

STAGE 14

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	22	69
375-445m ²	4	13
450-599m ²	3	9
>600m ²	—	—
Multi-Family Lots	3	9
Loft Lots	—	—

HIGHWAY

902
(Park)

4.3 ha
Balance area subject to survey
of ambulatory boundary of Deebing Creek

Notes -
General:

1. 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.
2. The maximum height of building shall not exceed 9m

Setbacks:

3. Setbacks are as per the Site Development Table.
4. 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
5. 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:

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

Site Cover and Amenity:

7. 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:

8. Buildings are designed to ensure the privacy of occupants of nearby residential properties are adequately protected from visual intrusion
9. 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

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

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

PROJECT

PLAN OF DEVELOPMENT
OF LOTS 3, 5 & 6 ON RP180932
(STAGE 14)

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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SCALE BAR



SCALE 1:1250 @ A3



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LEVEL DATUM	AHD D
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LEVEL ORIGIN	PSM58055	RL37.563
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CONTOUR INTERVAL 1.0m

COMPUTER FILE	536501D1
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DRAWN	ADR	DATE	19/10/2012
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CHECKED	DATE
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APPROVED	DATE
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PLAN NUMBER	SHEET 17 OF 17	REV
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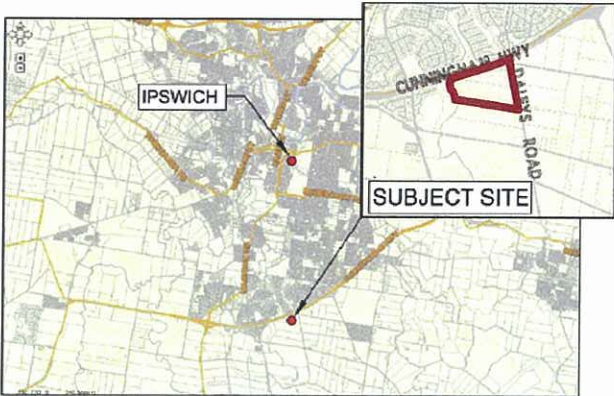
CNC

SITE PLAN



LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	158	37
375-445m ²	77	18
450-599m ²	94	22
>600m ²	10	3
Multi-Family Lots	60	14
Loft Lots	27	6

STATISTICS																	
STAGE	1a	1	2	3	4	5a	5	6	7	8	9	10	11	12	13	14	TOTAL
NO. OF LOTS	11	41	20	20	11	35	24	34	25	30	28	27	27	27	34	32	426



NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF ENVIRONMENT & RESOURCE MANAGEMENT.

CLIENT
P & D HOLDING & BACK UP AUSTRALIA PTY LTD

PROJECT
PROPOSED RECONFIGURATION PLAN OF LOTS 3, 5 & 6 ON RP180932

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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SCALE BAR

40m 0 80 200m

SCALE 1:4000 @ A3



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FS 535063

LEVEL DATUM		AHD D
LEVEL ORIGIN		PSM58055 RL37.563
CONTOUR INTERVAL		1.0m
COMPUTER FILE		536501D2
DRAWN	LFB/TLA	DATE 19/10/2012
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STAGE 1



LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	16	39
375-445m ²	7	17
450-599m ²	6	15
>600m ²	1	1
Multi-Family Lots	12	29
Loft Lots	-	-

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

PROJECT
**PROPOSED
RECONFIGURATION PLAN OF
LOTS 3, 5 & 6 ON RP180932
(STAGE 1)**

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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SCALE BAR
10m 0 20 50m
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LEVEL DATUM
AHD D

LEVEL ORIGIN
PSM58055 RL37.563

CONTOUR INTERVAL
1.0m

COMPUTER FILE
536501D2

DRAWN
LFB/TLA

DATE
19/10/2012

CHECKED

DATE

APPROVED

DATE

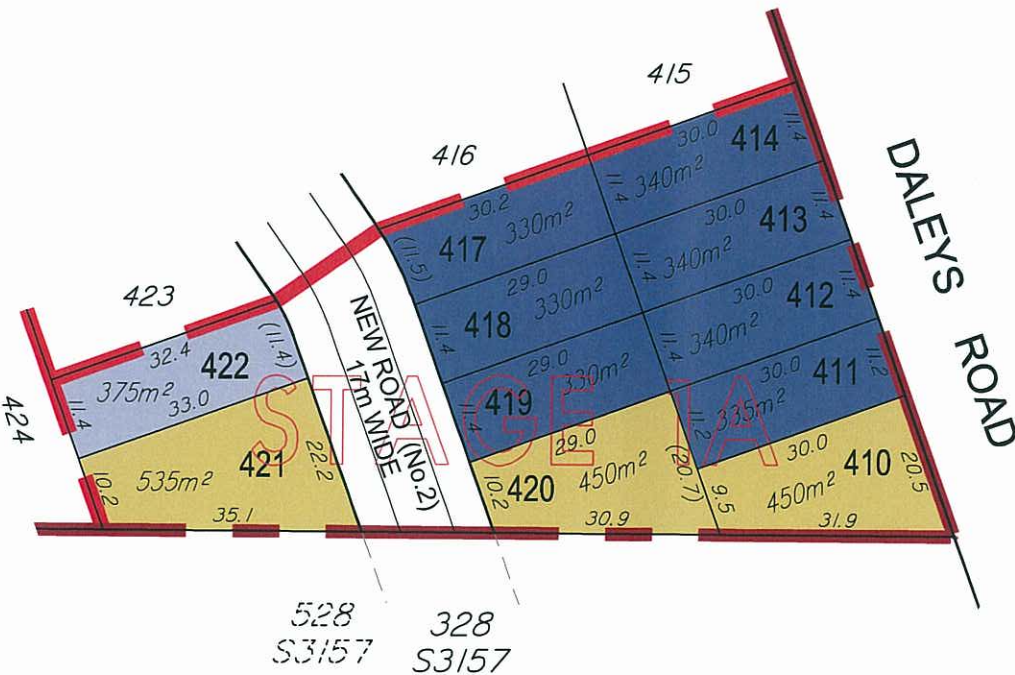
PLAN NUMBER
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SHEET 2 OF 17
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STAGE 1A

