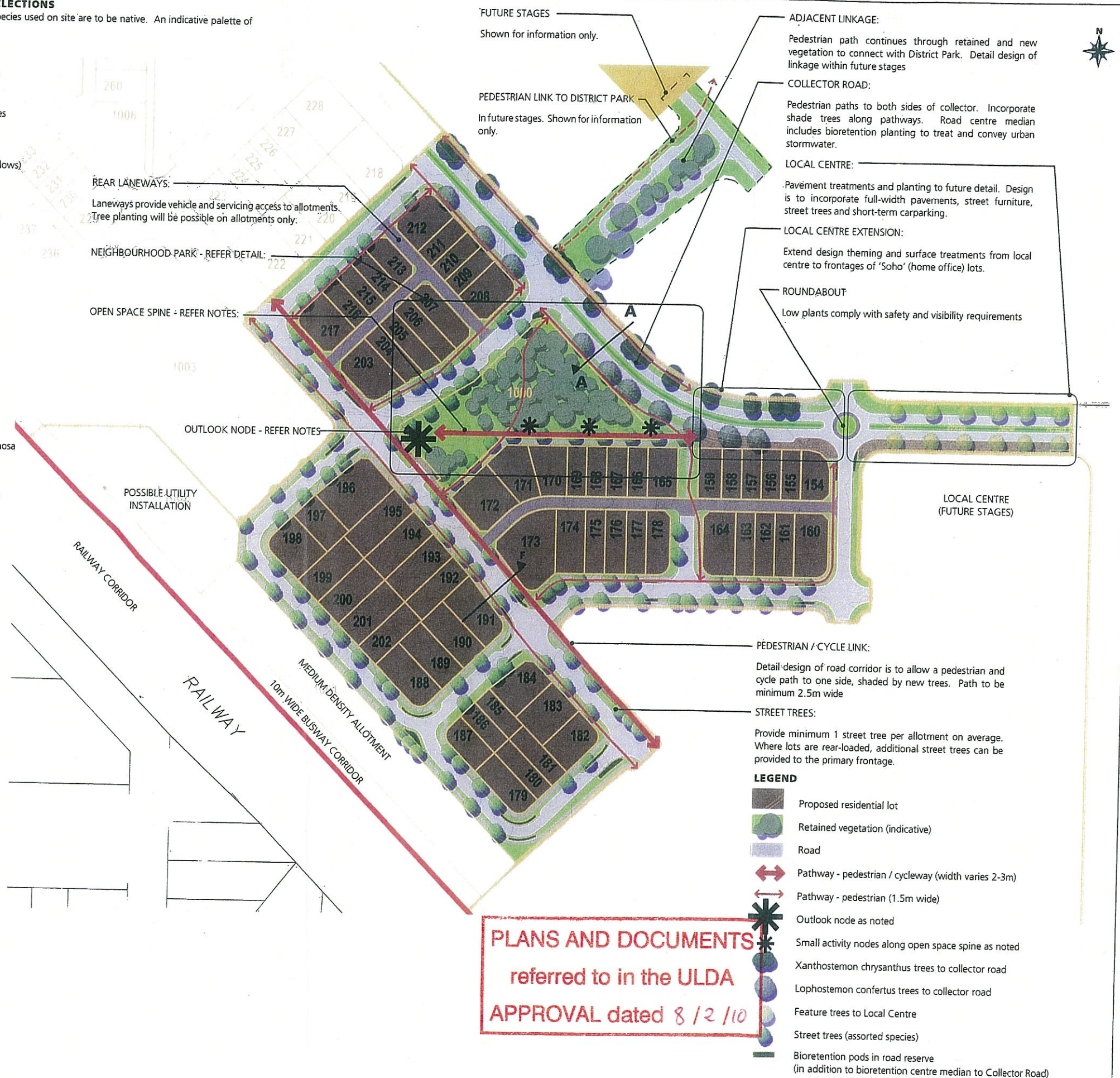
- Angophora leiocarpa
- Buckinghamia celicissima
- Cryptocarya triplinervis
- Casuarina glauca
- Cupaniopsis anacardioides
- Elaeocarpus obovatus
- Eucalyptus tereticornis
- Eucalyptus acmenoides
- Ficus spp (where space allows)
- Flindersia spp
- Hibiscus tiliaceus
- Lophostemon confertus
- Lophostemon suaveolens
- Melaleuca quinquenervia
- Melaleuca bracteata
- Pongamia pinnata

Shrubs:

