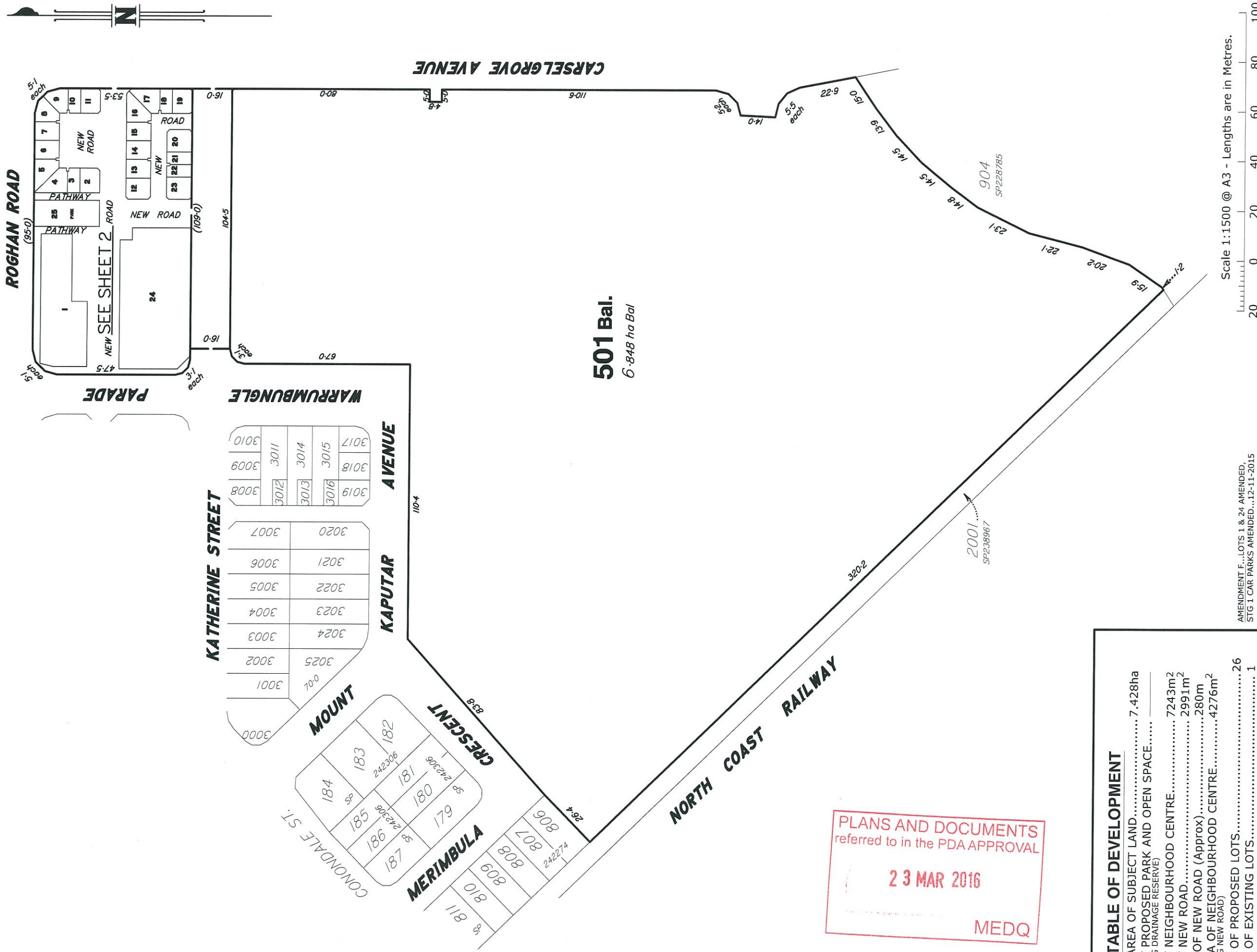




501 Bal.
6.848 ha Bal

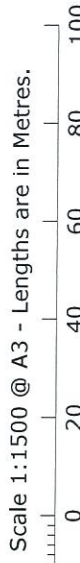


TABLE OF DEVELOPMENT	
GROSS AREA OF SUBJECT LAND.....	7.428ha
AREA OF PROPOSED PARK AND OPEN SPACE.....	
AREA OF NEIGHBOURHOOD CENTRE.....	7243m ²
AREA OF NEW ROAD.....	2991m ²
LENGTH OF NEW ROAD (Approx).....	280m
NET AREA OF NEIGHBOURHOOD CENTRE.....	4276m ²
(EXCLUDING NEW ROAD)	
NUMBER OF PROPOSED LOTS.....	26
NUMBER OF EXISTING LOTS.....	1

