

21 December 2010

ULDA Ref No: DEV000020_09

Wolter Group Holdings P/L
Attn James Isaac
PO Box 436
NEW FARM QLD 4005

Dear James

RE: APPLICATION TO CHANGE UDA DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (2 LOTS INTO 67 LOTS, ROAD AND PARK) AT 253 TELEGRAPH ROAD, FITZGIBBON DESCRIBED AS LOT 511 ON SP234612 AND LOT 11 ON SP223412

The ULDA has considered the application to change the UDA Development Approval for Reconfiguring a Lot approved on 8 February 2010 and has approved the change on 20 December 2010.

The amended UDA development approval package is attached. Please note that the previous approval package has now been superseded.

This application and its decision can also be viewed in the ULDA Development Approvals Register via our website www.ulda.qld.gov.au.

If you have any further questions with regard to the matter, please contact me on 3024 4166.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER

UDA Development Approval Package

Site address	253 Telegraph Rd, Fitzgibbon
Real property description	Lot 511 on SP234612 & Lot 11 on SP223412
Type of application	Change to UDA Development Approval - Reconfiguring a Lot
Description of proposal	Subdivision of 2 into 67 lots, new road and Park
ULDA reference number	DEV000020_09
Package Status	APPROVED
UDA development approval Decision date	8 February 2010
Change to UDA development approval decision date	20 December 2010

Drawing or Document	Number	Plan or Document Date
Allotment Layout – Area E1	22743-116 Rev I	27 September 2010
Site Development Plan – Area E1	22743-117 Rev J	27 September 2010
Landscape Concept Plan	ULD05_SK01 [B]	29/1/2010
Park Detail Plan	ULD05_SK02 [B] (As Amended in Red)	8 February 2010
Indicative Sections	ULD05_SK03 [B]	29/1/2010
TTM Proposed Fitzgibbon Chase – Areas B,C,E and G Preliminary Environmental Noise Impact Assessment Report	25850 – R07	6 th November 2009
Flood and Stormwater Management Studies for the Fitzgibbon Development Scheme by WRM Water + Environment	0541-01-G (Rev1)	24 July 2009

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Phillip Kohn Environmental Planner Urban Land Development Authority	Con de Groot Principal Engineer Urban Land Development Authority
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CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to survey plan endorsement for the relevant stage of the subdivision
2	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement for the relevant stage of the subdivision
3	Construction Management Plan a) Prepare and submit to the ULDA a site based construction management plan that includes but is not limited to: provision for the management of traffic around and through the site during and outside of construction work hours	a) Prior to commencement of site works

CONDITIONS	TIMING
• provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • management of groundwater and surface water collection, treatment and disposal; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) At all times during site works
4 Water Supply Reticulation a) Submit engineering drawings for the water reticulation system. This is to include a water main or capped water supply pipe to a point on the frontage of lots 1001 and 1002 of sufficient capacity to provide for a future fire main and water reticulation service to each of these lots based on the intended future development of the lots. This is to be in accordance with <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i> and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Upon completion and certification of the works, prepare and provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	a) Prior to the commencement of site works b) Prior to survey plan endorsement for the relevant stage of the subdivision
5 Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of all proposed lots in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to survey plan endorsement for the relevant stage of the subdivision
6 Sewerage reticulation a) Submit engineering drawings for the sewer reticulation system. This is to be in accordance with <i>WSA 02-2002 Sewerage Code of Australia V2.3</i> certified by a Registered Professional Engineer of Queensland (RPEQ).	a) Prior to the commencement of site works

