

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear Laneway Lots	minimum 0.0 to verandah / balcony											
Rear of Lot (from Laneway Bdy)	minimum 1.0 to garages / carports											



- Notes - General:
- All development is to be undertaken generally in accordance with ULDA Guideline No.7 - Low Rise Buildings (Feb 2012) unless noted otherwise by this plan of development.
 - The maximum height of building shall not exceed 9m

- Setbacks:
- Setbacks are as per the Site Development Table.
 - Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Site Development Plan. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
 - Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm

- Parking:
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback

- Site Cover and Amenity:
- 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

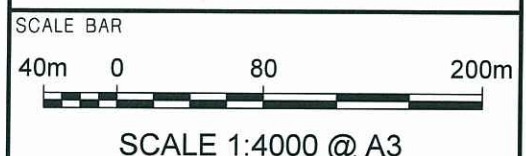
- Privacy:
- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion
 - Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available

- Display Villages
- Locations of lots allocated within each stage are indicative only and subject to change
 - Number of allotments nominated within each stage will remain in that stage.

CLIENT	P & D HOLDING & BACK UP AUSTRALIA PTY LTD
PROJECT	PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932
LOCAL AUTHORITY	URBAN LAND DEVELOPMENT AUTHORITY

- NOTES
- This plan was prepared for the purpose and exclusive use of P & D HOLDING & BACK UP AUSTRALIA PTY LTD. to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.
 - The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.
 - The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
 - This plan may not be copied unless these notes are included.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/11/2012



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BSI
ISO 9001:2008
FS 535063

LEVEL DATUM	AHD D
LEVEL ORIGIN	PSM58055 RL37.563
CONTOUR INTERVAL	1.0m
COMPUTER FILE	536501D1
DRAWN	ADR
DATE	19/10/2012
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 1 OF 17
BRSS5365.001-001	REV H

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

- Notes - General:**
- All development is to be undertaken generally in accordance with ULDA Guideline No.7 - Low Rise Buildings (Feb 2012) unless noted otherwise by this plan of development.
 - The maximum height of building shall not exceed 9m
- Setbacks:**
- Setbacks are as per the Site Development Table.
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 - Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm
- Parking:**
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback
- Site Cover and Amenity:**
- 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
- Privacy:**
- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion
 - Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available
- Display Villages**
- Locations of lots allocated within each stage are indicative only and subject to change
 - Number of allotments nominated within each stage will remain in that stage.

STAGE 1

- Legend:**
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Open Space
 - Top of Bank
 - 25m Offset from Top of Bank
 - Q10
 - Q100
 - Vegetation Boundary & 20m Offset
 - Primary Access
 - Preferred Carport / Garage Location
 - Building Location Envelope
 - Sales Office
 - Display Homes
 - Temporary Carpark
 - Temporary Playground

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	16	39
375-445m ²	7	17
450-599m ²	6	15
>600m ²	-	-
Multi-Family Lots	12	29
Loft Lots	-	-



NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

CLIENT
P & D HOLDING & BACK UP AUSTRALIA PTY LTD

PROJECT
PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 1)

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

- NOTES**
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 - The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
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PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20 / 11 / 2012

SCALE BAR
10m 0 20 50m
SCALE 1:1000 @ A3

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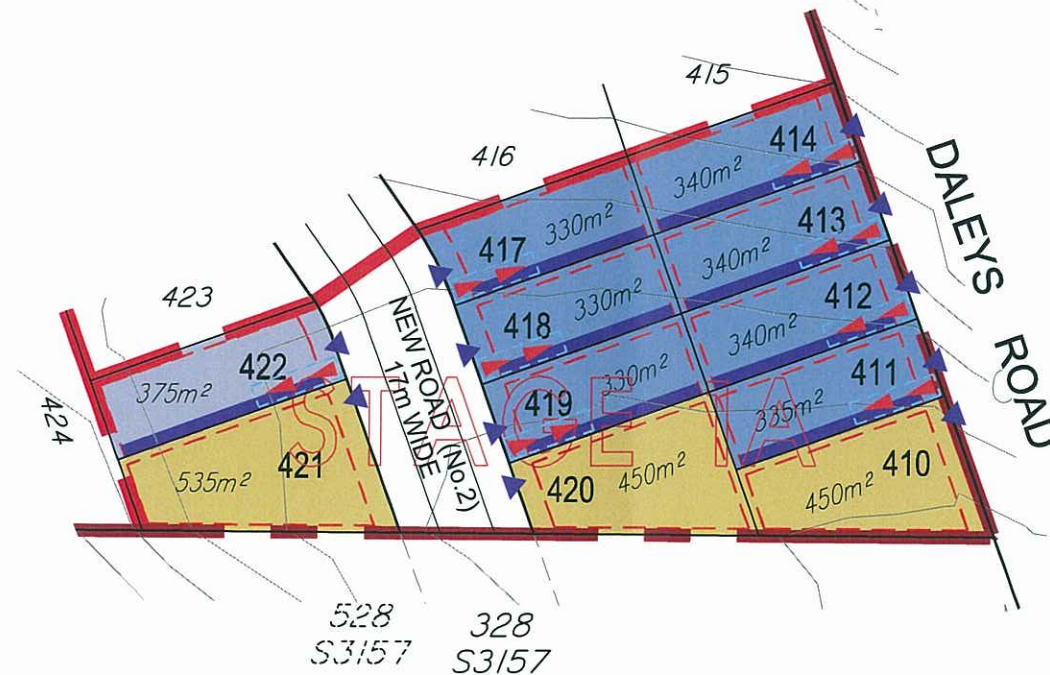
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ISO 9001:2008
FS 535063

LEVEL DATUM	AHD D
LEVEL ORIGIN	PSM58055 RL37.563
CONTOUR INTERVAL	1.0m
COMPUTER FILE	536501D1
DRAWN	ADR
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 2 OF 17
BRSS5365.001-001	REV H

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

STAGE 1A

- Notes -**
- General:**
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 - Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm
- Parking:**
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback
- Site Cover and Amenity:**
- 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
- Privacy:**
- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion
 - Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available
- Display Villages**
- Locations of lots allocated within each stage are indicative only and subject to change
 - Number of allotments nominated within each stage will remain in that stage.



LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	7	64
375-445m ²	1	9
450-599m ²	3	27
>600m ²	-	-
Multi-Family Lots	-	-
Loft Lots	-	-

- Legend:**
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Access
 - Preferred Carport / Garage Location
 - Building Location Envelope

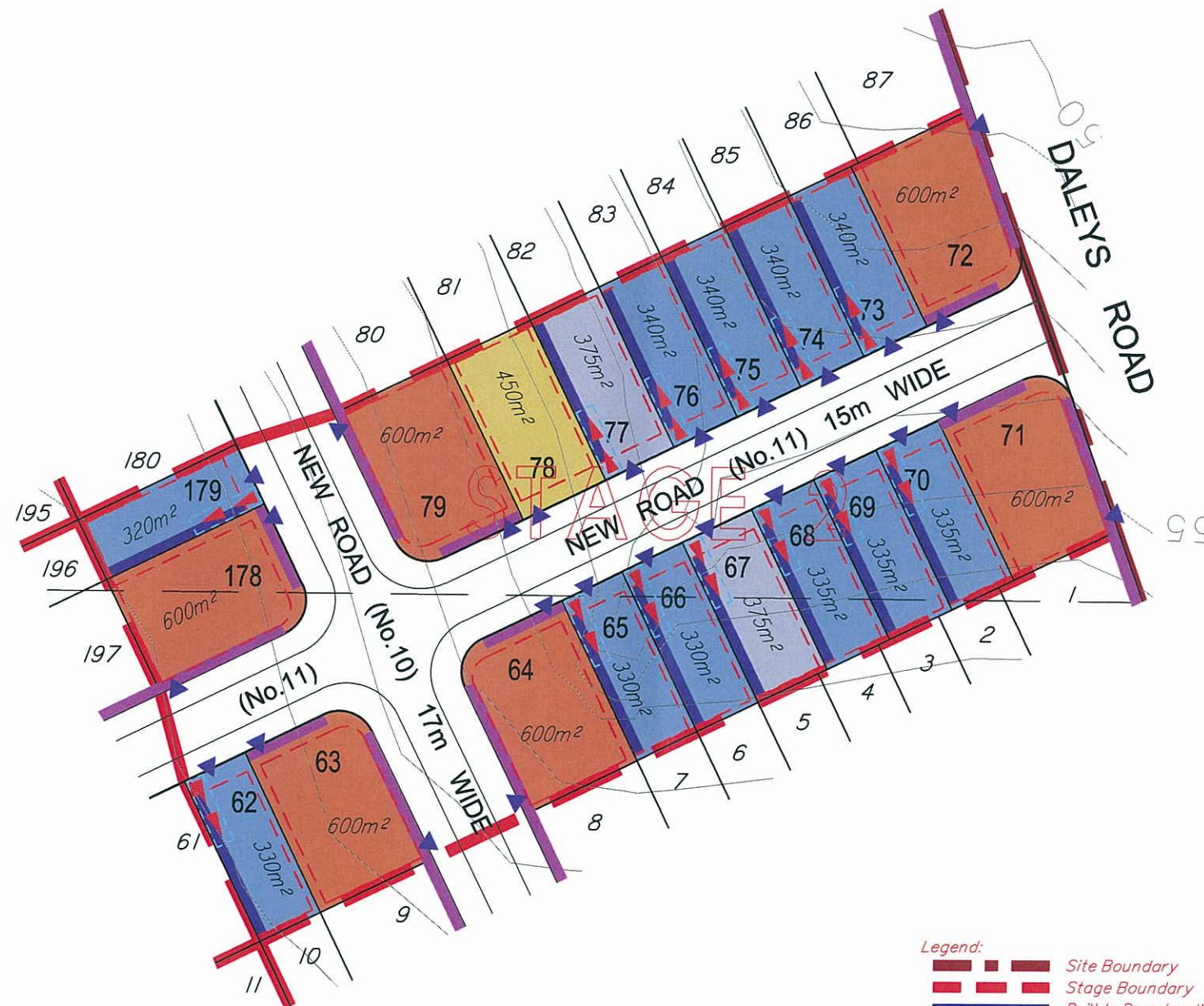
CLIENT P & D HOLDING & BACK UP AUSTRALIA PTY LTD	
PROJECT PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 1A)	
LOCAL AUTHORITY URBAN LAND DEVELOPMENT AUTHORITY	
NOTES (i) This plan was prepared for the purpose and exclusive use of P & D HOLDING & BACK UP AUSTRALIA PTY LTD to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii),(iii) or (iv) hereof. (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration. (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary. (iv) This plan may not be copied unless these notes are included.	
PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 20/11/2012	
SCALE BAR 10m 0 20 50m SCALE 1:1000 @ A3	
 LANDPARTNERS built environment consultants Brisbane Office 13 Railway Terrace Milton QLD 4064 PO Box 3916 South Brisbane BC QLD 4101 t (07) 3842 1000 f (07) 3842 1001 e info@landpartners.com.au w www.landpartners.com.au  ISO 9001:2008 FS 535063	
LEVEL DATUM	AHD D
LEVEL ORIGIN	PSM58055 RL37.563
CONTOUR INTERVAL	1.0m
COMPUTER FILE	536501D1
DRAWN	ADR
DATE	19/10/2012
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 3 OF 17
BRSS5365.001-001	
REV	H

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

STAGE 2

- Notes -**
- General:**
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 - Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Site Development Plan. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table
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- Parking:**
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback
- Site Cover and Amenity:**
- 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
- Privacy:**
- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion
 - Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available
- Display Villages**
- Locations of lots allocated within each stage are indicative only and subject to change
 - Number of allotments nominated within each stage will remain in that stage.