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

23 MAR 2016

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Client:

URBAN LAND DEVELOPMENT AUTHORITY

R.P. Description

Parish

County

Date Drawn

LOT 4001

ON SP242308

NUNDAH

STANLEY

12-07-2012

PLAN OF RECONFIGURATION

LOTS 1 - 25 & 501

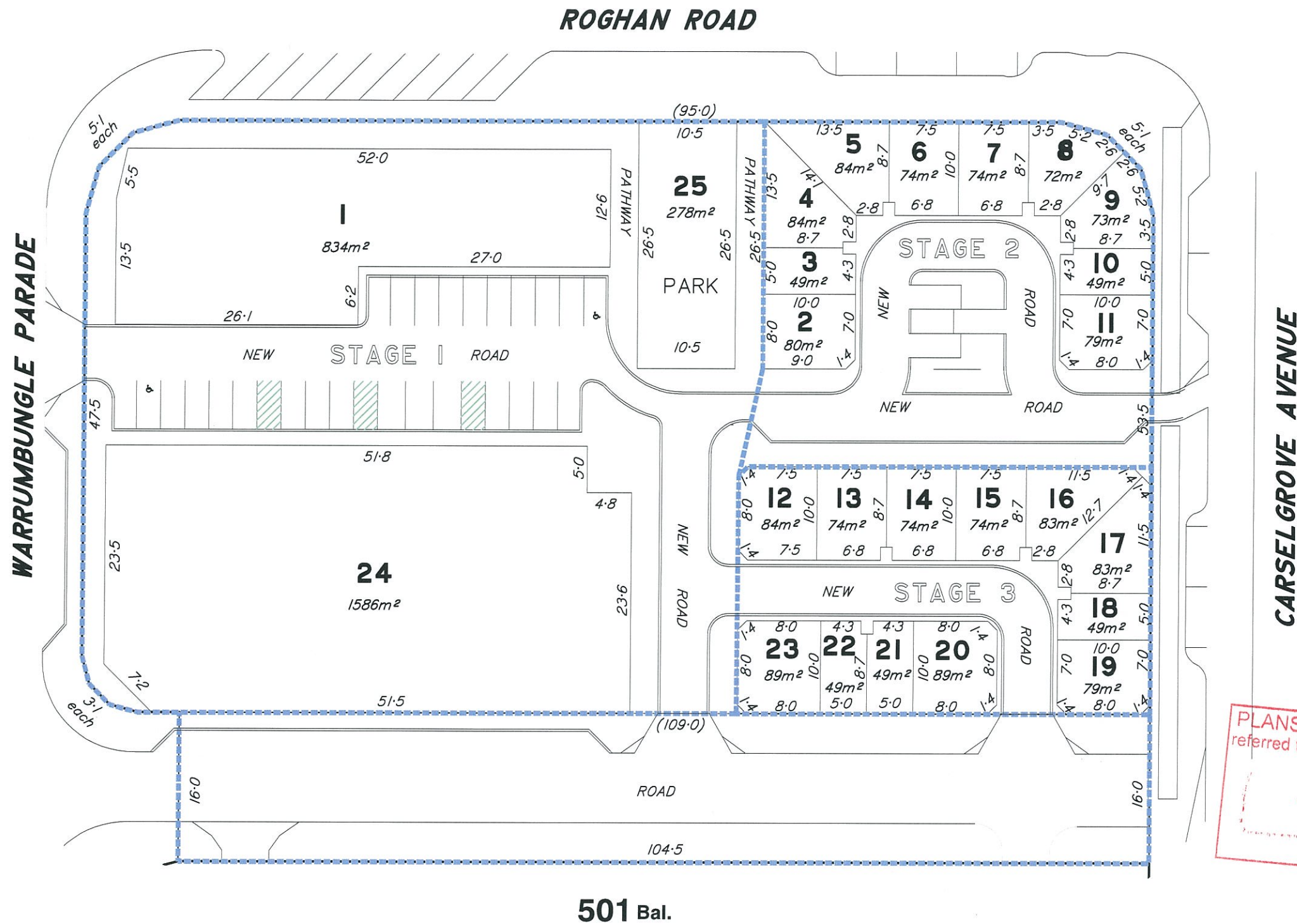
ROGHAN ROAD,
FITZGIBBON

Reference Number: SB2689_02_F

LICENSED SURVEYORS ■ TOWN PLANNERS
■ DEVELOPMENT CONSULTANTS

SUITE 2, LEVEL 2
1 BREAKFAST CREEK RD
NEWSTEAD
P.O. Box 436
NEW FARM
QLD 4005

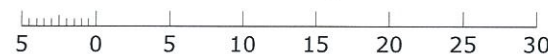
F (07) 36665202
E- surveying@
wolterconsulting.com.au



LEGEND:

 LANDSCAPED AREA

Scale 1:500 @ A3 - Lengths are in Metres.



NOTES

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R.P. Description

**LOT 4001
ON SP242308**

Parish

NUNDAH

County

STANLEY

Date Drawn

13-07-2012