CONDITIONS	TIMING
b) Upon completion of the works prepare and submit to the ULDA "As Constructed" plans including an asset register checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with <i>WSA 02-2002 Sewerage Code of Australia V2.3</i>	b) Prior to survey plan endorsement for the relevant stage of the subdivision
7 Stormwater Management Submit a detailed site based Stormwater Management Plan (SMP) certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines – Part C Site Based Stormwater Management Plan</i>. This SMP must be in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines - 2008 – Part C Site Based Stormwater Management Plan</i>, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil).	Prior to the commencement of site works
8 Stormwater system a) Submit designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. The calculations must demonstrate capacity of the underground stormwater pipe system to take the minor storm flow for a minimum ARI 2 year rainfall event without surcharge and demonstrate that overland flow paths are provided for up to ARI 100 year runoff events clear of allotments and with suitable depth and velocity so as not to be a hazard to people or property. The design must take into account of proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. Where excavation of open drains or underground pipes are required to achieve an outlet to the stormwater system and these require disturbance of controlled vegetation, obtain the appropriate permits to interfere with the controlled vegetation and carry out rehabilitation works required by those permits. b) Connect the development to the ULDA's stormwater system in accordance with part (a) of this condition. Upon completion and certification of the works the developer shall prepare and provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>.	a) Prior to the commencement of site works b) Prior to survey plan endorsement
9 Flood Management a) Submit for approval designs and calculations for the proposed flood management works checked and certified by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to the commencement of works

CONDITIONS	TIMING
The designs and calculations must demonstrate compliance with the approved <i>Flood and Stormwater Management Studies for the Fitzgibbon Development Scheme</i> report by WRM Water + Environment number 0541-01-G (Rev1) dated 24 July 2009. b) Construct flood management infrastructure. The construction of the flood management infrastructure shall be checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) that all works have been inspected and been constructed in accordance with part (a) of this condition and the approved <i>Flood and Stormwater Management Studies for the Fitzgibbon Development Scheme</i> report by WRM Water + Environment number 0541-01-G (Rev1) dated 24 July 2009.	b) Prior to survey plan endorsement
10 Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of the ULDA. The terms of the easements must be to the satisfaction of the Chief Executive Officer.	Prior to survey plan endorsement for the relevant stage of the subdivision
11 Filling and Excavation a) Submit an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code and Subdivision and Development Guidelines</i>. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm. b) Submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of works b) Prior to survey plan endorsement
12 Road works a) Submit engineering drawings of all proposed road works, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008 Chapter 1</i>. b) Construct the road works in accordance with part (a) of this condition. Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil), in accordance with the approved Allotment Layout Area E1 plan number 22743-116E dated 30 April 2010 and <i>Brisbane City Council Subdivision and Development Guidelines 2008</i>.	a) Prior to the commencement of works b) Prior to survey plan endorsement

CONDITIONS	TIMING
13 Footpaths a) Construct footpaths in the locations shown on the approved Allotment Layout Area E1 plan number 22743-116E dated 30 April 2010, and submit engineering plans checked by a RPEQ showing the design of the pathways including any signs and traffic safety signs, markings and devices. c) Upon completion of the works submit to the ULDA "As Constructed" plans including an asset register in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil), in accordance with the approved Allotment Layout Area E1 plan number 22743-116E dated 30 April 2010 and <i>Brisbane City Council Subdivision and Development Guidelines 2008</i>.	a) Prior to the commencement of works b) Prior to survey plan endorsement
14 Street lighting Design and install a street lighting system (including connections and energising) to all roads within and bounding the subdivision and to all footpaths/bikeways within road reserves associated with the subdivision. The design and construction of the street lighting system must: • be in accordance with Chapter 7 of Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Drawings • meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes Energex's Public Lighting Construction Manual) • be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex's Rate 2 Public Lighting Design Parameters).	Prior to survey plan endorsement
15 Electricity The applicant must submit to the ULDA either: a) written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to survey plan endorsement
16 Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to survey plan endorsement
17 Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to survey plan endorsement