- Legend:**
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Primary Access
 - Preferred Carport / Garage Location
 - Building Location Envelope

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	11	55
375-445m ²	2	10
450-599m ²	1	5
>600m ²	-	-
Multi-Family Lots	6	30
Loft Lots	-	-

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

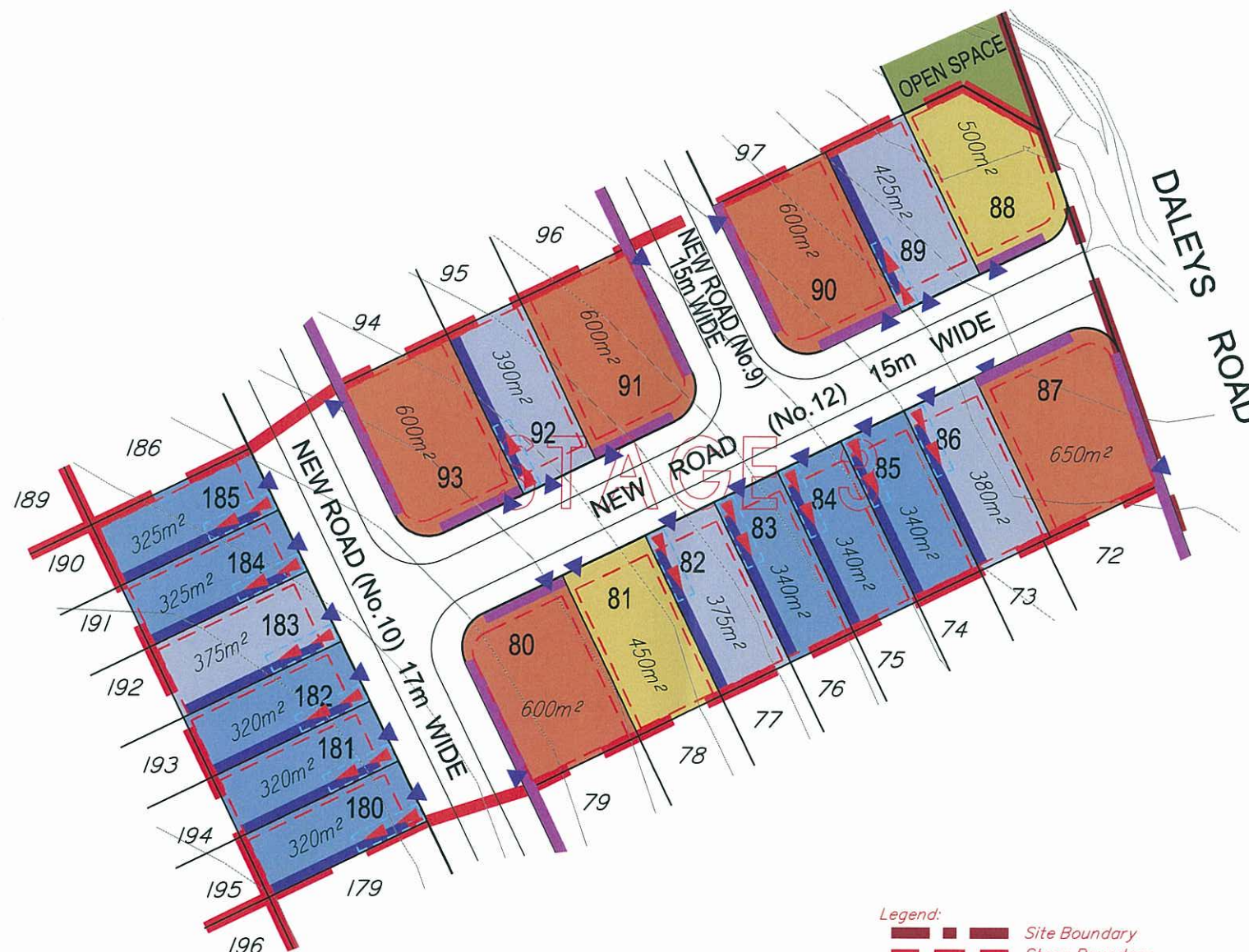
CLIENT P & D HOLDING & BACK UP AUSTRALIA PTY LTD	
PROJECT PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 2)	
LOCAL AUTHORITY URBAN LAND DEVELOPMENT AUTHORITY	
NOTES (i) This plan was prepared for the purpose and exclusive use of P & D HOLDING & BACK UP AUSTRALIA PTY LTD to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof. (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration. (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary. (iv) This plan may not be copied unless these notes are included.	
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SCALE BAR 10m 0 20 50m SCALE 1:1000 @ A3	
 LANDPARTNERS built environment consultants Brisbane Office 13 Railway Terrace Milton QLD 4064 PO Box 3916 South Brisbane BC QLD 4101 t (07) 3842 1000 f (07) 3842 1001 e info@landpartners.com.au w www.landpartners.com.au  ISO 9001:2008 FS 535063	
LEVEL DATUM	AHD D
LEVEL ORIGIN	PSM58055 RL37.563
CONTOUR INTERVAL	1.0m
COMPUTER FILE	536501D1
DRAWN	ADR
DATE	19/10/2012
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 4 OF 17
BRSS5365.001-001	
REV	H

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
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Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