- Acacia spp
- Babingtonia spp
- Breynia oblongifolia
- Banksia spp
- Callistemon spp
- Leptospermum spp
- Myoporum ellipticum
- Notelaea longifolia
- Pittosporum revolutum

Groundcovers

- Liriope muscari
- Lomandra spp
- Hardenbergia violaceae
- Baumea articulata / rubiginosa
- Crinum pedunculatum
- Gahnia aspera
- Juncus spp
- Dietes grandiflora / bicolor





SEATING AREA WITHIN
RETAINED VEGETATION

TURFED KICK-ABOUT SPACE:
1:50 fall average

PARK OUTLOOK STRUCTURE:
Shelter at street level overlooks
lower level park

SEATING WALL:
Maximum 500mm high off
form concrete, or boulder wall

BOLLARDS TO BOUNDARY

MAINTENANCE ACCESS POINT:

LEGEND



TURF



RETAINED VEGETATION



FEATURE CONCRETE



PLAIN CONCRETE



DECOMPOSED GRANITE



BIORETENTION AREA



FEATURE CONCRETE

-- indicative
footpath +
pathway location

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 8/2/10

A MENDED IN RED **D**
08 FEB 2010
By: Beatriz Gomez (name)
of the ULDA

RETAINED VEGETATION:
Combination of turf and
planted understorey

OUTDOOR LIVING:
A series of small open spaces separated
by planting, bio retention and semi-
transparent screens provides spillover
outdoor living space for adjacent lots.
Incorporate shelters, seating, BBQ
facilities and lighting as required by
Council and Australian standards.
Ensure principles of CPTED are
maintained throughout detail design
and construction

BOLLARDS TO BOUNDARY

COLOURED OPEN SPACE 'SPINE':
Coloured strip 1.2m wide expressed in
the ground plane as part of furniture
and wrapping over shelters and
screen structures to provide a unifying
element along the outdoor living
spaces of the park

GAS MAIN UNDER:
Maintain 1.5m minimum clearance
between gas line and structures or
footings

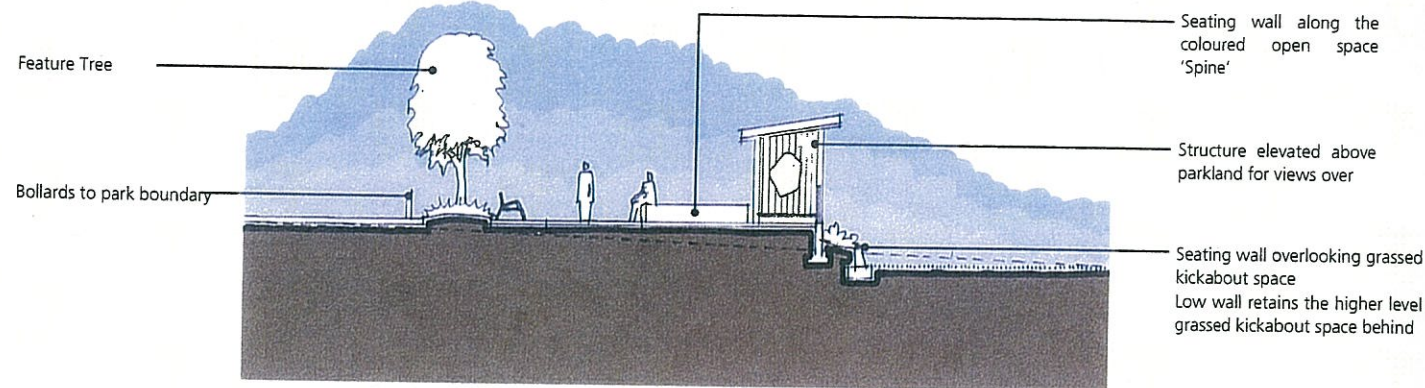
BIKE RACKS
Incorporate into coloured open space
'spine' by detailing form, and materials
to complement other design themes.