CONDITIONS	TIMING
18 Acoustic Fence Construct an acoustic barrier along the full length of the western site boundary of Lots 1001 and 1002 in accordance with the recommendations made in Part 7 of the approved report <i>TTM Proposed Fitzgibbon Chase - Preliminary Environmental Noise Impact Assessment</i> dated 6th November 2009.	Prior to survey plan endorsement
19 Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the ULDA's Infrastructure Charging Policy and at the rate applicable at the time of payment.	Prior to survey plan endorsement for the relevant stage of the subdivision
20 Street Tree Planting a) Submit for approval a Street Tree Plan. The plan is to include trees to all street frontages at spacings in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>, or a minimum of one (1) tree per additional allotment, whichever is the greater. b) Provide street trees in accordance with the approved Street Tree Plan. c) Provide 12 months' maintenance to the street trees, commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Obtain written confirmation from the ULDA that the street trees have been maintained to a satisfactory standard.	Prior to survey plan endorsement Prior to survey plan endorsement As indicated As indicated
21 Submit Plan for Improvement Works in Park a) Submit for approval a detailed Landscape Plan certified by a suitably qualified professional for improvement works within the proposed parkland in accordance with the requirements detailed in <i>Brisbane City Plan 2000 - Planning Scheme Policy 1, Subdivision and Development Guidelines</i>, and current Australian Standards. The plan is to be generally in accordance with approved Landscape Concept Plan number ULD05_SK01 [B] dated 29/1/2010, Park Detail Plan number ULD05_SK02 [B] (As amended in red) dated 8 February 2010, Indicative Sections Plan number ULD05_SK03 [B] dated 29/1/2010 and is to document the following: Existing Site Conditions Existing contours or site levels. • Location of existing under- and above-ground services within the proposed parkland (eg. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). • Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. • Location and description of existing fencing and retaining walls within and abutting the park.	Prior to commencement of works in the park

CONDITIONS	TIMING
Site Preparation - Proposed finished levels, including sections across and through the parkland at critical points (eg. Interface with roads or waterbodies, retaining walls or batters). New Works - Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. - Provision of electricity and water connections to the park. - Construction of vehicle barriers/bollards along park frontages to prevent unauthorised vehicular access. - Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland. - Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment. - Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. - Provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works Construct the works in accordance with the approved Landscape Plan c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the ULDA that works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Development Assessment to arrange an Off Maintenance inspection. e) Transfer and surrender to the Crown Transfer and surrender to the Crown as "park for public use" the land indicated on the approved Allotment Layout Area E1 plan number 22743-116E dated 30 April 2010.	Prior to commencement of use As indicated As indicated Prior to commencement of use

ADVICE

Brisbane City Council

For any conditions in this package that require the consideration of Brisbane City Council (BCC), you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition as been met, BCC will issue a response in the manner required by the condition/s (eg a letter of endorsement or authorisation, an approval or a permit).

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Urban Land Development Authority

DEV2010/020

253 Telegraph Rd, Fitzgibbon

Pursuant to Division 3 Section 440R of the Act, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work:

- (a) on a Sunday or public holiday, at any time or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****

DEVELOPMENT STATISTICS - PROPOSAL PLAN AREA E1						
Allocation Type	Access Configuration	Total	Yield Range			
			Min. Dwellings	Max. Dwellings		
Single Family Dwellings	Conventional Frontage	Rear Loaded Laneway	Aliments			
Solo Alchment (10x25m)	0	6	6	6	12	
Villa Alchment Type 1 (10x25m)	5	7	12	12	19	
Villa Alchment Type 2 (10x32m)	16	7	23	23	30	
Villa Alchment Type 3 (12.5x32m)	3	0	3	3	3	
Countryside Alchment Type 1 (15x25m)	0	3	3	3	6	
Countryside Alchment Type 2 (15x32m)	6	3	9	9	12	
Traditional Alchment	2	0	2	2	2	
Sub Total	32	26	58	58	84	
Multi-Family Dwellings	Conventional Frontage	Rear Loaded Laneway	Total Aliments			
Type 1 Alchment 450m²-589m²	3	2	5	10	15	
Type 2 Alchment 800m²-749m²	2	1	3	6	12	
Type 3 Alchment 750m²+	0	1	1	2	5	
Sub Total	5	4	9	18	32	
TOTAL	37	30	67	76	116	
Density Calculation			dw/ha		dw/ha	
Net Residential Density			14		22	