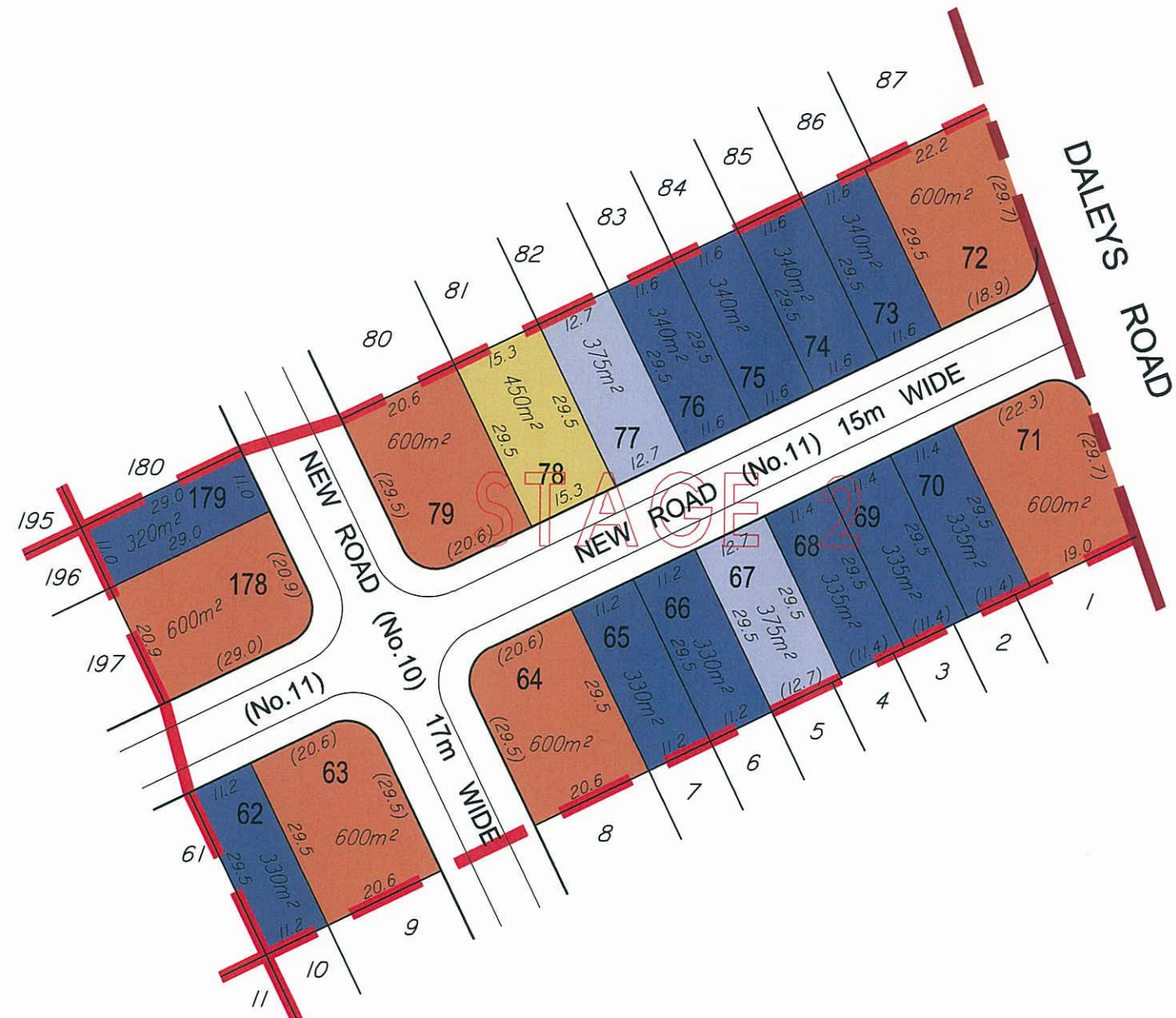


LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	7	64
375-445m ²	1	9
450-599m ²	3	27
>600m ²	-	-
Multi-Family Lots	-	-
Loft Lots	-	-

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CLIENT	P & D HOLDING & BACK UP AUSTRALIA PTY LTD	
PROJECT	PROPOSED RECONFIGURATION PLAN OF LOTS 3, 5 & 6 ON RP180932 (STAGE 1A)	
LOCAL AUTHORITY	URBAN LAND DEVELOPMENT AUTHORITY	
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SCALE BAR 10m 0 20 50m SCALE 1:1000 @ A3		
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LEVEL ORIGIN		PSM58055 RL37.563
CONTOUR INTERVAL		1.0m
COMPUTER FILE		536501D2
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STAGE 2