**PLAN OF RECONFIGURATION
LOTS 1 - 25 & 501**

**ROGHAN ROAD,
FITZGIBBON**



■ LICENSED SURVEYORS ■ TOWN PLANNERS
■ DEVELOPMENT CONSULTANTS

SUITE 2, LEVEL 2
1 BREAKFAST CREEK RD (07) 36665200
NEWSTEAD F (07) 36665202
P.O. Box 436
NEW FARM
QLD 4005 E- surveying@
wolterconsulting.com.au

Reference Number: SB2689_02_F

PLANS AND DOCUMENTS
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SHEET 2 OF 2

LEGEND

- S.S. SINGLE STREET NAME SIGN
- D.S.S. DOUBLE STREET NAME SIGN
- (A) ROAD SIGN WITH SIGN IDENTIFIER

LINEMARKING LEGEND

- UNBROKEN SEPARATION LINE (SL)
- GIVE WAY LINE (GL)
- TURN LINE (TL)
- PARKING BAY LINES - REFER M.U.T.C.D.

NOTES:

- ALL LINEMARKING AND SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL EXISTING SIGNS AND LINEMARKING TO REMAIN U.N.O.
- NOSES OF ALL ISLANDS SHALL BE PAINTED WITH WHITE RETROREFLECTIVE PAINT.



R1-2A
(A)



R2-2B(L)
(B)



R2-2B(R)
(C)