Super Lots		Total Allotments
Medium Density		1
Possible Utility Installation Allotment		1

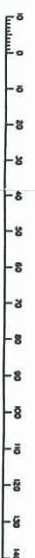
T3 - 5 dwellings

LAND USE BUDGET - PROPOSAL PLAN		
AREA E1		
Land Use Budget	Area (ha)	Percentage
Area E1 Site Area	7.442	100.0%
Resumption Area		
Possible Utility Installation Allowment	0.323	4.3%
Bus Corridor	0.314	4.2%
Total Area of Resumption	0.637	8.6%
Sealable Area		
Medium Density Super Lots	0.536	7.2%
Single & Multi-Family Lots	2.543	34.2%
Total Area of Allowments	3.079	41.4%
Road		
Trunk Collector Road	0.976	13.1%
Local Roads	2.232	30.0%
Total Area of New Road	3.208	43.2%
Open Space		
Active Open Space	0.436	5.9%
Pedestrian Connections-Thresholds	0.072	1.0%
Total Open Space	0.508	6.8%

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.

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.



referred to in the ULDA
APPROVAL dated 29/12/10

- A. Amend title lot numbers add pathway
- B. Amend 18m wide road and lots to suit
- C. Amend pathways and car bays
- D. Amend lots remove laneways
- E. Amend Park and Sheds
- F. Amend Busway and adjust lots and stats
- G. Add lots 805-822 removing MD Allotment
- H. Amend pavement and Stage Bay with Area C lot
- I. Remove Lots 805-822 add MD Allotment

Note
All dimensions and areas are approximate only, and are subject to survey and Council approval.

URBAN LAND DEVELOPMENT AUTHORITY PROJECT PROPOSED SUBDIVISION	ALLOTMENT LAYOUT AREA E-1 - FITZGIBBON 263 TELEGRAPH ROAD LOT 10 & 11 ON SP223412	Local Datum Origin	Date 27 SEPTEMBER 2010 Comp By. WWWWCHTJIE DWG Name. 22743-106-PROP Local Authority URBAN LAND DEVELOPMENT AUTHORITY	Locality FITZGIBBON Job Reference 22743	Scale 1 : 1000 Sheet A1	Plan Ref 22743-116 Rev 1
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Notes -

1. All development is to be undertaken in accordance with the Development Plan.
2. All development is to be undertaken in accordance with the Development Plan.
3. The maximum height of building shall not exceed 3 storeys.
4. Orientation: Front doors of dwellings are to address the Primary Street Frontage.
5. Where Multi-Family Dwellings encompass more than one frontage they are to be designed to address (entirely) each street frontage.
6. Loft Homes must be located off the adjoining Laneway.
7. Dwellings built on corner lots should address both street frontages.
8. Setbacks: Setbacks are as per the Site Setback Table unless otherwise specified.
9. Built to boundary walls are optional. The location of built to boundary walls are indicated on the Site Development Plan. Where built to boundary walls are not adopted site setbacks shall be in accordance with the Site Setback Table.
10. Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres.
11. Boundary setbacks are measured to the wall of the structure.
12. Eaves should not encroach (other than where building are built to boundary) closer than 450mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm.
13. 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.
14. Villa Allotments (not on a Laneway) with a frontage of less than 12.5 metres are to have tandem parking with a setback to a garage of 5.1 metres. Double garages may be permitted on a lot less than 12.5m wide. Double garages may be permitted on a lot with a frontage of 10.0 to 12.5m wide where Fitzgibbon Chase Design Guidelines approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.
15. Parking spaces on driveways do not have to comply with AS2980.
16. Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback.