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	-	-

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CLIENT
P & D HOLDING & BACK UP
AUSTRALIA PTY LTD

PROJECT
PROPOSED
RECONFIGURATION PLAN OF
LOTS 3, 5 & 6 ON RP180932
(STAGE 2)

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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SCALE BAR
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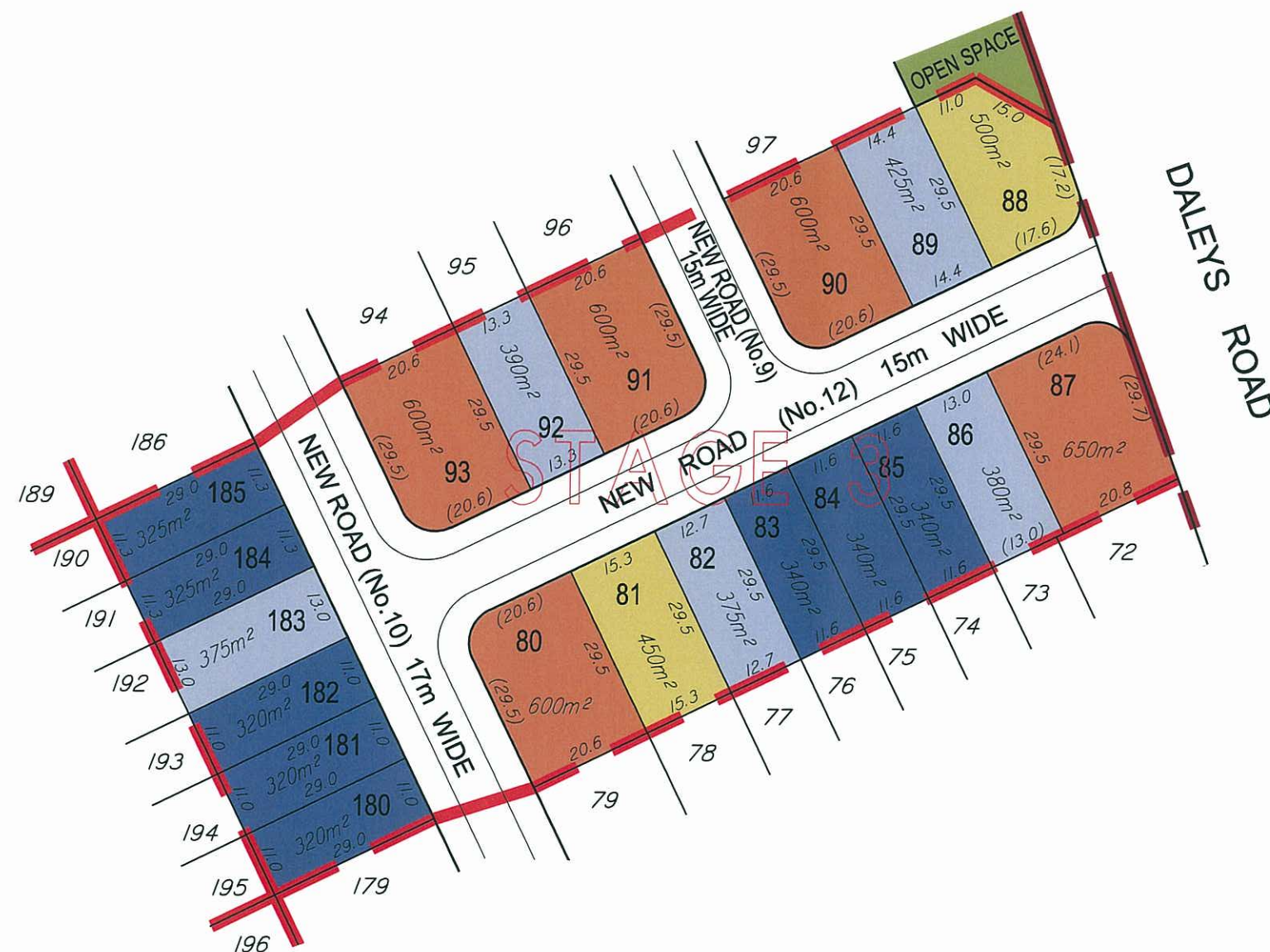
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FS 535063

