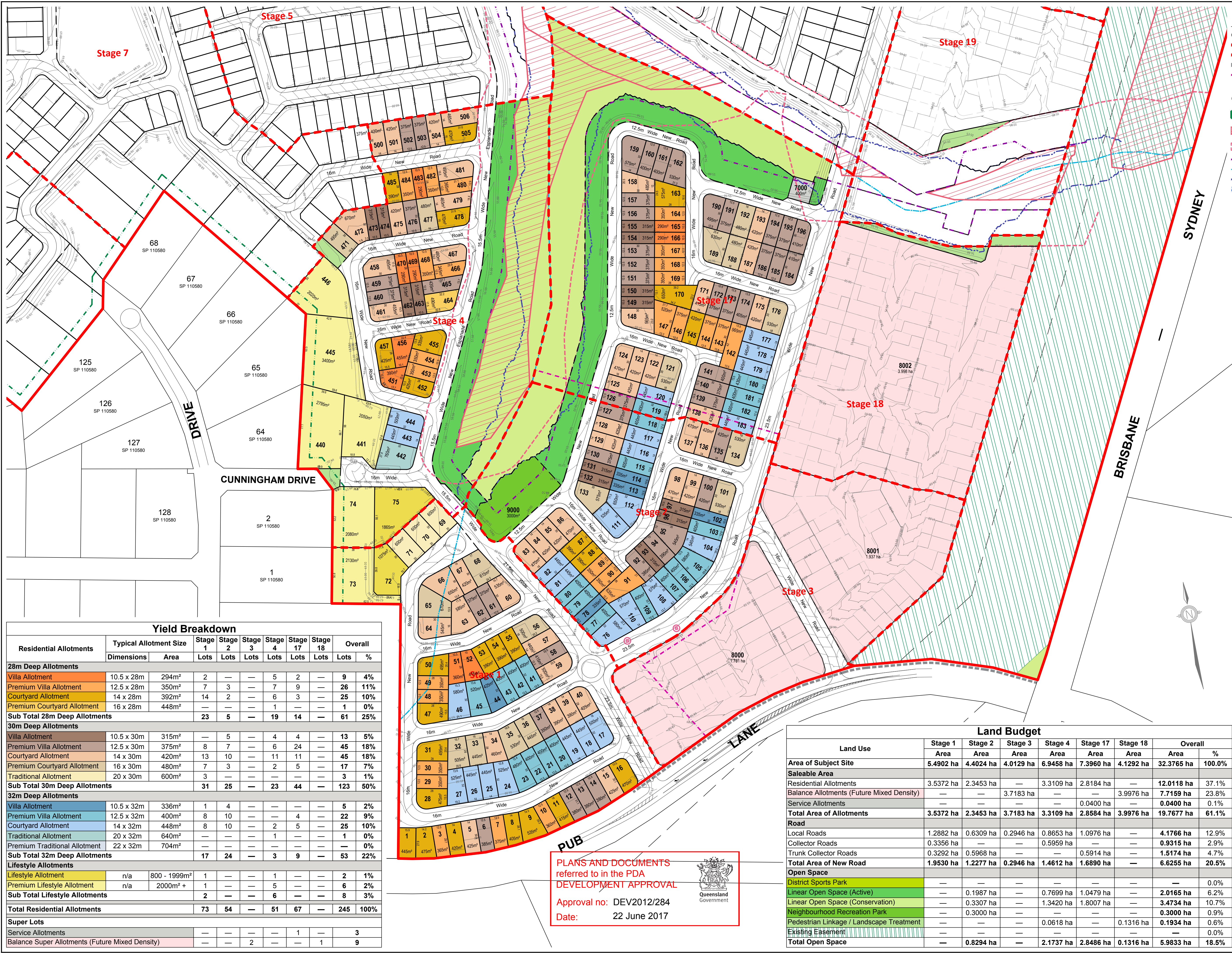




Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- In-Line Bus Stop

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centerline
- BMD Q100
- 50m Buffer to Sewer Pump Station

Scale 1 : 1500 @ A1

0 10 20 40 60 80 100

REVISION

A: 06/03/2017 - Council feedback amendments

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Land Partners
Flood: BMD

CLIENT

VILLA GREEN PTY LTD

PROJECT

TEVIOT VILLAGE

Plan of Subdivision
Precinct 1
Allotment Layout
Application1 (Amendment)