Site Cover and Amenities:

17. Site cover for each lot is not to exceed 60% of the lot except on Multi-Family Allotments where the site cover shall not exceed 70% of the lot.
18. Private amenity space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity spaces for ground floor units must be accessible from the ground floor and not be less than 15sqm which may be in the form of a balcony with a minimum dimension of 1.8 metres.

Multi-Family Dwellings

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

Fencing

21. Fencing on all Primary Street or Park Frontages to be either 50% transparent or not to exceed 1.2 metres in height.
22. Fencing on secondary street frontages may be permitted where Fitzgibbon Chase Design Guidelines approval has been given by an officer of the ULDA Fitzgibbon Chase Development Team.

Definitions:

- Loft Homes - A dwelling built above a garage with its own entry door at ground level
- Laneway Allotment - Lot serviced by a Laneway
- Streets - Roads/Streets other than a Laneway

Note:

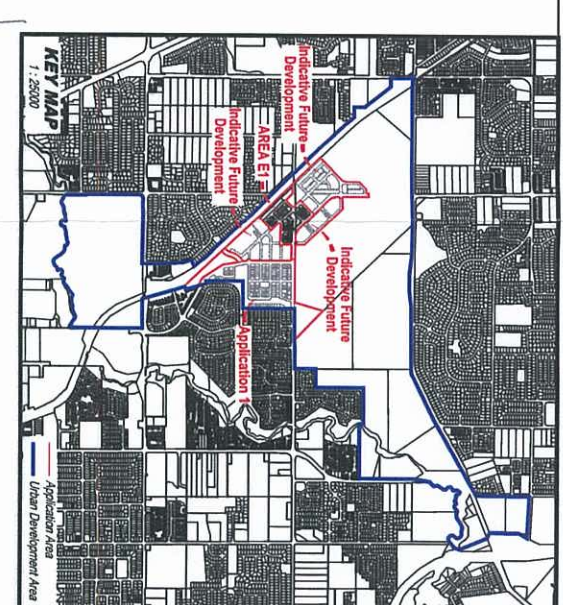
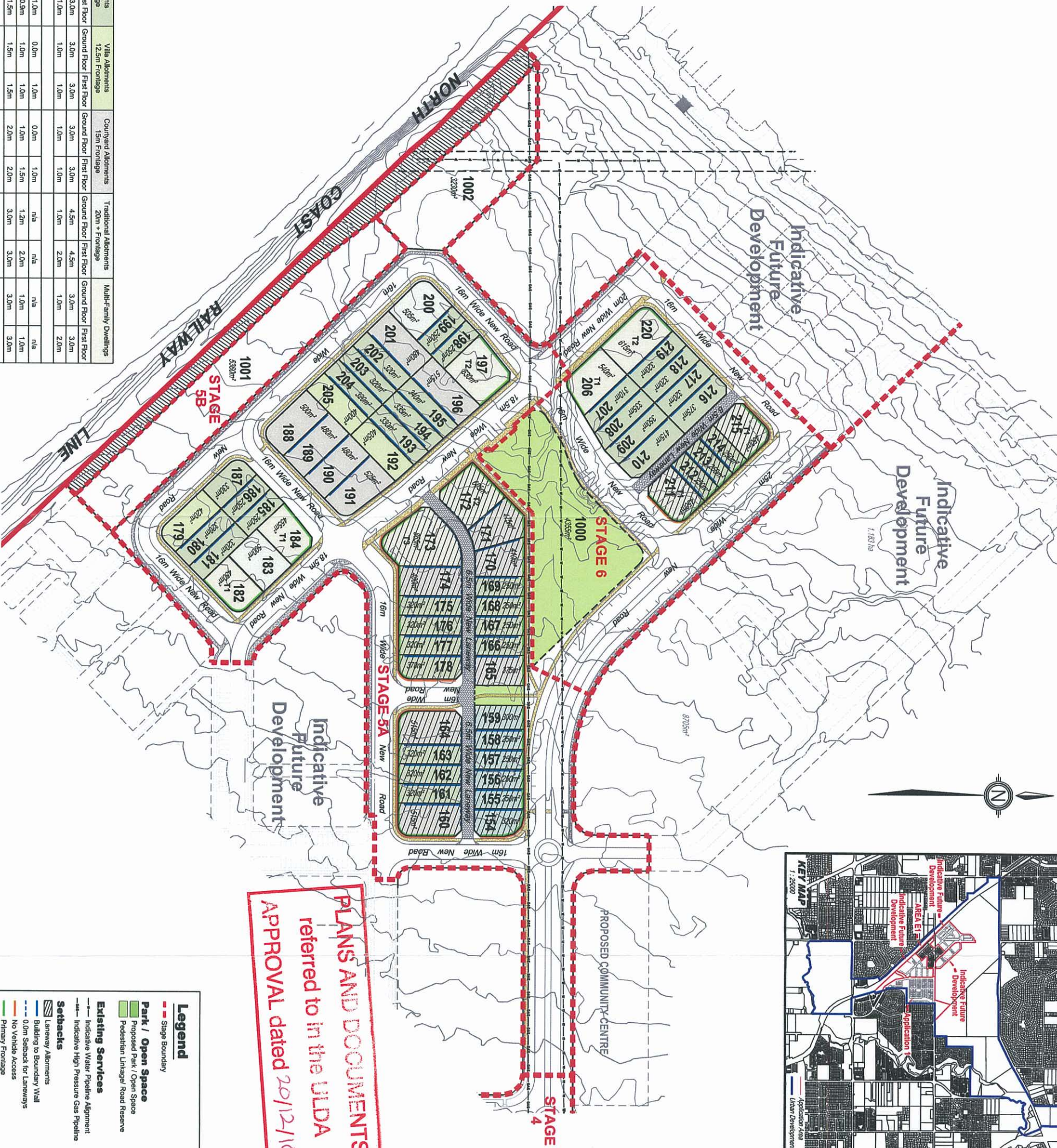
The proposal plan is preliminary and for discussion purposes, subject to relevant consultant input and review including but not limited to traffic, engineering, stormwater, hydraulics, geotechnics, environment, survey and acoustics.