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STAGE 3

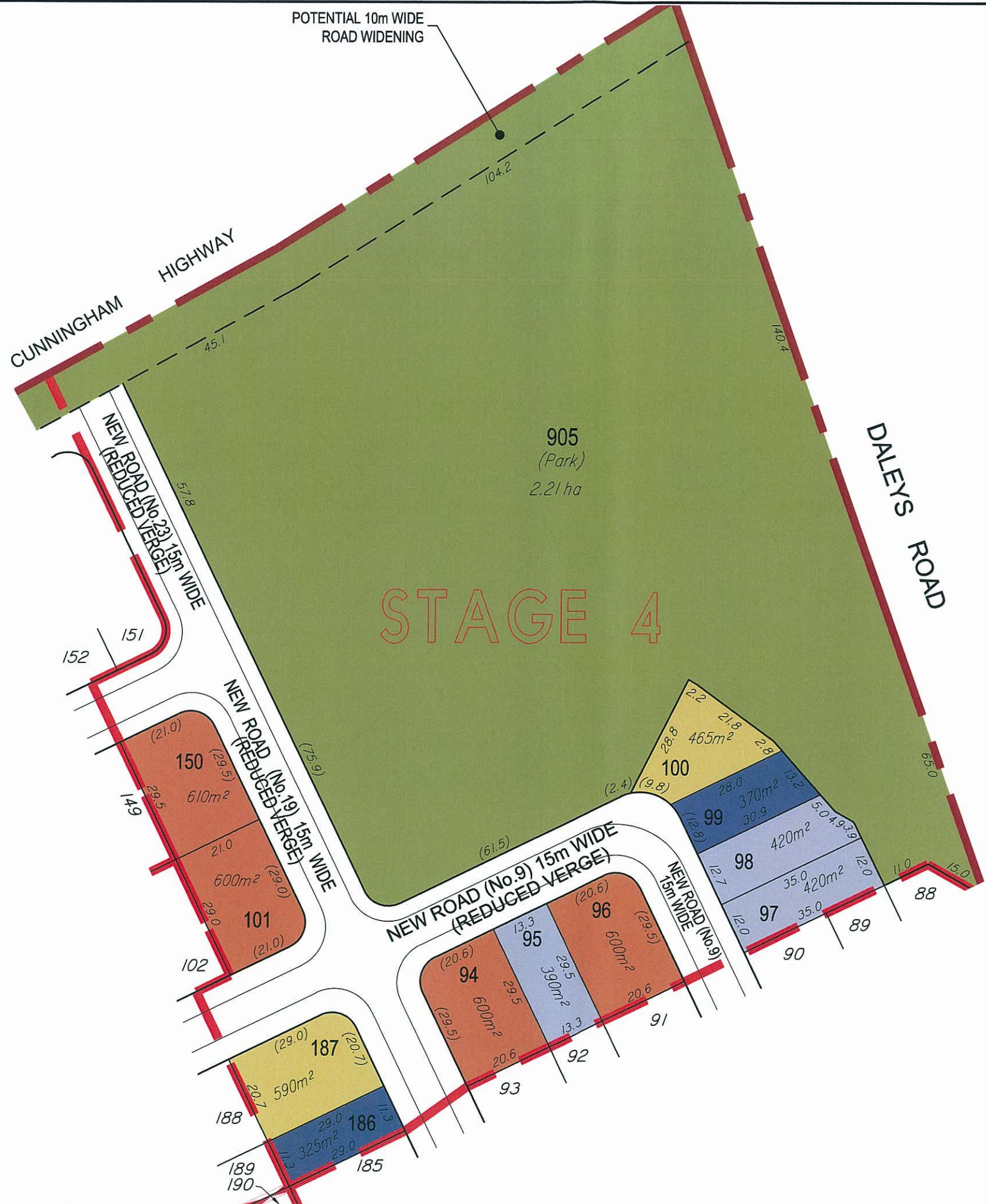


LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	8	40
375-445m ²	5	25
450-599m ²	2	10
>600m ²	-	-
Multi-Family Lots	5	25
Loft Lots	-	-

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CLIENT P & D HOLDING & BACK UP AUSTRALIA PTY LTD	
PROJECT PROPOSED RECONFIGURATION PLAN 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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CONTOUR INTERVAL 1.0m	
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STAGE 4



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	-	-

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CLIENT
P & D HOLDING & BACK UP AUSTRALIA PTY LTD

PROJECT
PROPOSED RECONFIGURATION PLAN OF LOTS 3, 5 & 6 ON RP180932 (STAGE 4)

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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SCALE BAR
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SCALE 1:1000 @ A3

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CONTOUR INTERVAL		1.0m	
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APPROVED	-	DATE	-
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STAGE 5A



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	-	-

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CLIENT
P & D HOLDING & BACK UP
AUSTRALIA PTY LTD

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

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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STAGE 5



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	-	-

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CLIENT
P & D HOLDING & BACK UP AUSTRALIA PTY LTD

PROJECT
PROPOSED RECONFIGURATION PLAN OF LOTS 3, 5 & 6 ON RP180932 (STAGE 5)

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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