STAGE 3

- Notes - General:**
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- Display Villages**
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LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	8	40
375-445m ²	5	25
450-599m ²	2	10
>600m ²	-	-
Multi-Family Lots	5	25
Loft Lots	-	-



- Legend:**
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Primary Access
 - Preferred Carport / Garage Location
 - Building Location Envelope

CLIENT P & D HOLDING & BACK UP AUSTRALIA PTY LTD		
PROJECT PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 3)		
LOCAL AUTHORITY URBAN LAND DEVELOPMENT AUTHORITY		
NOTES (i) This plan was prepared for the purpose and exclusive use of P & D HOLDING & BACK UP AUSTRALIA PTY LTD to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof. (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration. (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary. (iv) This plan may not be copied unless these notes are included.		
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LEVEL DATUM	AHD D	
LEVEL ORIGIN	PSM58055 RL37.563	
CONTOUR INTERVAL	1.0m	
COMPUTER FILE	536501D1	
DRAWN	ADR	DATE 19/10/2012
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APPROVED	-	DATE -
PLAN NUMBER	SHEET 5 OF 17	REV
BRSS5365.001-001		H

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	2	18
375-445m ²	3	27
450-599m ²	2	18
>600m ²	-	-
Multi-Family Lots	4	37
Loft Lots	-	-

- Notes - General:**
- All development is to be undertaken generally in accordance with ULDA Guideline No.7 - Low Rise Buildings (Feb 2012) unless noted otherwise by this plan of development.
 - The maximum height of building shall not exceed 9m
- Setbacks:**
- Setbacks are as per the Site Development Table.
 - Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Site Development Plan. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table
 - Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm
- Parking:**
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback
- Site Cover and Amenity:**
- 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
- Privacy:**
- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion
 - Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available
- Display Villages**
- Locations of lots allocated within each stage are indicative only and subject to change
 - Number of allotments nominated within each stage will remain in that stage.

STAGE 4

CUNNINGHAM HIGHWAY

NEW ROAD (No.23) 15m WIDE (REDUCED VERGE)

NEW ROAD (No.19) 15m WIDE (REDUCED VERGE)

NEW ROAD (No.9) 15m WIDE (REDUCED VERGE)

NEW ROAD (No.9) 15m WIDE

RP180932

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SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	10	29
375-445m ²	11	31
450-599m ²	8	23
>600m ²	4	11
Multi-Family Lots	2	6
Loft Lots	-	-

STAGE 5A



- Notes - General:**
- All development is to be undertaken generally in accordance with ULDA Guideline No.7 - Low Rise Buildings (Feb 2012) unless noted otherwise by this plan of development.
 - The maximum height of building shall not exceed 9m.
- Setbacks:**
- Setbacks are as per the Site Development Table.
 - Built to boundary walls are typical where shown. The location of built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
 - Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm.
- Parking:**
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback.
- Site Cover and Amenity:**
- 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.

- Privacy:**
- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion.
 - Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available.
- Display Villages**
- Locations of lots allocated within each stage are indicative only and subject to change.
 - Number of allotments nominated within each stage will remain in that stage.

- Legend:**
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Open Space
 - Primary Access
 - Preferred Carport / Garage Location
 - Building Location Envelope

CLIENT
P & D HOLDING & BACK UP AUSTRALIA PTY LTD

PROJECT
PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 5A)

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

NOTES

(i) This plan was prepared for the purpose and exclusive use of P & D HOLDING & BACK UP AUSTRALIA PTY LTD to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iv) This plan may not be copied unless these notes are included.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20 / 11 / 2012

SCALE BAR
10m 0 20 50m
SCALE 1:1000 @ A3

LANDPARTNERS
built environment consultants

Brisbane Office
13 Railway Terrace
Milton QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

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BSI
ISO 9001:2008
FS 535063

LEVEL DATUM	AHD D
LEVEL ORIGIN	PSM58055 RL37.563
CONTOUR INTERVAL	1.0m
COMPUTER FILE	536501D1
DRAWN	ADR
DATE	19/10/2012
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 7 OF 17
BRSS5365.001-001	REV H

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

STAGE 5

- Notes - General:
- All development is to be undertaken generally in accordance with ULDA Guideline No.7 - Low Rise Buildings (Feb 2012) unless noted otherwise by this plan of development.
 - The maximum height of building shall not exceed 9m
- Setbacks:
- Setbacks are as per the Site Development Table.
 - Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Site Development Plan. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table
 - Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm
- Parking:
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback
- Site Cover and Amenity:
- 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
- Privacy:
- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion
 - Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available
- Display Villages
- Locations of lots allocated within each stage are indicative only and subject to change
 - Number of allotments nominated within each stage will remain in that stage.



- Legend:
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Primary Access
 - Preferred Carport / Garage Location
 - Building Location Envelope

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	11	46
375-445m ²	8	33
450-599m ²	3	13
≥600m ²	-	-
Multi-Family Lots	2	8
Loft Lots	-	-

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

CLIENT P & D HOLDING & BACK UP AUSTRALIA PTY LTD	
PROJECT PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 5)	
LOCAL AUTHORITY URBAN LAND DEVELOPMENT AUTHORITY	
NOTES (i) This plan was prepared for the purpose and exclusive use of P & D HOLDING & BACK UP AUSTRALIA PTY LTD. to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof. (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration. (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary. (iv) This plan may not be copied unless these notes are included.	
PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 20/11/2012	
SCALE BAR 10m 0 20 50m SCALE 1:1000 @ A3	
 LANDPARTNERS built environment consultants Brisbane Office 13 Railway Terrace Milton QLD 4064 PO Box 3916 South Brisbane BC QLD 4101 (07) 3842 1000 (07) 3842 1001 e info@landpartners.com.au w www.landpartners.com.au BSI ISO 9001:2008 FS 535063	
LEVEL DATUM	AHD D
LEVEL ORIGIN	PSM58055 RL37.563
CONTOUR INTERVAL	1.0m
COMPUTER FILE	536501D1
DRAWN	ADR
DATE	19/10/2012
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 8 OF 17
BRSS5365.001-001	REV H