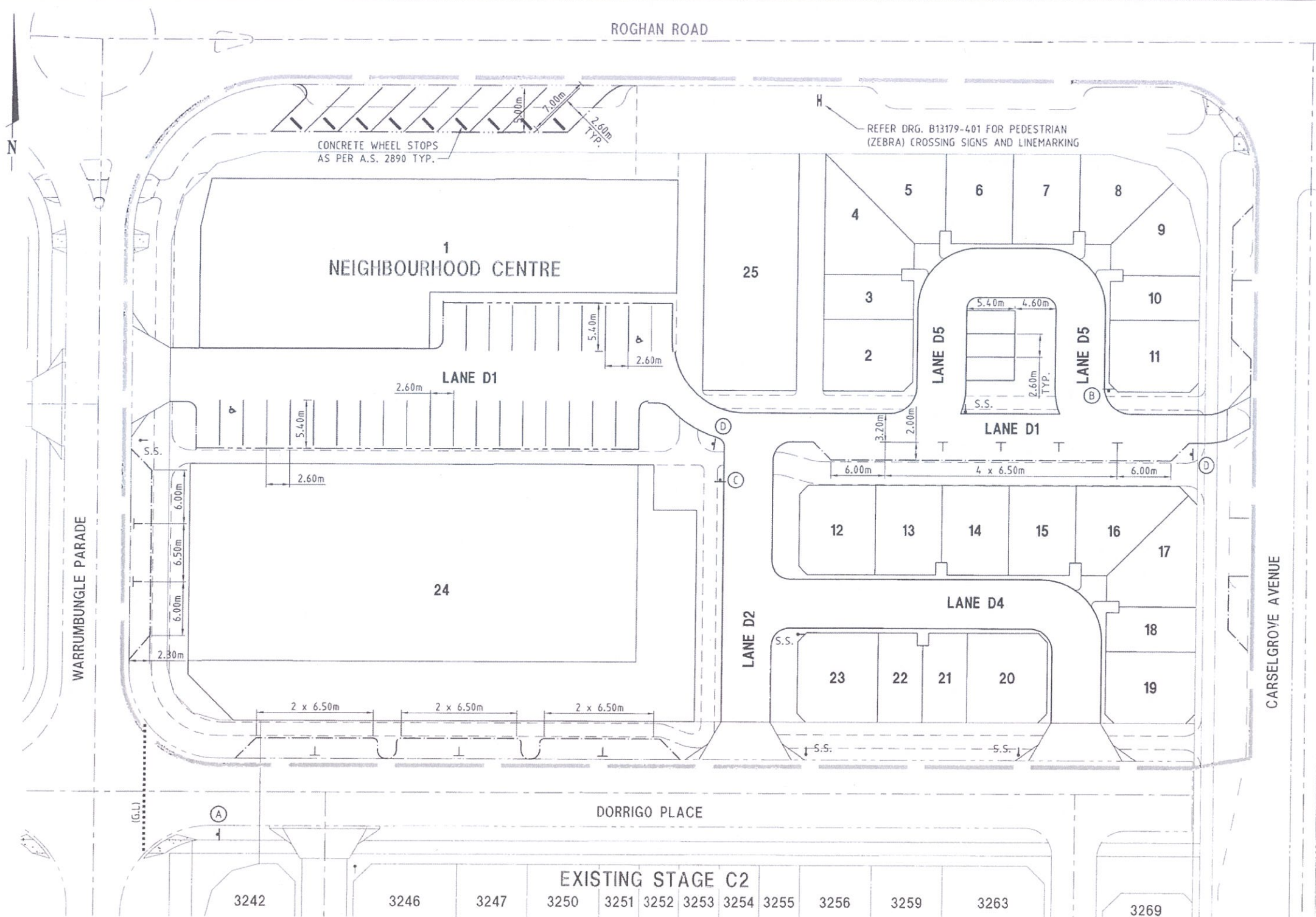


R2-4A
(D)

AMENDED IN RED

21 MAR 2016

By: *Standa Standa* (name)
MEDQ



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

23 MAR 2016

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FILE: B13179-121.dwg DATE: 08-10-2014 TIME: 13:25
Xref's: X_B13179_BASE X_B13179_TITLE X_B13179_BASE_ETS USR: Ryan Bulmer

REV	DATE	BY	CHKD	DESCRIPTION
A	28.01.16	NT	NT	FOR CONSTRUCTION
B				
C				
D				
E				
F				

DESIGN CHECK	SCALE (METRES)	MICROFILM No.	SURVEYOR: LAND PARTNERS LIMITED Level 3, 40 McDougall Street, Milton QLD 4064 Ph (07) 3842 1007 Fax (07) 3842 1001	CLIENT
DRAWN CHECK	1:250 0 5 10 A1 1:500 A3	PROJECT No. B13179	APPROVED <i>Matthew Hill</i> MATTHEW HILL APED 1578 FOR & ON BEHALF OF CALIBRE CONSULTING (QLD) PTY LTD	DILGP - ECONOMIC DEVELOPMENT QLD
				PROJECT FITZGIBBON CHASE STAGE 21 ROGHAN ROAD, FITZGIBBON