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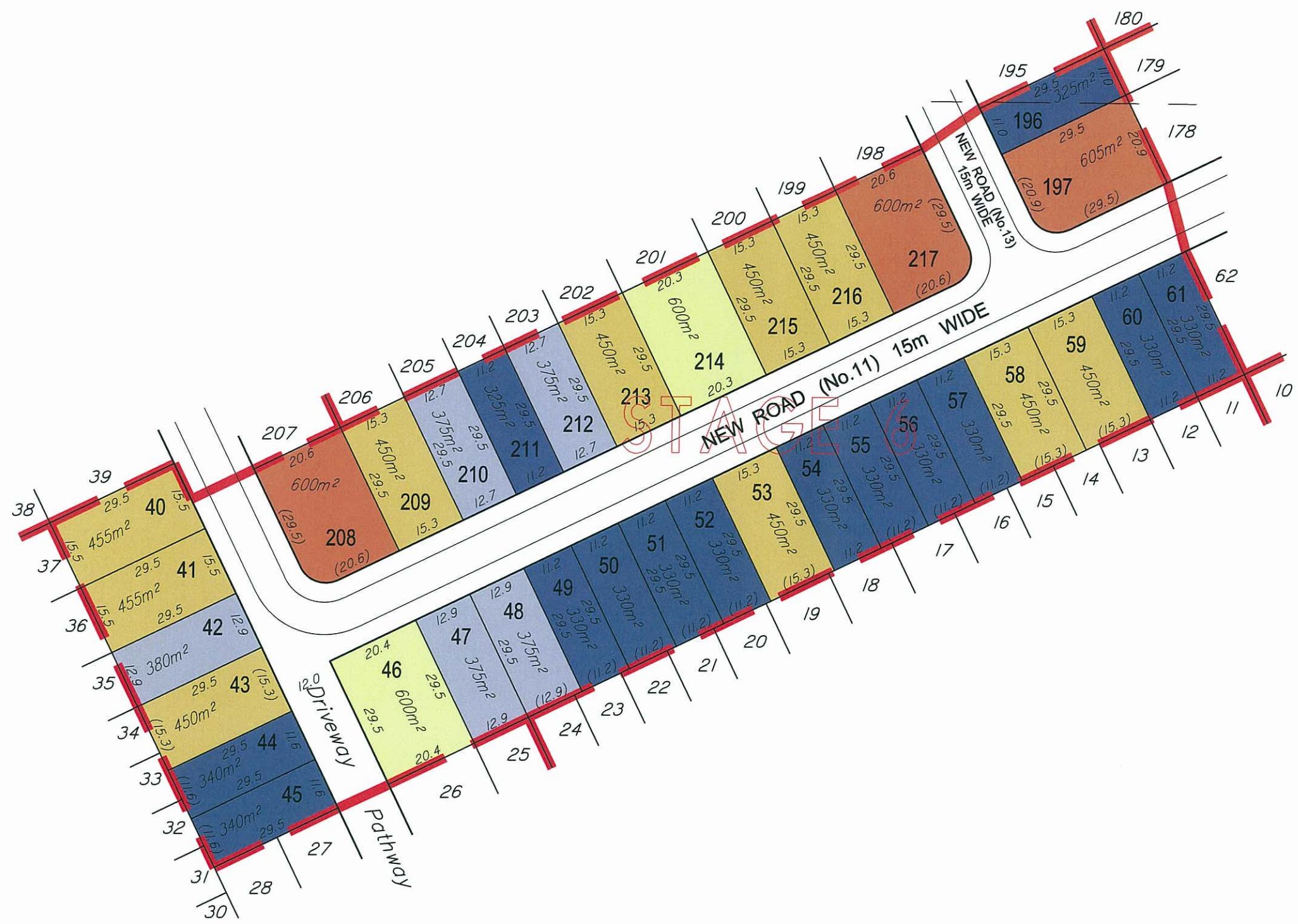
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LEVEL DATUM		AHD D
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CONTOUR INTERVAL		1.0m
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STAGE 6



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	-	-

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

PROJECT
**PROPOSED
RECONFIGURATION PLAN OF
LOTS 3, 5 & 6 ON RP180932
(STAGE 6)**

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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

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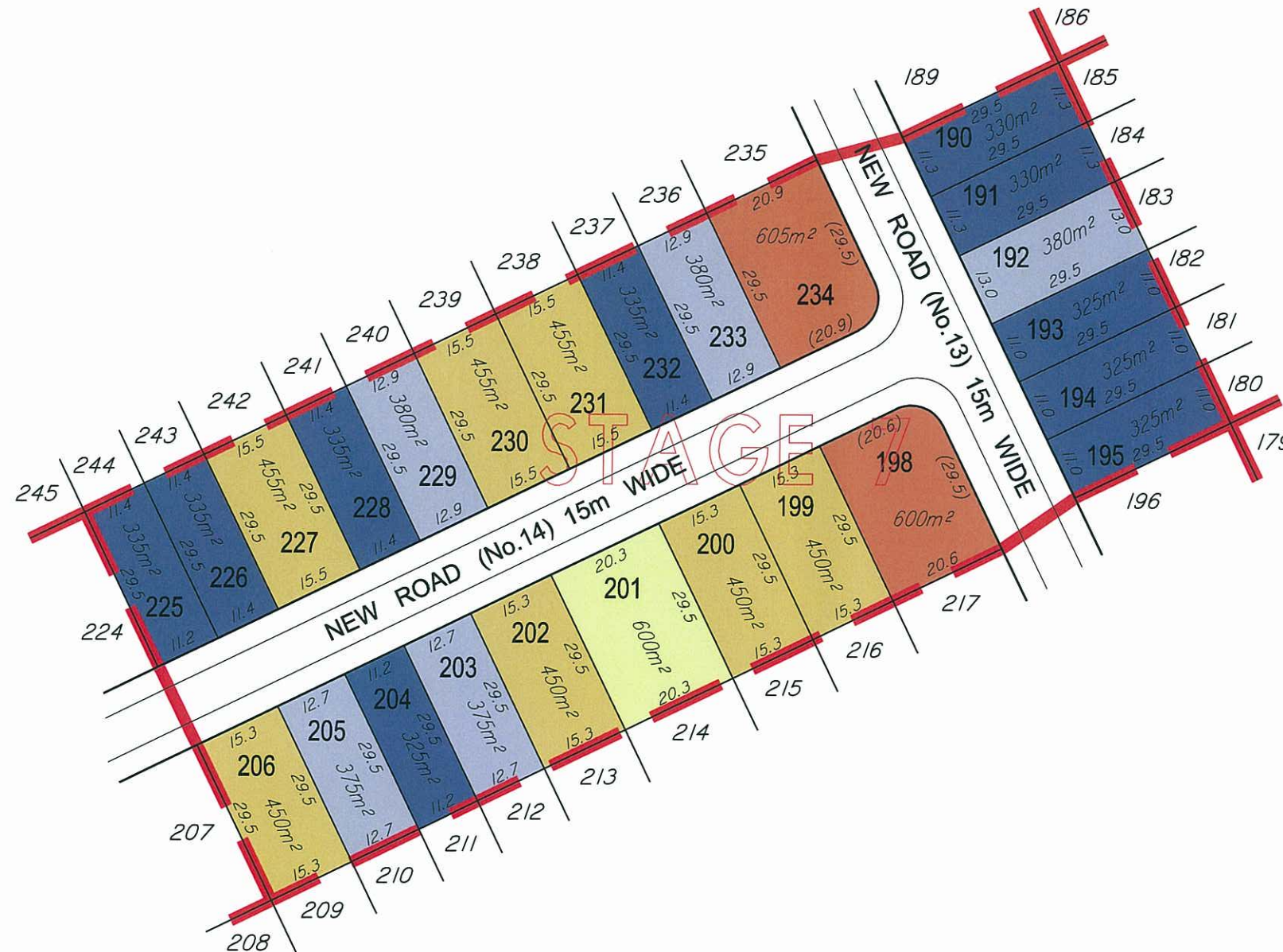
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STAGE 7

