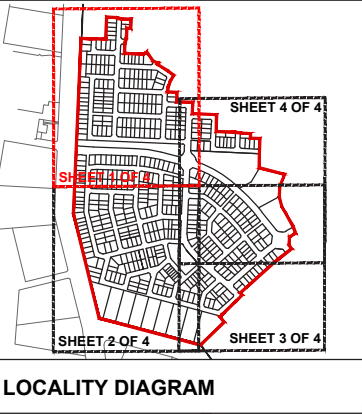




PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 2 June 2017

Queensland Government

LEGEND

GENERAL

Site Boundary

Area 1 Boundary

Indicative Footpath Location

Indicative Bus Stop Location

Buildings which require acoustic design to upper floors only

Buildings which require acoustic design to the ground and upper floors

Sales Office (Interim Use)

Sales Centre (Interim Use)

Major Linear Park

Regional Recreation Park

Central Median Strip

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

Terrace

HOUSE (DETACHED)

Villa

Premium Villa

Courtyard

Premium Courtyard

Traditional

Premium Traditional

MULTIPLE RESIDENTIAL

Multiple Residential

MR 2 Max 2 Dwellings

MR 3 Max 3 Dwellings

MR 4 Max 4 Dwellings

Front Loaded

Rear Loaded

Dual Loaded

DEVELOPMENT CONTROLS

Maximum Building Location Envelope
(Tables in the Area 1: Plan of Development - Design Criteria document have precedence)

Optional Built to Boundary Wall

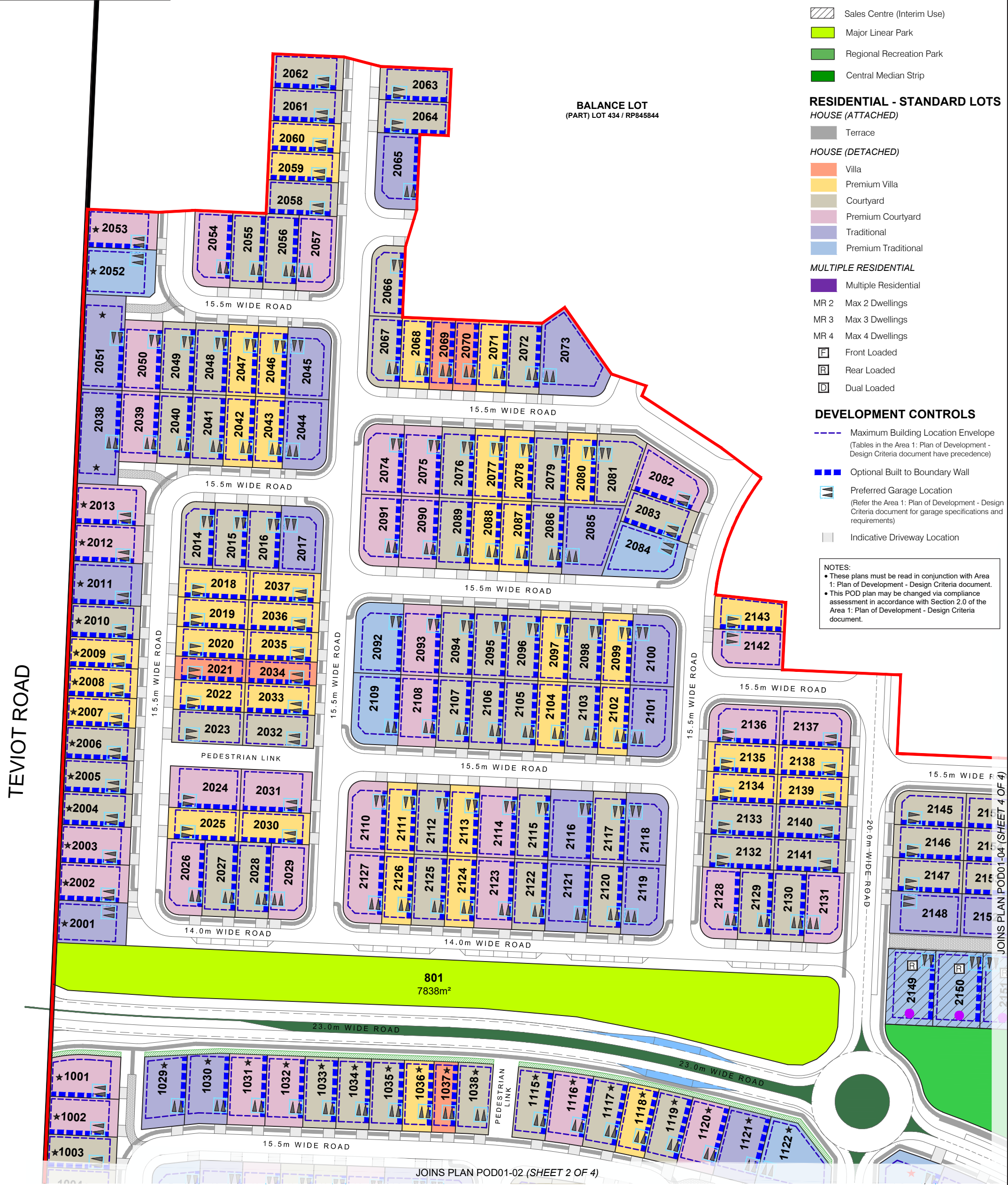
Preferred Garage Location
(Refer the Area 1: Plan of Development - Design Criteria document for garage specifications and requirements)