Date: 06 March 2017

Comp By: WNW

Checked By: PHE

DWG Name: 132965 ROL

Job Ref: 132965

Local Authority: Economic Development Queensland

Locality: Teviot Downs

Scale	1 : 1500	Sheet	A1
Plan Ref	132965 - 11	Rev	A

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006

T +61 7 3124 9300
F +61 7 3124 9399
w rpsgroup.com.au

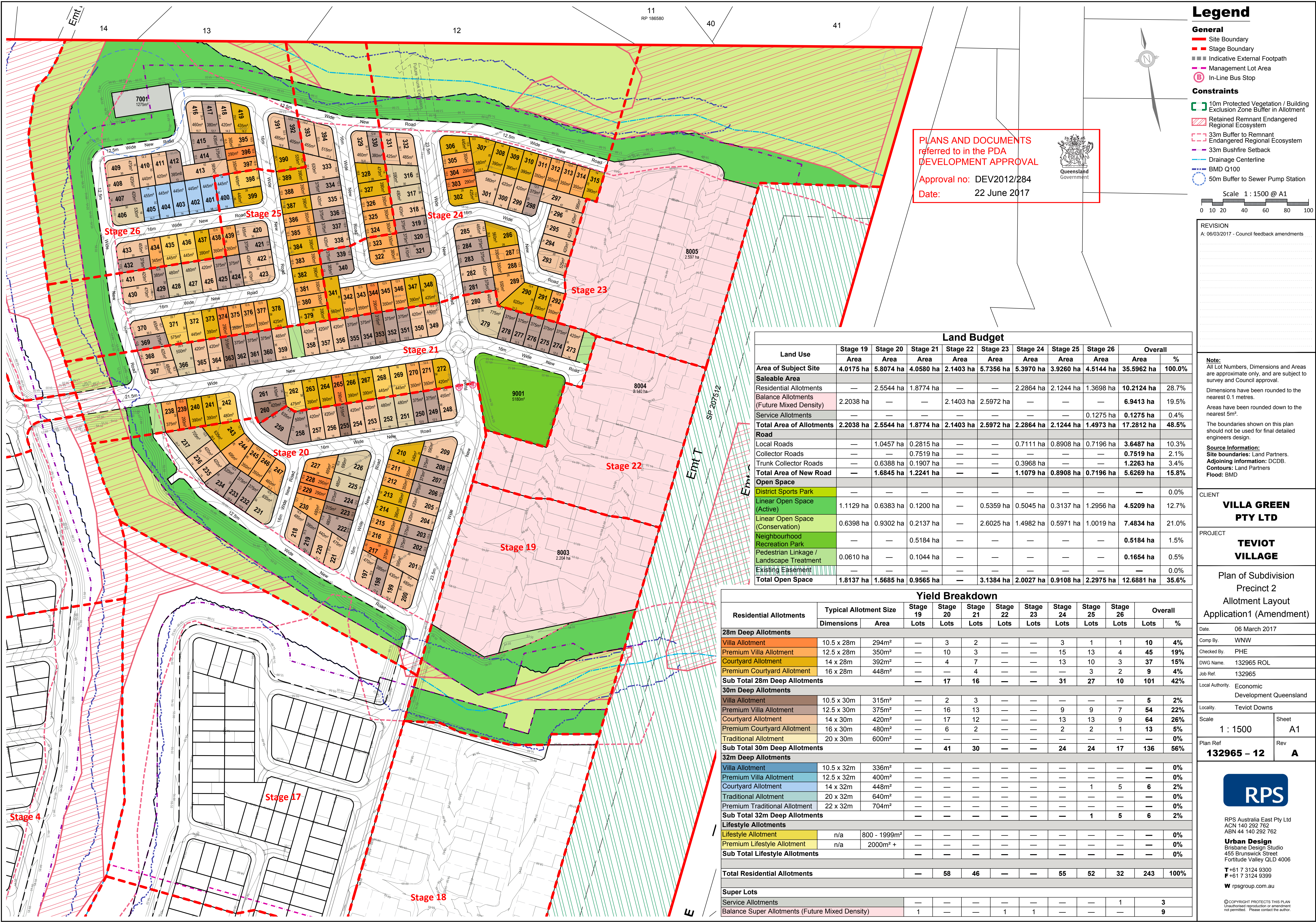
© COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment
not permitted. Please contact the author.