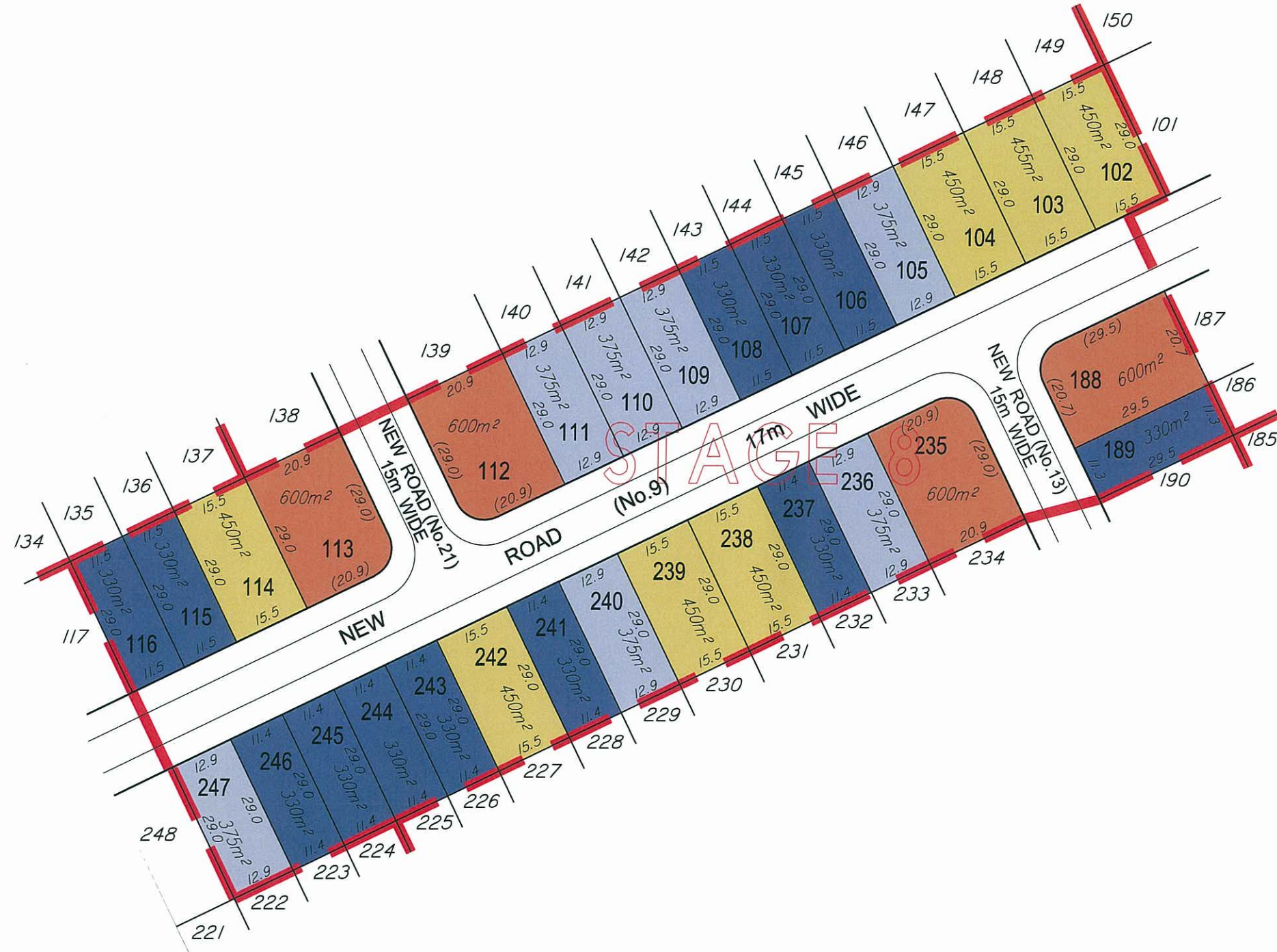


LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	10	40
375-445m ²	5	20
450-599m ²	7	28
>600m ²	1	4
Multi-Family Lots	2	8
Loft Lots	-	-

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF ENVIRONMENT & RESOURCE MANAGEMENT.