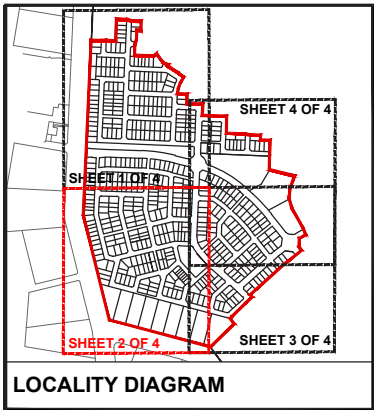
Indicative Driveway Location

NOTES:

These plans must be read in conjunction with Area 1: Plan of Development - Design Criteria document.

This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the Area 1: Plan of Development - Design Criteria document.





LEGEND

GENERAL

- Site Boundary
- Area 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- Buildings which require acoustic design to upper floors only
- Acoustic / Visual Buffer - No Buildings or Structures (other than fencing) (Extends 40m from the Greenbank Road boundary)
- Buildings require acoustic design to the upper floor only (40-60m from the Greenbank Road boundary)
- Neighbourhood Recreation Park
- Central Median Strip

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

- Terrace

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

MULTIPLE RESIDENTIAL

- Multiple Residential

MR 2 Max 2 Dwellings

MR 3 Max 3 Dwellings

MR 4 Max 4 Dwellings

Front Loaded

Rear Loaded

Dual Loaded

DEVELOPMENT CONTROLS

Maximum Building Location Envelope (Tables in the Area 1: Plan of Development - Design Criteria document have precedence)

Optional Built to Boundary Wall

Mandatory Built to Boundary Wall

Preferred Garage Location (Refer the Area 1: Plan of Development - Design Criteria document for garage specifications and requirements)

Indicative Driveway Location

NOTES:

- These plans must be read in conjunction with Area 1: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the Area 1: Plan of Development - Design Criteria document.
- Lots 1335-1343 are House (Interface lots).

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An aerial map of the study area. A large green rectangular area is labeled '803 5024m'. To its left is a road labeled '14.0m wide'. Further left is a residential area with houses, some of which are labeled with numbers like '57' and '58'. A dashed blue line indicates a path or boundary. A scale bar is visible at the bottom left.

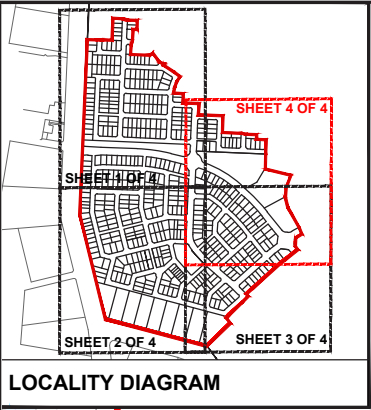
BANK ROAD



- Site Boundary
- Area 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- Buildings which require acoustic design to upper floors only
- Buildings which require acoustic design to the ground and upper floors
- Acoustic / Visual Buffer - No Buildings or Structures (other than fencing)
(Extends 40m from the Greenbank Road boundary)
- Buildings require acoustic design to the upper floor only (40-60m from the Greenbank Road boundary)
- Neighbourhood Recreation Park
- Regional Recreation Park

Dual Loaded

- These plans must be read in conjunction with Area 1: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the Area 1: Plan of Development - Design Criteria document.
- Lots 1335-1343 are House (Interface lots).



LOCALITY DIAGRAM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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DEVELOPMENT CONTROLS

- Maximum Building Location Envelope
(Tables in the Area 1: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Preferred Garage Location
(Refer the Area 1: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative Driveway Location

NOTES:

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LEGEND

GENERAL

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- Area 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- Buildings which require acoustic design to upper floors only
- Buildings which require acoustic design to the ground and upper floors
- Sales Office (Interim Use)
- Sales Centre (Interim Use)
- Major Linear Park
- Regional Recreation Park
- Neighbourhood Recreation Park
- Central Median Strip

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

Terrace

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

MULTIPLE RESIDENTIAL

- Multiple Residential
- MR 2 Max 2 Dwellings
- MR 3 Max 3 Dwellings
- MR 4 Max 4 Dwellings
- Front Loaded
- Rear Loaded
- Dual Loaded