Yield Breakdown									
Residential Allotments	Typical Allotment Size		Stage 1	Stage 2	Stage 3	Stage 4	Stage 17	Stage 18	Overall
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	%
28m Deep Allotments									
Villa Allotment	10.5 x 28m	294m²	2	—	—	5	2	—	9 4%
Premium Villa Allotment	12.5 x 28m	350m²	7	3	—	7	9	—	26 11%
Courtyard Allotment	14 x 28m	392m²	14	2	—	6	3	—	25 10%
Premium Courtyard Allotment	16 x 28m	448m²	—	—	—	1	—	—	1 0%
Sub Total 28m Deep Allotments			23	5	—	19	14	—	61 25%
30m Deep Allotments									
Villa Allotment	10.5 x 30m	315m²	—	5	—	4	4	—	13 5%
Premium Villa Allotment	12.5 x 30m	375m²	8	7	—	6	24	—	45 18%
Courtyard Allotment	14 x 30m	420m²	13	10	—	11	11	—	45 18%
Premium Courtyard Allotment	16 x 30m	480m²	7	3	—	2	5	—	17 7%
Traditional Allotment	20 x 30m	600m²	3	—	—	—	—	—	3 1%
Sub Total 30m Deep Allotments			31	25	—	23	44	—	123 50%
32m Deep Allotments									
Villa Allotment	10.5 x 32m	336m²	1	4	—	—	—	—	5 2%
Premium Villa Allotment	12.5 x 32m	400m²	8	10	—	—	4	—	22 9%
Courtyard Allotment	14 x 32m	448m²	8	10	—	2	5	—	25 10%
Traditional Allotment	20 x 32m	640m²	—	—	—	1	—	—	1 0%
Premium Traditional Allotment	22 x 32m	704m²	—	—	—	—	—	—	0 0%
Sub Total 32m Deep Allotments			17	24	—	3	9	—	53 22%
Lifestyle Allotments									
Lifestyle Allotment	n/a	800 - 1999m²	1	—	—	1	—	—	2 1%
Premium Lifestyle Allotment	n/a	2000m² +	1	—	—	5	—	—	6 2%
Sub Total Lifestyle Allotments			2	—	—	6	—	—	8 3%
Total Residential Allotments			73	54	—	51	67	—	245 100%
Super Lots									
Service Allotments	—	—	—	—	—	1	—	—	3
Balance Super Allotments (Future Mixed Density)	—	—	—	—	2	—	—	1	9

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/284
Date: 22 June 2017

Land Use	Stage 1	Stage 2	Stage 3	Stage 4	Stage 17	Stage 18	Overall	
	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	5.4902 ha	4.4024 ha	4.0129 ha	6.9458 ha	7.3960 ha	4.1292 ha	32.3765 ha	100.0%
Saleable Area								
Residential Allotments	3.5372 ha	2.3453 ha	—	3.3109 ha	2.8184 ha	—	12.0118 ha	37.1%
Balance Allotments (Future Mixed Density)	—	—	3.7183 ha	—	—	3.9976 ha	7.7159 ha	23.8%
Service Allotments	—	—	—	—	0.0400 ha	—	0.0400 ha	0.1%
Total Area of Allotments	3.5372 ha	2.3453 ha	3.7183 ha	3.3109 ha	2.8584 ha	3.9976 ha	19.7677 ha	61.1%
Road								
Local Roads	1.2882 ha	0.6309 ha	0.2946 ha	0.8653 ha	1.0976 ha	—	4.1766 ha	12.9%
Collector Roads	0.3356 ha	—	—	0.5959 ha	—	—	0.9315 ha	2.9%
Trunk Collector Roads	0.3292 ha	0.5968 ha	—	—	0.5914 ha	—	1.5174 ha	4.7%
Total Area of New Road	1.9530 ha	1.2277 ha	0.2946 ha	1.4612 ha	1.6890 ha	—	6.6255 ha	20.5%
Open Space								
District Sports Park	—	—	—	—	—	—	—	0.0%
Linear Open Space (Active)	—	0.1987 ha	—	0.7699 ha	1.0479 ha	—	2.0165 ha	6.2%
Linear Open Space (Conservation)	—	0.3307 ha	—	1.3420 ha	1.8007 ha	—	3.4734 ha	10.7%
Neighbourhood Recreation Park	—	0.3000 ha	—	—	—	—	0.3000 ha	0.9%
Pedestrian Linkage / Landscape Treatment	—	—	—	0.0618 ha	—	0.1316 ha	0.1934 ha	0.6%
Existing Easement	—	—	—	—	—	—	—	0.0%
Total Open Space	—	0.8294 ha	—	2.1737 ha	2.8486 ha	0.1316 ha	5.9833 ha	18.5%



Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- In-Line Bus Stop

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centerline
- BMD Q100
- 50m Buffer to Sewer Pump Station

Scale 1 : 1500 @ A1

0 10 20 40 60 80 100

REVISION

A: 06/03/2017 - Council feedback amendments

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

Site boundaries: Land Partners.

Adjoining information: DCDB.

Contours: Land Partners

Flood: BMD

Land Use	Stage 19	Stage 20	Stage 21	Stage 22	Stage 23	Stage 24	Stage 25	Stage 26	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	4.0175 ha	5.8074 ha	4.0580 ha	2.1403 ha	5.7356 ha	5.3970 ha	3.9260 ha	4.5144 ha	35.5962 ha	100.0%
Saleable Area										
Residential Allotments	—	2.5544 ha	1.8774 ha	—	—	2.2864 ha	2.1244 ha	1.3698 ha	10.2124 ha	28.7%
Balance Allotments (Future Mixed Density)	2.2038 ha	—	—	2.1403 ha	2.5972 ha	—	—	—	6.9413 ha	19.5%
Service Allotments	—	—	—	—	—	—	—	0.1275 ha	0.1275 ha	0.4%
Total Area of Allotments	2.2038 ha	2.5544 ha	1.8774 ha	2.1403 ha	2.5972 ha	2.2864 ha	2.1244 ha	1.4973 ha	17.2812 ha	48.5%
Road										
Local Roads	—	1.0457 ha	0.2815 ha	—	—	0.7111 ha	0.8908 ha	0.7196 ha	3.6487 ha	10.3%
Collector Roads	—	—	0.7519 ha	—	—	—	—	—	0.7519 ha	2.1%
Trunk Collector Roads	—	0.6388 ha	0.1907 ha	—	—	0.3968 ha	—	—	1.2263 ha	3.4%
Total Area of New Road	—	1.6845 ha	1.2241 ha	—	—	1.1079 ha	0.8908 ha	0.7196 ha	5.6269 ha	15.8%
Open Space										
District Sports Park	—	—	—	—	—	—	—	—	—	0.0%
Linear Open Space (Active)	1.1129 ha	0.6383 ha	0.1200 ha	—	0.5359 ha	0.5045 ha	0.3137 ha	1.2956 ha	4.5209 ha	12.7%
Linear Open Space (Conservation)	0.6398 ha	0.9302 ha	0.2137 ha	—	2.6025 ha	1.4982 ha	0.5971 ha	1.0019 ha	7.4834 ha	21.0%
Neighbourhood Recreation Park	—	—	0.5184 ha	—	—	—	—	—	0.5184 ha	1.5%
Pedestrian Linkage / Landscape Treatment	0.0610 ha	—	0.1044 ha	—	—	—	—	—	0.1654 ha	0.5%
Existing Easement	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	1.8137 ha	1.5685 ha	0.9565 ha	—	3.1384 ha	2.0027 ha	0.9108 ha	2.2975 ha	12.6881 ha	35.6%