BIO RETENTION AREA IF REQUIRED

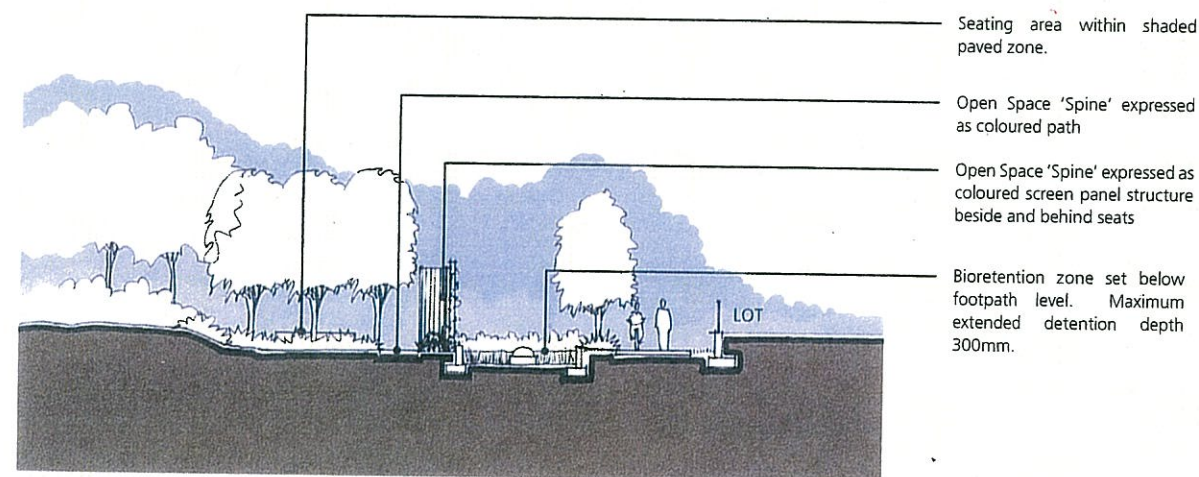
2.5m COLOURED CONCRETE PATH:
Continues to local centre

ROOF WATER OVERFLOW:
Directed to bio retention areas fully
planted with appropriate species

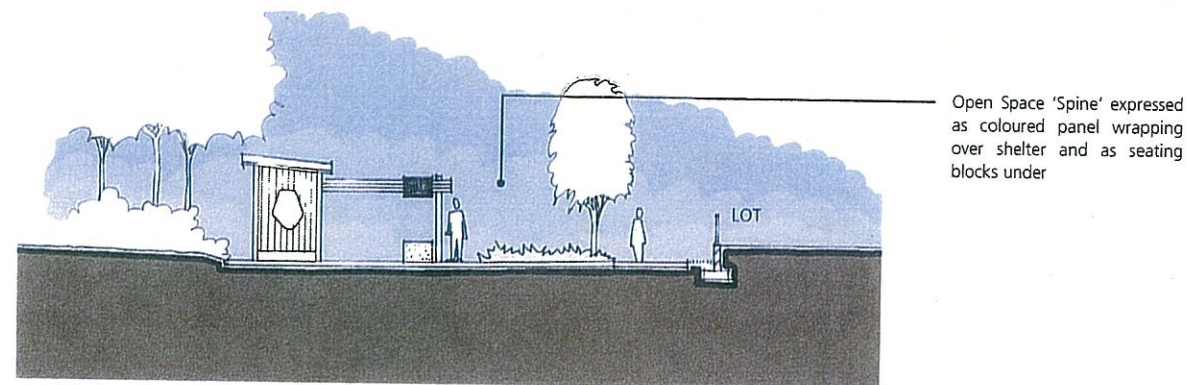
PATH CONNECTION
Continues to local streets