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

STAGE 6



- Legend:**
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Primary Access
 - Preferred Carport / Garage Location
 - Building Location Envelope
 - Indicative Bin Location

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	14	41
375-445m ²	5	15
450-599m ²	10	29
>600m ²	2	6
Multi-Family Lots	3	9
Loft Lots	-	-

- Notes - General:**
- All development is to be undertaken generally in accordance with ULDA Guideline No.7 - Low Rise Buildings (Feb 2012) unless noted otherwise by this plan of development.
 - The maximum height of building shall not exceed 9m.
- Setbacks:**
- Setbacks are as per the Site Development Table.
 - Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Site Development Plan. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
 - Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm.
- Parking:**
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback.
- Site Cover and Amenity:**
- 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.
- Privacy:**
- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion.
 - Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available.
- Display Villages**
- Locations of lots allocated within each stage are indicative only and subject to change.
 - Number of allotments nominated within each stage will remain in that stage.

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

CLIENT P & D HOLDING & BACK UP AUSTRALIA PTY LTD	
PROJECT PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 6)	
LOCAL AUTHORITY URBAN LAND DEVELOPMENT AUTHORITY	
NOTES (i) This plan was prepared for the purpose and exclusive use of P & D HOLDING & BACK UP AUSTRALIA PTY LTD to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof. (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration. (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary. (iv) This plan may not be copied unless these notes are included.	
PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 20/11/2012	
SCALE BAR 10m 0 20 50m SCALE 1:1000 @ A3	
LANDPARTNERS built environment consultants Brisbane Office 13 Railway Terrace Milton QLD 4064 PO Box 3916 South Brisbane BC QLD 4101 (07) 3842 1000 (07) 3842 1001 e info@landpartners.com.au w www.landpartners.com.au BSI ISO 9001:2008 FS 535063	
LEVEL DATUM	AHD D
LEVEL ORIGIN	PSM58055 RL37.563
CONTOUR INTERVAL	1.0m
COMPUTER FILE	536501D1
DRAWN	ADR
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 9 OF 17
BRSS5365.001-001	REV H

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

STAGE 7

Notes -

General:

- All development is to be undertaken generally in accordance with ULDA Guideline No.7 - Low Rise Buildings (Feb 2012) unless noted otherwise by this plan of development.
- The maximum height of building shall not exceed 9m

Setbacks:

- Setbacks are as per the Site Development Table.
- Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Site Development Plan. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table
- Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm

Parking:

- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback

Site Cover and Amenity:

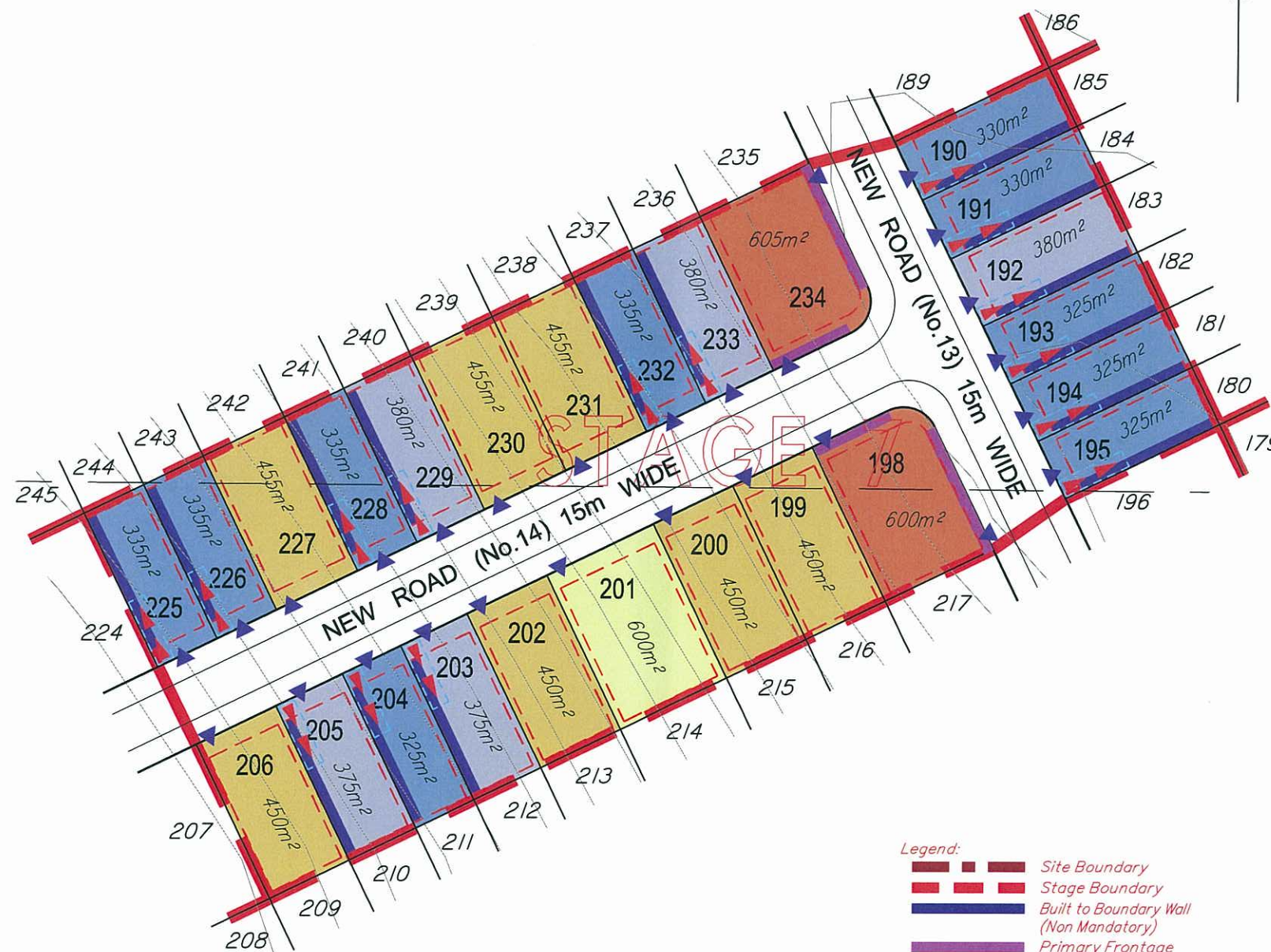
- Site cover for each lot is not to exceed 60% of the lot except on Multi Family Allotments where the site cover shall not exceed 70% of the lot

