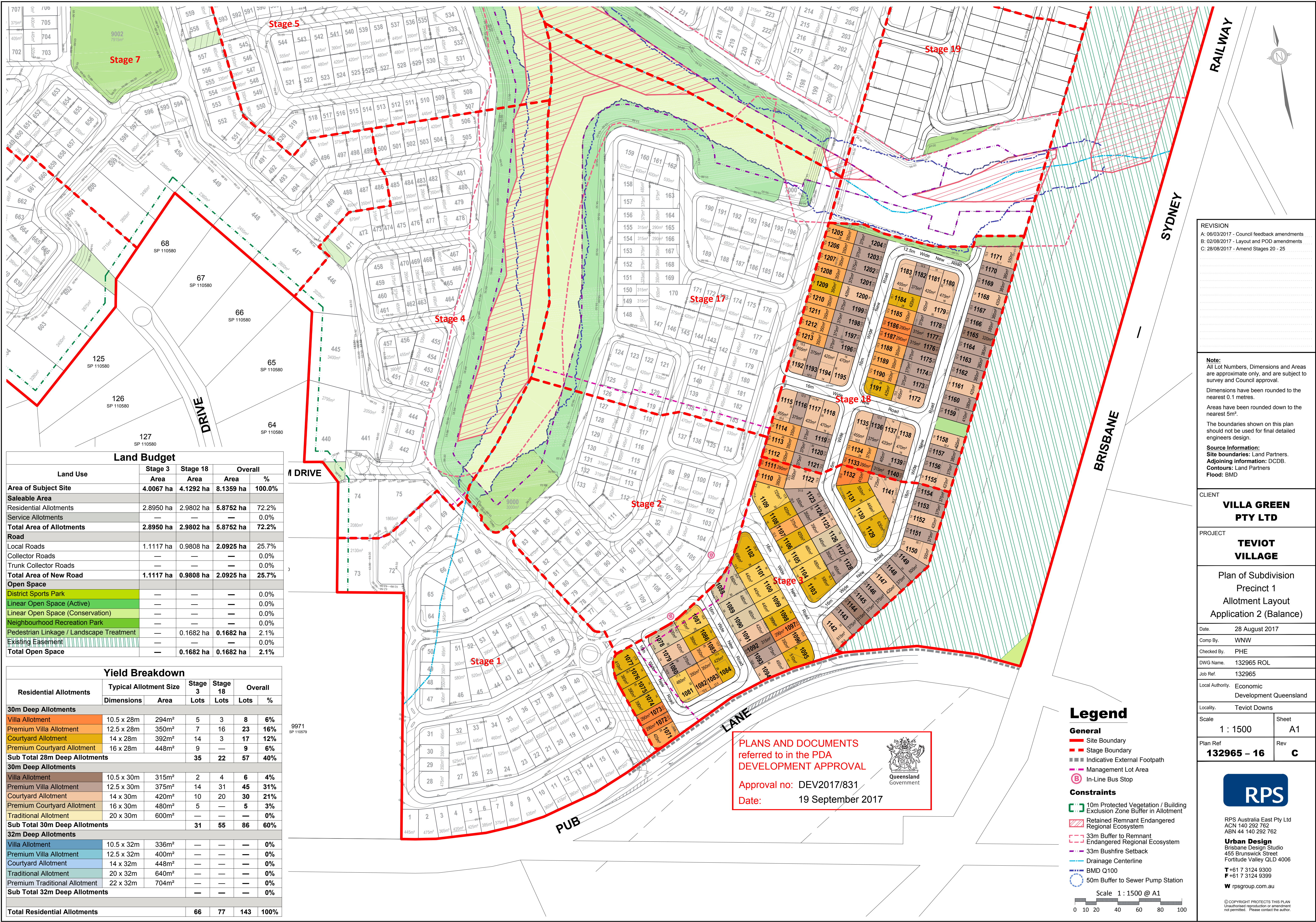




Land Budget				
Land Use	Stage 3	Stage 18	Overall	
Area of Subject Site	Area	Area	Area	%
Saleable Area	4.0067 ha	4.1292 ha	8.1359 ha	100.0%
Residential Allotments	2.8950 ha	2.9802 ha	5.8752 ha	72.2%
Service Allotments	—	—	—	0.0%
Total Area of Allotments	2.8950 ha	2.9802 ha	5.8752 ha	72.2%
Road	—	—	—	—
Local Roads	1.1117 ha	0.9808 ha	2.0925 ha	25.7%
Collector Roads	—	—	—	0.0%
Trunk Collector Roads	—	—	—	0.0%
Total Area of New Road	1.1117 ha	0.9808 ha	2.0925 ha	25.7%
Open Space	—	—	—	—
District Sports Park	—	—	—	0.0%
Linear Open Space (Active)	—	—	—	0.0%
Linear Open Space (Conservation)	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	0.0%
Pedestrian Linkage / Landscape Treatment	—	0.1682 ha	0.1682 ha	2.1%
Existing Easement	—	—	—	0.0%
Total Open Space	—	0.1682 ha	0.1682 ha	2.1%

Yield Breakdown						
Residential Allotments	Typical Allotment Size		Stage 3	Stage 18	Overall	
	Dimensions	Area	Lots	Lots	Lots	%
30m Deep Allotments						
Villa Allotment	10.5 x 28m	294m ²	5	3	8	6%
Premium Villa Allotment	12.5 x 28m	350m ²	7	16	23	16%
Courtyard Allotment	14 x 28m	392m ²	14	3	17	12%