calibre CONSULTING	CONSULT AUSTRALIA	Calibre Consulting (Qld) Pty Ltd Ground Floor, 545 Queen Street, Brisbane, QLD Australia 4000 Telephone 07 3895 3444 Facsimile 07 3895 3400 Brisbane Canberra Melbourne Sydney Singapore Sunshine Coast	Quality Endorsed Company ISO 9001 LIC 4084
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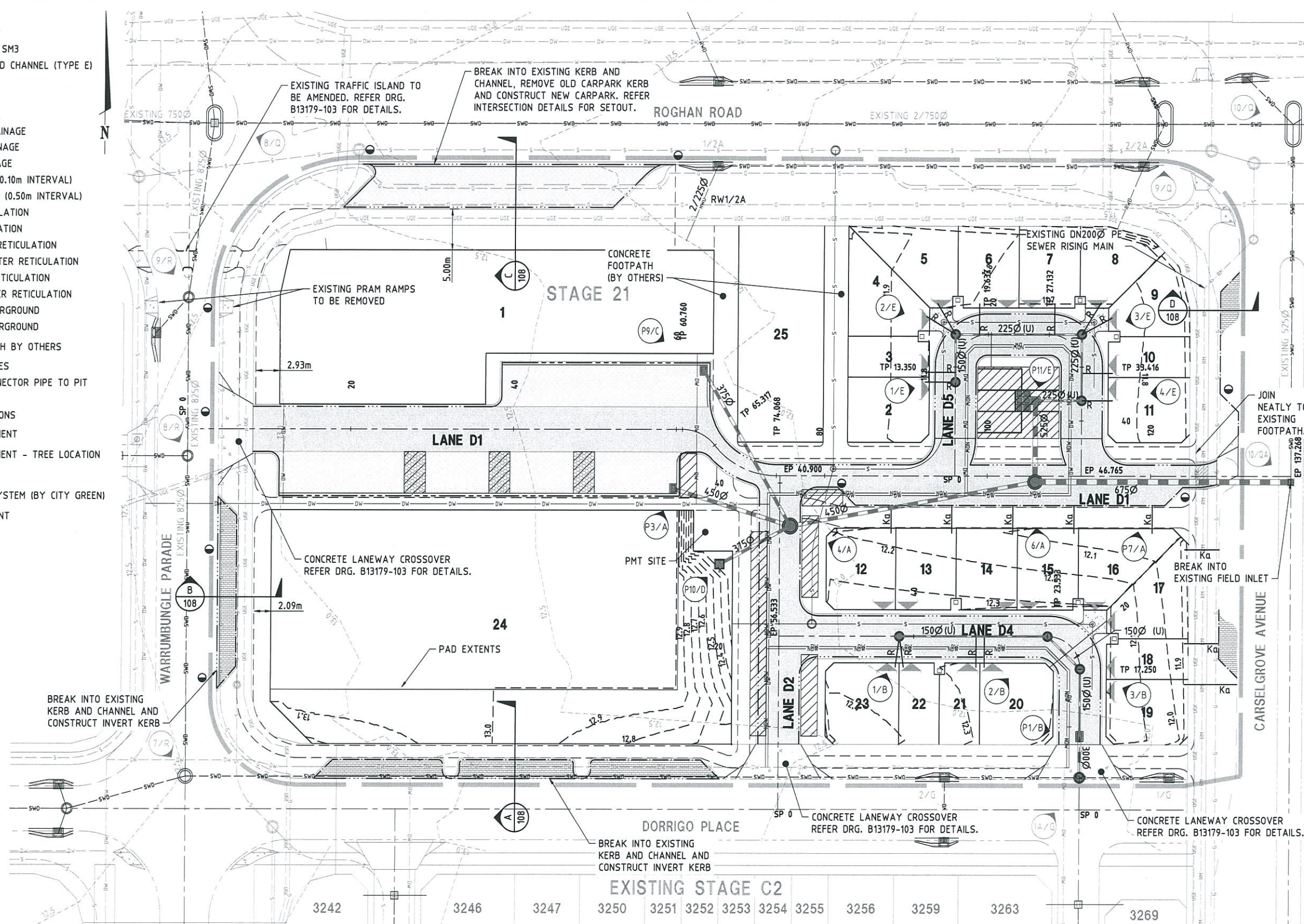
D.I.L.G.P. REF No. DEV2012/325	DRAWING TITLE SIGNS AND LINEMARKING LAYOUT PLAN Carparking Layout Plan	DRAWING NUMBER B13179-120	ISSUE A
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LEGEND