Privacy:

- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion
- Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available

Display Villages

- Locations of lots allocated within each stage are indicative only and subject to change
- Number of allotments nominated within each stage will remain in that stage.



Legend:

- Site Boundary
- Stage Boundary
- Built to Boundary Wall (Non Mandatory)
- Primary Frontage
- Primary Access
- Preferred Carport / Garage Location
- Building Location Envelope

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	10	40
375-445m ²	5	20
450-599m ²	7	28
>600m ²	1	4
Multi-Family Lots	2	8
Loft Lots	-	-

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

CLIENT P & D HOLDING & BACK UP AUSTRALIA PTY LTD	
PROJECT PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 7)	
LOCAL AUTHORITY URBAN LAND DEVELOPMENT AUTHORITY	
NOTES (i) This plan was prepared for the purpose and exclusive use of P & D HOLDING & BACK UP AUSTRALIA PTY LTD to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii),(iii) or (iv) hereof. (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration. (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary. (iv) This plan may not be copied unless these notes are included.	
PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 20/11/2012	
SCALE BAR 10m 0 20 50m SCALE 1:1000 @ A3	
 LANDPARTNERS built environment consultants	
Brisbane Office 13 Railway Terrace Milton QLD 4064 PO Box 3916 South Brisbane BC QLD 4101 (07) 3842 1000 (07) 3842 1001 e info@landpartners.com.au www.landpartners.com.au ISO 9001:2008 FS 535063	
LEVEL DATUM	AHD D
LEVEL ORIGIN	PSM58055 RL37.563
CONTOUR INTERVAL	1.0m
COMPUTER FILE	536501D1
DRAWN	ADR
DATE	19/10/2012
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 10 OF 17
BRSS5365.001-001	REV H

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	12	40
375-445m ²	7	23
450-599m ²	7	23
>600m ²	-	-
Multi-Family Lots	4	14
Loft Lots	-	-

STAGE 8



- Notes - General:**
- All development is to be undertaken generally in accordance with ULDA Guideline No.7 - Low Rise Buildings (Feb 2012) unless noted otherwise by this plan of development.
 - The maximum height of building shall not exceed 9m.
- Setbacks:**
- Setbacks are as per the Site Development Table.
 - Built to boundary walls are typical where shown. The location of built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
 - Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm.
- Parking:**
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback.
- Site Cover and Amenities:**
- 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.
- Privacy:**
- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion.
 - Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available.
- Display Villages**
- Locations of lots allocated within each stage are indicative only and subject to change.
 - Number of allotments nominated within each stage will remain in that stage.

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

CLIENT P & D HOLDING & BACK UP AUSTRALIA PTY LTD	
PROJECT PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 8)	
LOCAL AUTHORITY URBAN LAND DEVELOPMENT AUTHORITY	
NOTES (i) This plan was prepared for the purpose and exclusive use of P & D HOLDING & BACK UP AUSTRALIA PTY LTD to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof. (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration. (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary. (iv) This plan may not be copied unless these notes are included.	
PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 20/11/2012	
SCALE BAR 10m 0 20 50m SCALE 1:1000 @ A3	
 LANDPARTNERS built environment consultants Brisbane Office 13 Railway Terrace Milton QLD 4064 PO Box 3916 South Brisbane BC QLD 4101 (07) 3842 1000 (07) 3842 1001 e info@landpartners.com.au www.landpartners.com.au BSI ISO 9001:2008 FS 535063	
LEVEL DATUM	AHD D
LEVEL ORIGIN	PSM58055 RL37.563
CONTOUR INTERVAL	1.0m
COMPUTER FILE	536501D1
DRAWN	ADR
DATE	19/10/2012
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 11 OF 17
BRSS5365.001-001	REV H

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

STAGE 9

Notes -

General:

- All development is to be undertaken generally in accordance with ULDA Guideline No.7 - Low Rise Buildings (Feb 2012) unless noted otherwise by this plan of development.
- The maximum height of building shall not exceed 9m

Setbacks:

- Setbacks are as per the Site Development Table.
- Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Site Development Plan. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table
- Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm

Parking:

- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback

Site Cover and Amenity:

- 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

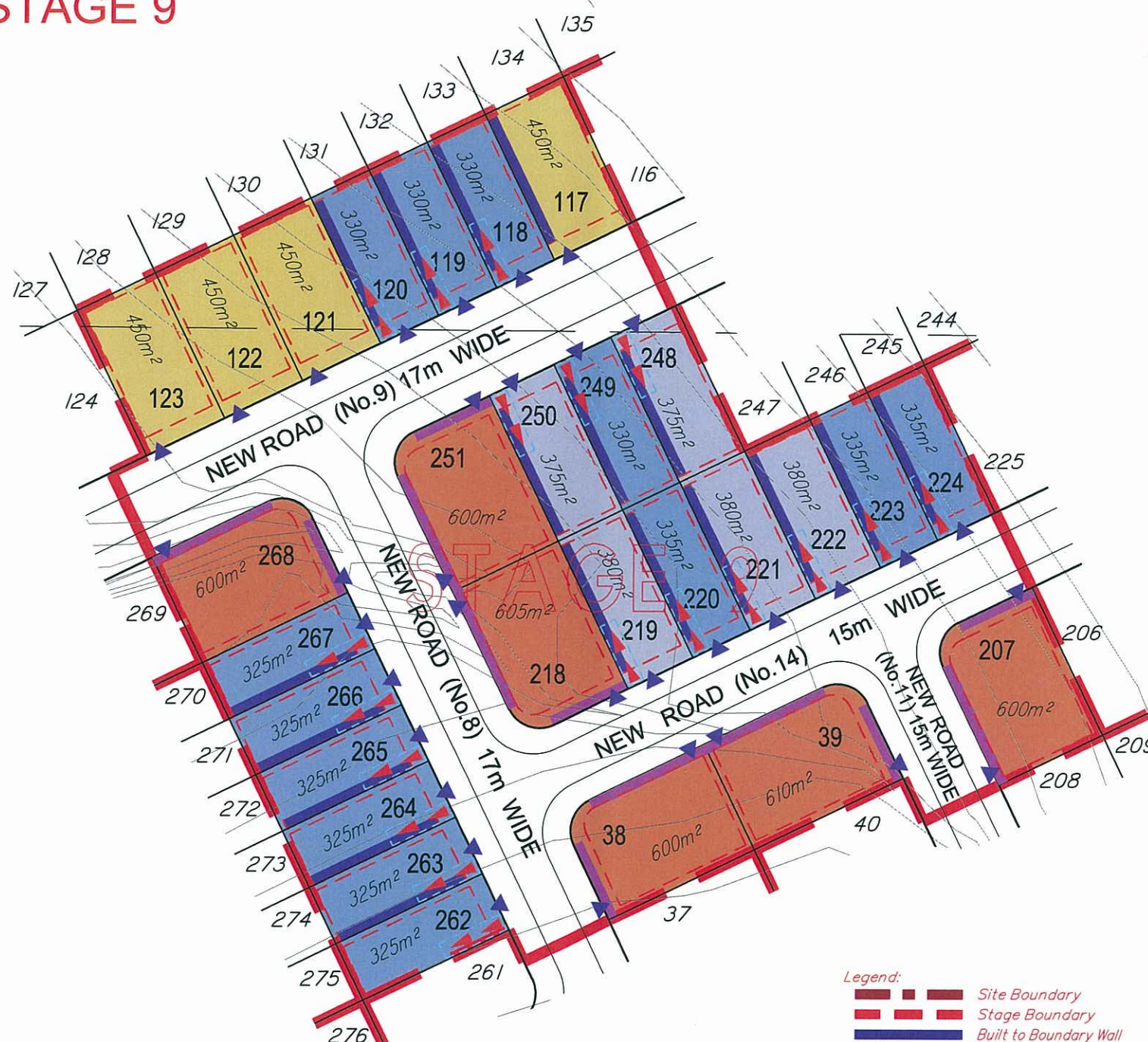
Privacy:

- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion
- Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available

Display Villages

- Locations of lots allocated within each stage are indicative only and subject to change
- Number of allotments nominated within each stage will remain in that stage.

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	13	47
375-445m ²	5	18
450-599m ²	4	14
>600m ²	-	-
Multi-Family Lots	6	21
Loft Lots	-	-



Legend:

- Site Boundary
- Stage Boundary
- Built to Boundary Wall (Non Mandatory)
- Primary Frontage
- ▲ Primary Access
- ▶▶ Preferred Carport / Garage Location
- [---] Building Location Envelope

CLIENT
P & D HOLDING & BACK UP AUSTRALIA PTY LTD

PROJECT
PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 9)

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

NOTES
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(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
(iv) This plan may not be copied unless these notes are included.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/11/2012

SCALE BAR
10m 0 20 50m
SCALE 1:1000 @ A3



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ISO 9001:2008
FS 535063

LEVEL DATUM	AHD D
LEVEL ORIGIN	PSM58055 RL37.563
CONTOUR INTERVAL	1.0m
COMPUTER FILE	536501D1
DRAWN	ADR
DATE	19/10/2012
CHECKED	-
DATE	-
APPROVED	DATE
PLAN NUMBER	SHEET 12 OF 17
BRSS5365.001-001	REV H

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bay)												

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	8	30
375-445m ²	4	15
450-599m ²	9	33
>600m ²	3	11
Multi-Family Lots	3	11
Loft Lots	-	-

- Notes - General:
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- Setbacks:
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- Parking:
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback
- Site Cover and Amenity:
- 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
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- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion
 - Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available
- Display Villages
- Locations of lots allocated within each stage are indicative only and subject to change
 - Number of allotments nominated within each stage will remain in that stage.

STAGE 10



- Legend:
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Open Space
 - Primary Access
 - Preferred Carport / Garage Location
 - Building Location Envelope



CLIENT
P & D HOLDING & BACK UP AUSTRALIA PTY LTD

PROJECT
PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 10)

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

NOTES

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(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

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PLANS AND DOCUMENTS
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SCALE BAR
10m 0 20 50m
SCALE 1:1000 @ A3

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ISO 9001:2008
FS 535063

LEVEL DATUM	AHD D
LEVEL ORIGIN	PSM58055 RL37.563
CONTOUR INTERVAL	1.0m
COMPUTER FILE	536501D1
DRAWN	ADR
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 13 OF 17
BRSS5365.001-001	REV H

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

- Notes - General:
- All development is to be undertaken generally in accordance with ULDA Guideline No.7 - Low Rise Buildings (Feb 2012) unless noted otherwise by this plan of development.
 - The maximum height of building shall not exceed 9m
- Setbacks:
- Setbacks are as per the Site Development Table.
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- Parking:
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback
- Site Cover and Amenity:
- 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
- Privacy:
- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion
 - Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available
- Display Villages
- Locations of lots allocated within each stage are indicative only and subject to change
 - Number of allotments nominated within each stage will remain in that stage.