Premium Courtyard Allotment	16 x 28m	448m ²	9	—	9	6%
Sub Total 28m Deep Allotments	—	—	35	22	57	40%
30m Deep Allotments						
Villa Allotment	10.5 x 30m	315m ²	2	4	6	4%
Premium Villa Allotment	12.5 x 30m	375m ²	14	31	45	31%
Courtyard Allotment	14 x 30m	420m ²	10	20	30	21%
Premium Courtyard Allotment	16 x 30m	480m ²	5	—	5	3%
Traditional Allotment	20 x 30m	600m ²	—	—	—	0%
Sub Total 30m Deep Allotments	—	—	31	55	86	60%
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	—	—	—	0%
Traditional Allotment	20 x 32m	640m ²	—	—	—	0%
Premium Traditional Allotment	22 x 32m	704m ²	—	—	—	0%
Sub Total 32m Deep Allotments	—	—	—	—	—	0%
Total Residential Allotments	—	—	66	77	143	100%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

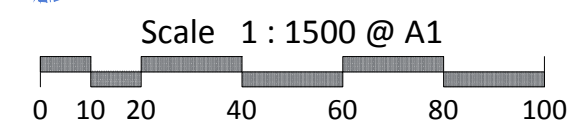
Approval no: DEV2017/831

Date: 19 September 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



REVISION

A: 06/03/2017 - Council feedback amendments

B: 02/08/2017 - Layout and POD amendments

C: 28/08/2017 - Amend Stages 20 - 25

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 Application 2 (Balance)			
Date.	28 August 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 – 16	Rev	C