	PROPOSED STAGE BOUNDARY
	PROPOSED KERB ONLY TYPE SM3
	PROPOSED BARRIER KERB AND CHANNEL (TYPE E)
	PROPOSED PAVER EDGE
	PROPOSED CONCRETE INVERT
	EXISTING KERB AND CHANNEL
	PROPOSED STORMWATER DRAINAGE
	EXISTING STORMWATER DRAINAGE
	EXISTING ROOFWATER DRAINAGE
	DESIGN SURFACE CONTOURS (0.10m INTERVAL)
	EXISTING SURFACE CONTOURS (0.50m INTERVAL)
	PROPOSED SEWERAGE RETICULATION
	EXISTING SEWERAGE RETICULATION
	PROPOSED DRINKING WATER RETICULATION
	PROPOSED NON-DRINKING WATER RETICULATION
	EXISTING NON-DRINKING WATER RETICULATION
	EXISTING TELSTRA LINE UNDERGROUND
	EXISTING ENERGEX LINE UNDERGROUND
	STD. BCC CONCRETE FOOTPATH BY OTHERS
	KERB ADAPTOR - REFER NOTES
	150mm uPVC ROOFWATER CONNECTOR PIPE TO PIT
	KERB TRANSITION
	INDICATIVE DRIVEWAY LOCATIONS
	PROPOSED PERMEABLE PAVEMENT
	PROPOSED PERMEABLE PAVEMENT - TREE LOCATION
	PROPOSED PAVER SURFACE
	PROPOSED STRATA VAULT SYSTEM (BY CITY GREEN)
	PROPOSED CONCRETE PAVEMENT

NOTE:
1. REFER DRG. B13179-103 FOR ROADWORKS AND DRAINAGE NOTES AND DETAILS.
2. ALL STORMWATER PIPES ARE 375mm UNLESS SHOWN OTHERWISE.

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
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CAUTION !!
UNDERGROUND ELECTRICAL CABLES
UNDERGROUND ELECTRICITY CABLES EXIST IN THIS VICINITY. CONTACT ENERGEX FOR CABLE LOCATIONS. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING

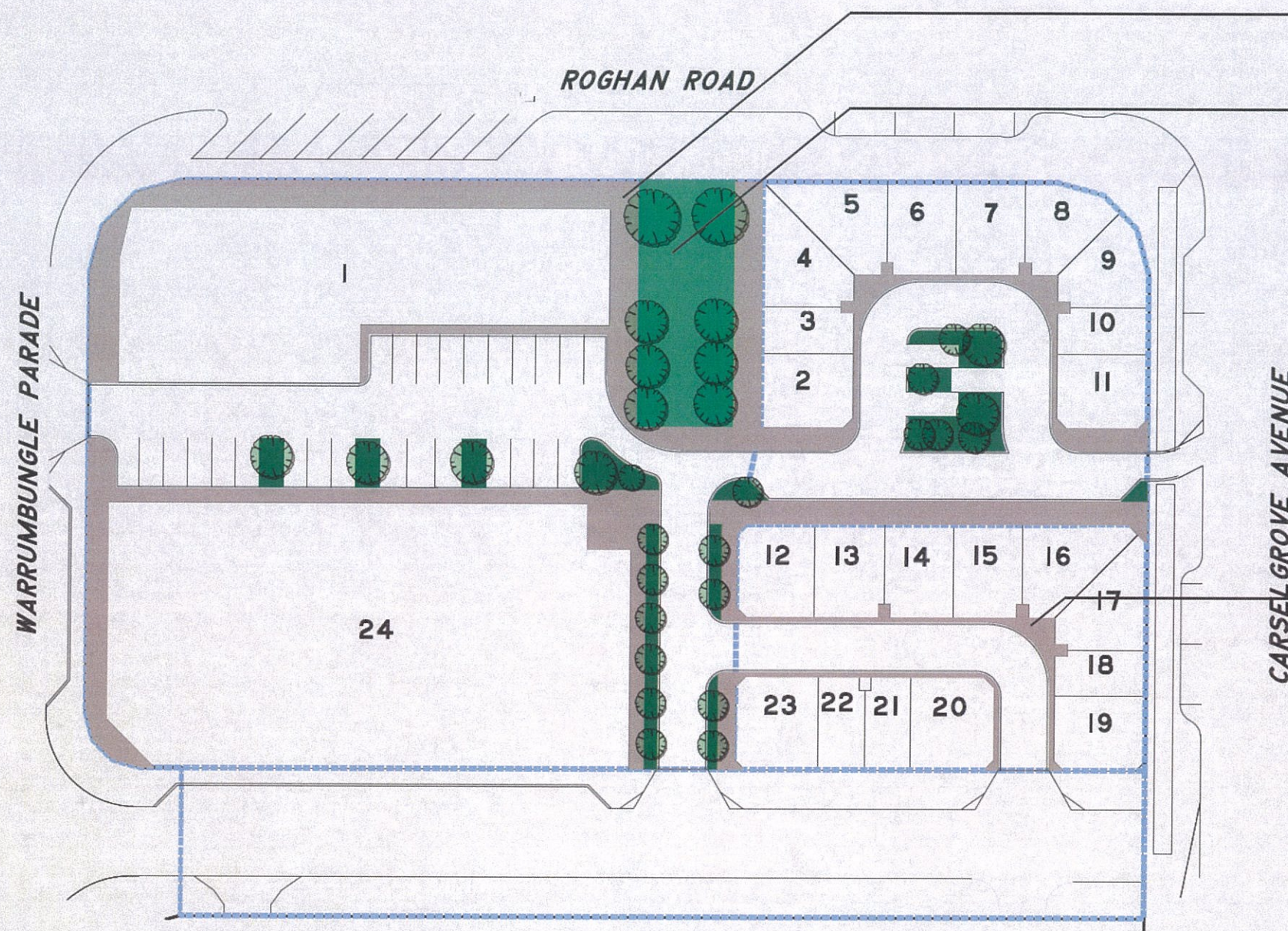
CAUTION !!
UNDERGROUND GAS MAINS
UNDERGROUND GAS MAINS EXIST IN THIS VICINITY. CONTACT SUPPLIER FOR SERVICE LOCATIONS. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING.

CAUTION !!
UNDERGROUND TELECOMMS CABLES
UNDERGROUND TELECOMMUNICATION CABLES EXIST IN THIS VICINITY. CONTACT SUPPLIER FOR CABLE LOCATIONS. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING.

Site Plan/ Concept

LEGEND

-  Decorative Pavement
-  Park Area
-  Planting



Outdoor eating area/ Space for 'pop up' shops or coffee stands

Pocket Park
Formal park space containing urban artwork and seating. Subject to further design development. (Opportunity for 'pop up' shops)

Planting and small trees to parking islands, subject to final service locations.

Decorative pavement treatments designed to assist with readability and wayfinding.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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Planting Palette

Typical Plant Schedule

Botanical name

Common name

Park Trees

Brachychiton acerifolius

Illawarra Flame Tree

Cupaniopsis anacardioides

Tuckeroo

Elaeocarpus eumundii

Smooth-leaved Quandong

Elaeocarpus obovatus

Hard Quondong

Flindersia australis

Crows Ash

Lophostemon confertus

Swamp Brush Box

Waterhousia floribunda

Weeping Lilly Pilly

Laneway Trees

Backhousia citrodora

Lemon Scented Myrtle

Grevillea baileyana

White Oak

Hymenosporum flavum

Native Frangipani

Syzygium Pinnacle

Narrow Lilly Pilly

Xanthostemon chrysanthus

Golden Penda

Groundcovers

Cordyline fruticosa

Red Ti Plant

Dietes bicolor

African Iris

Dietes grandiflora

Wild Iris

Gossia dulcis (austromyrtus)

Midyim Berry

Hymenocallis littoralis

Spider Lily

Liriope Evergreen Giant

Lily Turf

Philodendron Xanadu

Xanadu

Myoporum parvifolium

Coastal Myoporum