Yield Breakdown												
Residential Allotments	Typical Allotment Size		Stage 19	Stage 20	Stage 21	Stage 22	Stage 23	Stage 24	Stage 25	Stage 26	Overall	
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	%
28m Deep Allotments												
Villa Allotment	10.5 x 28m	294m ²	—	3	2	—	—	3	1	1	10	4%
Premium Villa Allotment	12.5 x 28m	350m ²	—	10	3	—	—	15	13	4	45	19%
Courtyard Allotment	14 x 28m	392m ²	—	4	7	—	—	13	10	3	37	15%
Premium Courtyard Allotment	16 x 28m	448m ²	—	—	4	—	—	—	3	2	9	4%
Sub Total 28m Deep Allotments			—	17	16	—	—	31	27	10	101	42%
30m Deep Allotments												
Villa Allotment	10.5 x 30m	315m ²	—	2	3	—	—	—	—	—	5	2%
Premium Villa Allotment	12.5 x 30m	375m ²	—	16	13	—	—	9	9	7	54	22%
Courtyard Allotment	14 x 30m	420m ²	—	17	12	—	—	13	13	9	64	26%
Premium Courtyard Allotment	16 x 30m	480m ²	—	6	2	—	—	2	2	1	13	5%
Traditional Allotment	20 x 30m	600m ²	—	—	—	—	—	—	—	—	—	0%
Sub Total 30m Deep Allotments			—	41	30	—	—	24	24	17	136	56%
32m Deep Allotments												
Villa Allotment	10.5 x 32m	336m ²	—	—	—	—	—	—	—	—	—	0%
Premium Villa Allotment	12.5 x 32m	400m ²	—	—	—	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 32m	448m ²	—	—	—	—	—	—	1	5	6	2%
Traditional Allotment	20 x 32m	640m ²	—	—	—	—	—	—	—	—	—	0%
Premium Traditional Allotment	22 x 32m	704m ²	—	—	—	—	—	—	—	—	—	0%
Sub Total 32m Deep Allotments			—	—	—	—	—	—	1	5	6	2%
Lifestyle Allotments												
Lifestyle Allotment	n/a	800 - 1999m ²	—	—	—	—	—	—	—	—	—	0%
Premium Lifestyle Allotment	n/a	2000m ² +	—	—	—	—	—	—	—	—	—	0%
Sub Total Lifestyle Allotments			—	—	—	—	—	—	—	—	—	0%
Total Residential Allotments												
			—	58	46	—	—	55	52	32	243	100%
Super Lots												
Service Allotments			—	—	—	—	—	—	—	1	3	
Balance Super Allotments (Future Mixed Density)			1	—	—	1	1	—	—	—	9	

CLIENT

VILLA GREEN PTY LTD

PROJECT

TEVIOT VILLAGE

Plan of Subdivision
Precinct 2
Allotment Layout
Application1 (Amendment)

Date: 06 March 2017

Comp By: WNW

Checked By: PHE

DWG Name: 132965 ROL

Job Ref: 132965

Local Authority: Economic Development Queensland

Locality: Teviot Downs

Scale: 1 : 1500

Plan Ref: 132965 - 12

Sheet: A1

Rev: A

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006

T+61 7 3124 9300
F+61 7 3124 9399

w rpsgroup.com.au

© COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment
not permitted. Please contact the author.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/284

Date: 22 June 2017



Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- In-Line Bus Stop

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centerline
- BMD Q100
- 50m Buffer to Sewer Pump Station

Scale 1 : 1500 @ A1

0 10 20 40 60 80 100

REVISION

A: 06/03/2017 - Council feedback amendments

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:
Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Land Partners
Flood: BMD

CLIENT

**VILLA GREEN
PTY LTD**

PROJECT

**TEVIOT
VILLAGE**

Plan of Subdivision
Precinct 4
Allotment Layout
Application1 (Amendment)

Date: 06 March 2017

Comp By: WNW

Checked By: PHE

DWG Name: 132965 ROL

Job Ref: 132965

Local Authority: Economic
Development Queensland

Locality: Teviot Downs

Scale: 1 : 1500

Sheet: A1

Plan Ref: 132965 - 14

Rev: A



RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006

T+61 7 3124 9300

F+61 7 3124 9399

W rpsgroup.com.au

© COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment
not permitted. Please contact the author.