CLIENT P & D HOLDING & BACK UP AUSTRALIA PTY LTD	
PROJECT PROPOSED RECONFIGURATION PLAN 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.	
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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 536501D2	
DRAWN LFB/TLA	DATE 19/10/2012
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER BRSS5365.001-002	SHEET 10 OF 17 REV D

STAGE 8



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	-	-

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

PROJECT
**PROPOSED
RECONFIGURATION PLAN OF
LOTS 3, 5 & 6 ON RP180932
(STAGE 8)**

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

NOTES
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10m 0 20 50m
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FS 535063

LEVEL DATUM
AHD D

LEVEL ORIGIN
PSM58055 RL37.563

CONTOUR INTERVAL
1.0m

COMPUTER FILE
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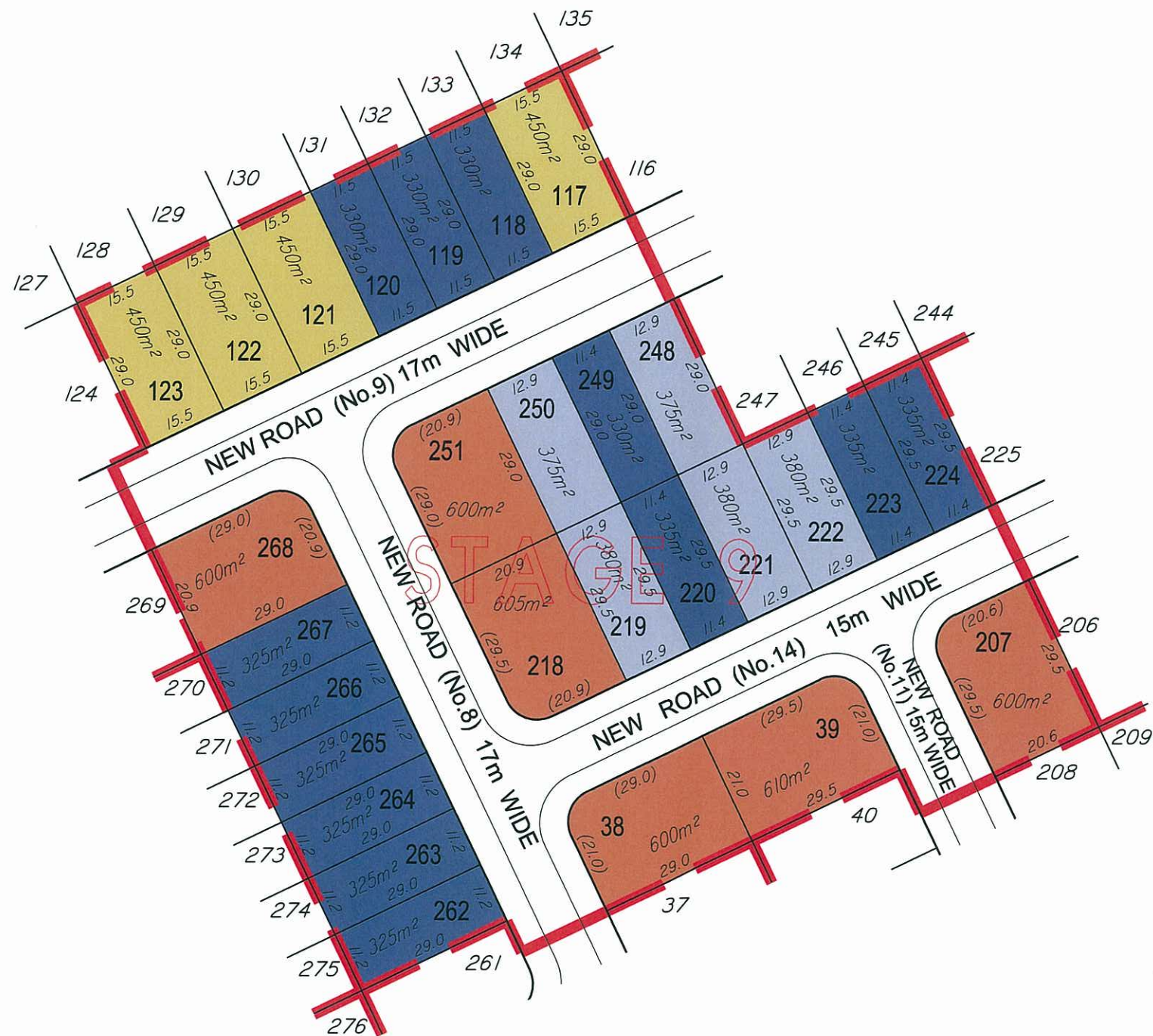
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STAGE 9



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	-	-

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AUSTRALIA PTY LTD**

PROJECT
**PROPOSED
RECONFIGURATION PLAN OF
LOTS 3, 5 & 6 ON RP180932
(STAGE 9)**

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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

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LEVEL ORIGIN		PSM58055 RL37.563
CONTOUR INTERVAL		1.0m
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STAGE 10



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	-	-

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF ENVIRONMENT & RESOURCE MANAGEMENT.

CLIENT
P & D HOLDING & BACK UP AUSTRALIA PTY LTD

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

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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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

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STAGE 11



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

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF ENVIRONMENT & RESOURCE MANAGEMENT.

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P & D HOLDING & BACK UP AUSTRALIA PTY LTD

PROJECT
PROPOSED RECONFIGURATION PLAN OF LOTS 3, 5 & 6 ON RP180932 (STAGE 11)

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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

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LEVEL ORIGIN		PSM58055 RL37.563
CONTOUR INTERVAL		1.0m
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STAGE 12



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

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF ENVIRONMENT & RESOURCE MANAGEMENT.