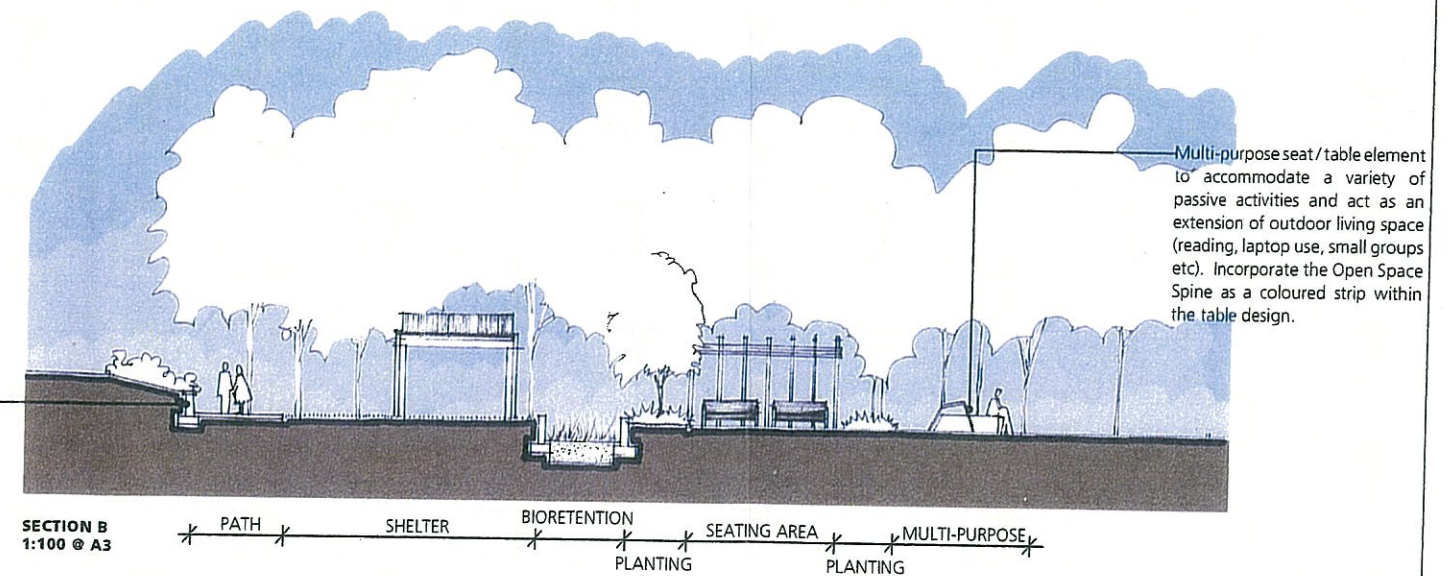
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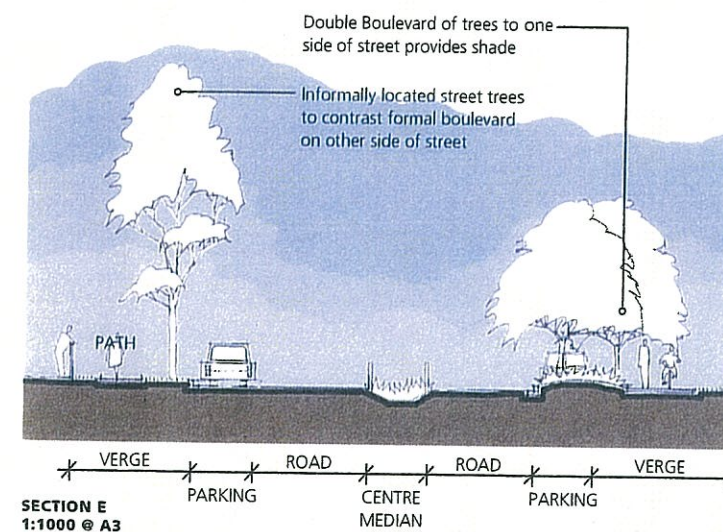
SECTION C
1:1000 @ A3



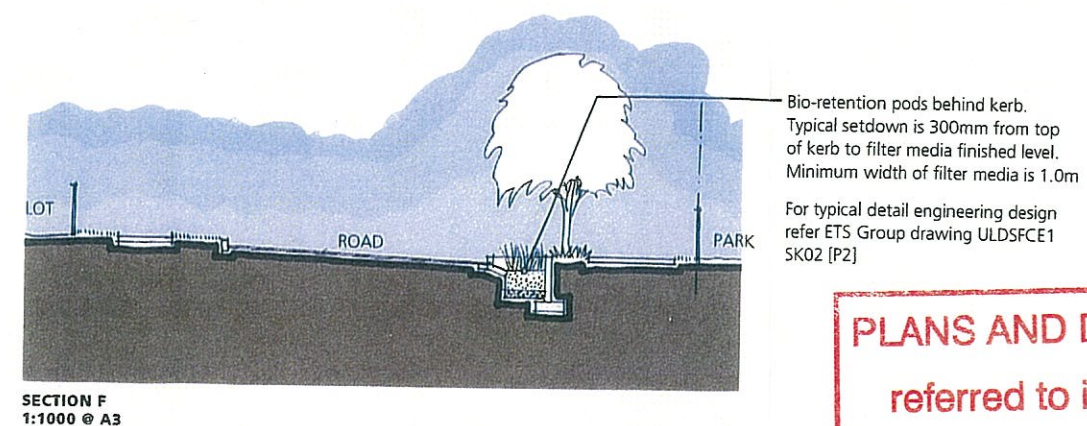
SECTION D
1:1000 @ A3



SECTION B
1:100 @ A3



SECTION E
1:1000 @ A3



SECTION F
1:1000 @ A3

PLANS AND DOCUMENTS
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