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 engineering 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	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Front/Primary Frontage	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Side - General Lots	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Non Built to Boundary	1.0m	1.0m	0.9m	1.0m	1.0m	1.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	2.0m	3.0m	3.0m
Laneway Lots	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Rear of Lot (from laneway boundary)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/12/10

Legend

- Stage Boundary
- Park / Open Space
- Proposed Park / Open Space
- Pedestrian Linkage / Road Reserve
- Existing Services
- Indicative Water Pipeline Alignment
- Indicative High Pressure Gas Pipeline
- Setbacks
- Laneway Allotments
- Building to Boundary Wall
- 0.0m Setback for Laneways
- No Vehicle Access
- Primary Frontage

- REVISION
- A: Amend site lot boundaries and setbacks
 - B: Amend 16m wide road and lots to suit
 - C: Amend 16m wide road and lots to suit
 - D: Amend 16m wide road and lots to suit
 - E: Amend 16m wide road and lots to suit
 - F: Amend 16m wide road and lots to suit
 - G: Amend 16m wide road and lots to suit
 - H: Amend 16m wide road and lots to suit
 - I: Amend 16m wide road and lots to suit
 - J: Remove Lots 805-822 and NO Allotment

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

CLIENT
URBAN LAND
DEVELOPMENT AUTHORITY
PROJECT
PROPOSED
SUBDIVISION

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

Local Authority
URBAN LAND
DEVELOPMENT AUTHORITY
Locality
FITZGIBBON
Job Reference
22743
Scale
1:1000
Plan Ref
22743-117
Rev
J



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COMPASSION PROJECTS 19th NOV 2010
10/11/2010 10:00 AM
10/11/2010 10:00 AM