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P & D HOLDING & BACK UP AUSTRALIA PTY LTD

PROJECT
PROPOSED RECONFIGURATION PLAN OF LOTS 3, 5 & 6 ON RP180932 (STAGE 12)

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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

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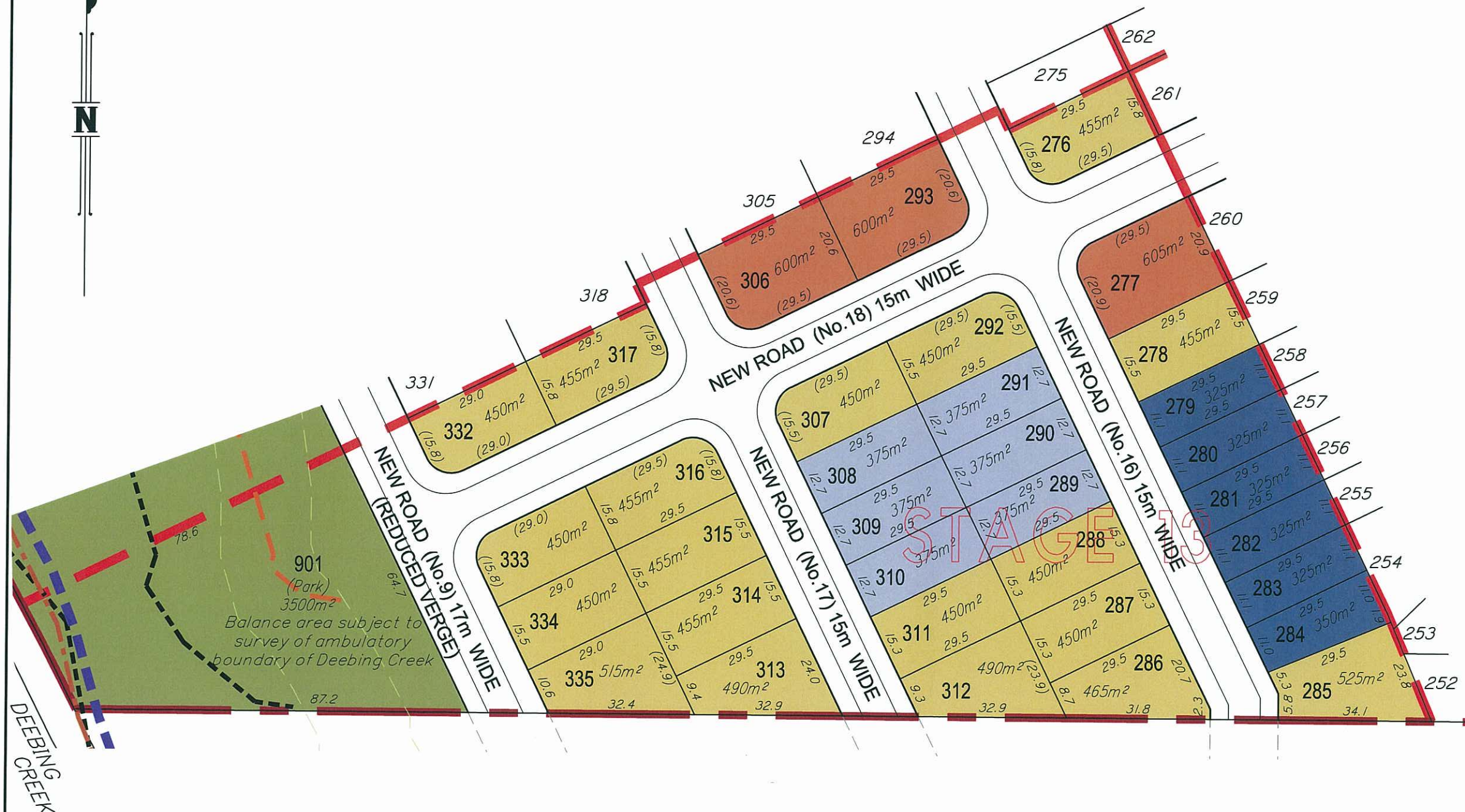

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STAGE 13



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	-	-

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF ENVIRONMENT & RESOURCE MANAGEMENT.

CLIENT P & D HOLDING & BACK UP AUSTRALIA PTY LTD	
PROJECT PROPOSED RECONFIGURATION PLAN OF LOTS 3, 5 & 6 ON RP180932 (STAGE 13)	
LOCAL AUTHORITY URBAN LAND DEVELOPMENT AUTHORITY	
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LEVEL ORIGIN	PSM58055 RL37.563
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STAGE 14



NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF ENVIRONMENT & RESOURCE MANAGEMENT.

LOT SIZES	NO. OF LOTS	RATIO (%)
320-374m ²	22	69
375-445m ²	4	13
450-599m ²	3	9
≥600m ²	-	-
Multi-Family Lots	3	9
Loft Lots	-	-

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P & D HOLDING & BACK UP AUSTRALIA PTY LTD

PROJECT
PROPOSED RECONFIGURATION PLAN OF LOTS 3, 5 & 6 ON RP180932 (STAGE 14)

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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LEVEL DATUM
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LEVEL ORIGIN
PSM58055 RL37.563

CONTOUR INTERVAL
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