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	3	11
375-445m ²	4	15
450-599m ²	3	11
>600m ²	-	-
Multi-Family Lots	2	7
Loft Lots	15	56



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P & D HOLDING & BACK UP AUSTRALIA PTY LTD

PROJECT

PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 11)

LOCAL AUTHORITY

URBAN LAND DEVELOPMENT AUTHORITY

NOTES

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(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

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PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 20 / 11 / 2012

SCALE BAR

10m 0 20 50m

SCALE 1:1000 @ A3

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LEVEL DATUM

AHD D

LEVEL ORIGIN

PSM58055 RL37.563

CONTOUR INTERVAL

1.0m

COMPUTER FILE

536501D1

DRAWN

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DATE

19/10/2012

CHECKED

DATE

APPROVED

DATE

PLAN NUMBER

SHEET 14 OF 17

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BRSS5365.001-001

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

- Notes - General:
- All development is to be undertaken generally in accordance with ULDA Guideline No.7 - Low Rise Buildings (Feb 2012) unless noted otherwise by this plan of development.
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- Parking:
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback
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- Display Villages
- Locations of lots allocated within each stage are indicative only and subject to change
 - Number of allotments nominated within each stage will remain in that stage.

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	5	19
375-445m ²	-	-
450-599m ²	7	26
>600m ²	-	-
Multi-Family Lots	3	11
Loft Lots	12	44

STAGE 12

CUNNINGHAM

POTENTIAL
10m WIDE ROAD
WIDENING
(INC. IN OPEN SPACE)

HIGHWAY

7m WIDE LANEWAY

6m WIDE LANEWAY

15m WIDE

NEW ROAD (No.19)

NEW ROAD (No.19) 15m WIDE

NEW ROAD (No.9) 17m WIDE

- Legend:
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Open Space
 - Primary Access
 - Preferred Carport / Garage Location
 - Building Location Envelope

CLIENT
**P & D HOLDING & BACK UP
AUSTRALIA PTY LTD**

PROJECT
**PLAN OF DEVELOPMENT
OF LOTS 3, 5 & 6 ON RP180932
(STAGE 12)**

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

- NOTES
- This plan was prepared for the purpose and exclusive use of P & D HOLDING & BACK UP AUSTRALIA PTY LTD. to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.
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LEVEL DATUM	AHD D
LEVEL ORIGIN	PSM58055 RL37.563
CONTOUR INTERVAL	1.0m
COMPUTER FILE	536501D1
DRAWN	ADR
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 15 OF 17
BRSS5365.001-001	REV H

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

SITE DEVELOPMENT TABLE	Lot width <7.5 metres		Lot width 7.5 - 9.9 metres		Lot width 10.0 - 12.4 metres		Lot width 12.5 - 14.9 metres		Lot width 15.0 - 19.9 metres		Lot width 20.0+ metres	
	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+	Ground	First+
Front	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.2m	2.0m
B-to-B	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Rear	0.0m	0.0m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
2nd Front	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park side/rear	minimum 0.0 to verandah / balcony											
Laneway Lots	minimum 1.0 to garages / carports											
Rear of Lot (from Laneway Bdy)												

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	6	18
375-445m ²	6	18
450-599m ²	19	56
>600m ²	-	-
Multi-Family Lots	3	8
Loft Lots	-	-

STAGE 13



Notes - General:

- All development is to be undertaken generally in accordance with ULDA Guideline No.7 - Low Rise Buildings (Feb 2012) unless noted otherwise by this plan of development.
- The maximum height of building shall not exceed 9m
- Setbacks:
 - Setbacks are as per the Site Development Table.
 - Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Site Development Plan. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table
 - Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm

Parking:

- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback

Site Cover and Amenity:

- 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

Privacy:

- Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion
- Outlook from first or second storey windows is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available

Display Villages

- Locations of lots allocated within each stage are indicative only and subject to change
- Number of allotments nominated within each stage will remain in that stage.

Legend:

- Site Boundary
- Stage Boundary
- Built to Boundary Wall (Non Mandatory)
- Primary Frontage
- Open Space
- Top of Bank
- 25m Offset from Top of Bank
- Q10
- Q100
- Vegetation Boundary & 20m Offset
- Primary Access
- Preferred Carport / Garage Location
- Building Location Envelope

CLIENT
P & D HOLDING & BACK UP AUSTRALIA PTY LTD

PROJECT
PLAN OF DEVELOPMENT OF LOTS 3, 5 & 6 ON RP180932 (STAGE 13)

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

NOTES
(i) This plan was prepared for the purpose and exclusive use of P & D HOLDING & BACK UP AUSTRALIA PTY LTD to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.
(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.
(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
(iv) This plan may not be copied unless these notes are included.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/11/2012

SCALE BAR
10m 0 20 50m
SCALE 1:1000 @ A3

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LEVEL DATUM AHD D
LEVEL ORIGIN PSM58055 RL37.563
CONTOUR INTERVAL 1.0m
COMPUTER FILE 536501D1
DRAWN ADR DATE 19/10/2012
CHECKED DATE
APPROVED DATE
PLAN NUMBER SHEET 16 OF 17 REV
BRSS5365.001-001 **H**

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