Land Budget							
Land Use	Stage 12	Stage 13	Stage 14	Stage 15	Stage 16	Overall	
Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	7.2230 ha	7.1035 ha	3.2853 ha	6.1451 ha	3.4219 ha	27.1788 ha	100.0%
Saleable Area							
Residential Allotments	2.3498 ha	4.1484 ha	1.7516 ha	2.1182 ha	—	10.3680 ha	38.1%
Balance Allotments (Future Mixed Density)	—	—	—	—	3.2730 ha	3.2730 ha	12.0%
Service Allotments	0.0400 ha	—	—	—	—	0.0400 ha	0.1%
Total Area of Allotments	2.3898 ha	4.1484 ha	1.7516 ha	2.1182 ha	3.2730 ha	13.6810 ha	50.3%
Road							
Local Roads	1.0888 ha	1.0948 ha	0.8752 ha	1.0937 ha	—	4.1525 ha	15.3%
Collector Roads	0.3230 ha	0.4983 ha	—	—	—	0.8213 ha	3.0%
Trunk Collector Roads	—	—	—	—	—	—	0.0%
Total Area of New Road	1.4118 ha	1.5931 ha	0.8752 ha	1.0937 ha	—	4.9738 ha	18.3%
Open Space							
District Sports Park	2.8256 ha	—	—	—	—	2.8256 ha	10.4%
Linear Open Space (Active)	0.2483 ha	0.6149 ha	0.2847 ha	2.1676 ha	—	3.3155 ha	12.2%
Linear Open Space (Conservation)	0.3475 ha	0.7471 ha	0.3378 ha	0.7656 ha	—	2.1980 ha	8.1%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.0%
Pedestrian Linkage / Landscape Treatment	—	—	0.0360 ha	—	0.1489 ha	0.1849 ha	0.7%
Existing Easement	—	—	—	—	—	—	0.0%
Total Open Space	3.4214 ha	1.3620 ha	0.6585 ha	2.9332 ha	0.1489 ha	8.5240 ha	31.4%

Yield Breakdown									
Residential Allotments	Typical Allotment Size		Stage 12	Stage 13	Stage 14	Stage 15	Stage 16	Overall	
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	%
28m Deep Allotments									
Villa Allotment	10.5 x 28m	294m ²	1	—	—	—	—	1	0%
Premium Villa Allotment	12.5 x 28m	350m ²	9	9	11	—	—	29	14%
Courtyard Allotment	14 x 28m	392m ²	7	2	4	—	—	13	6%
Premium Courtyard Allotment	16 x 28m	448m ²	4	4	—	—	—	8	4%
Sub Total 28m Deep Allotments			21	15	15	—	—	51	24%
30m Deep Allotments									
Villa Allotment	10.5 x 30m	315m ²	—	—	1	—	—	1	0%
Premium Villa Allotment	12.5 x 30m	375m ²	12	17	11	29	—	69	33%
Courtyard Allotment	14 x 30m	420m ²	20	9	12	18	—	59	28%
Premium Courtyard Allotment	16 x 30m	480m ²	4	4	3	1	—	12	6%
Traditional Allotment	20 x 30m	600m ²	—	—	—	—	—	—	0%
Sub Total 30m Deep Allotments			36	30	27	48	—	141	67%
32m Deep Allotments									
Villa Allotment	10.5 x 32m	336m ²	—	—	—	—	—	—	0%
Premium Villa Allotment	12.5 x 32m	400m ²	—	—	—	2	—	2	1%
Courtyard Allotment	14 x 32m	448m ²	—	—	—	2	—	2	1%
Traditional Allotment	20 x 32m	640m ²	—	—	—	—	—	—	0%
Premium Traditional Allotment	22 x 32m	704m ²	—	5	—	—	—	5	2%
Sub Total 32m Deep Allotments			—	5	—	4	—	9	4%
Lifestyle Allotments									
Lifestyle Allotment	n/a	800 - 1999m ²	—	5	—	—	—	5	2%
Premium Lifestyle Allotment	n/a	2000m ² +	—	5	—	—	—	5	2%
Sub Total Lifestyle Allotments			—	10	—	—	—	10	5%
Total Residential Allotments									
			57	60	42	52	—	211	100%
Super Lots									
Service Allotments			1	—	—	—	—	3	
Balance Super Allotments (Future Mixed Density)			—	—	—	—	1	9	