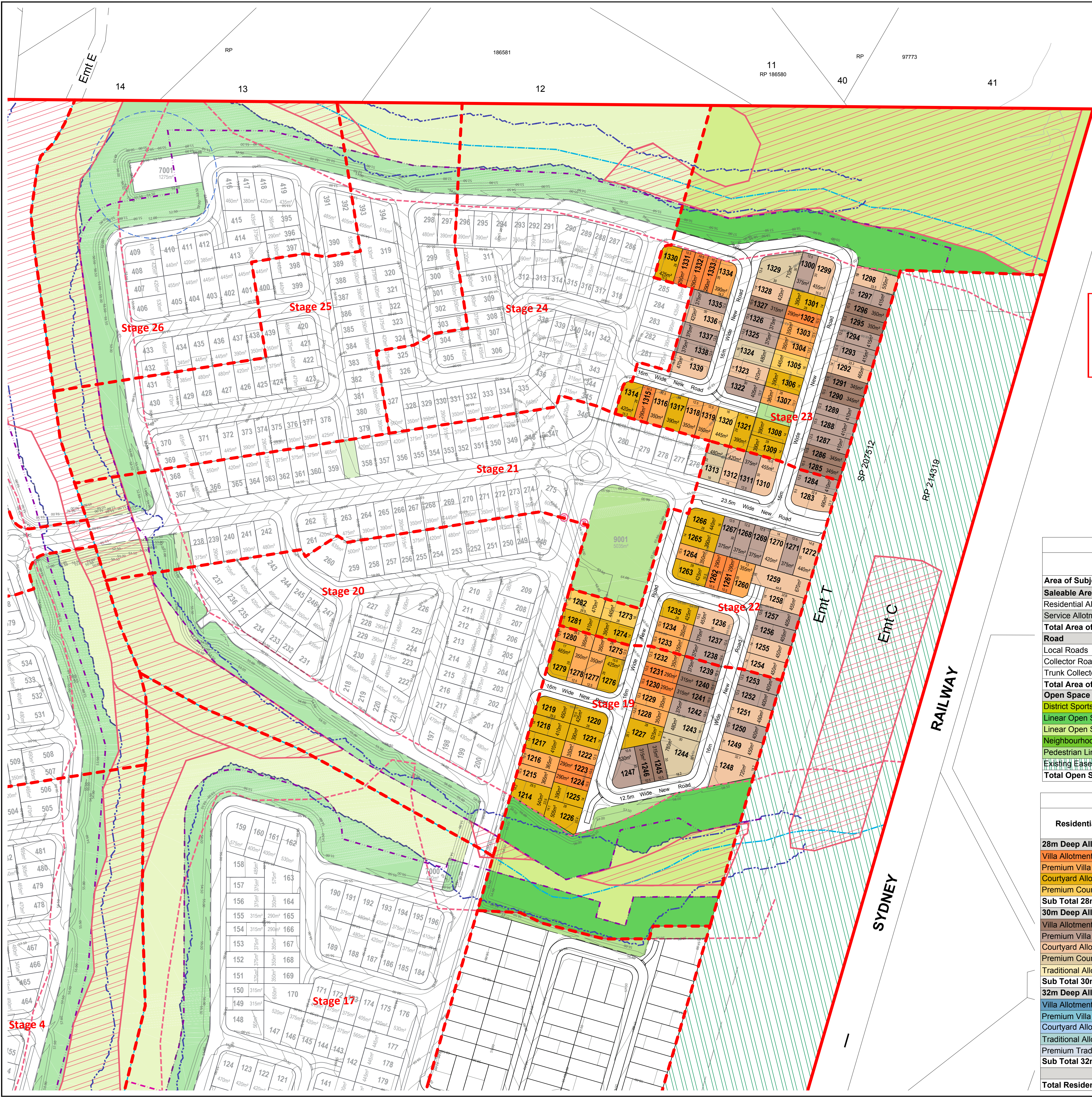


RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

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

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PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/831
Date: 19 September 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
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Scale 1 : 1500 @ A1
0 10 20 40 60 80 100

REVISION

A: 06/03/2017 - Council feedback amendments
B: 02/08/2017 - Layout and POD amendments
C: 28/08/2017 - Amend Stages 20 - 25

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	Land Budget				
	Stage 19	Stage 22	Stage 23	Overall	
	Area	Area	Area	Area	%
Area of Subject Site	4.0175 ha	2.1231 ha	6.3346 ha	12.4752 ha	100.0%
Saleable Area					
Residential Allotments	1.6329 ha	1.4458 ha	1.9997 ha	5.0784 ha	40.7%
Service Allotments	—	—	—	—	0.0%
Total Area of Allotments	1.6329 ha	1.4458 ha	1.9997 ha	5.0784 ha	40.7%
Road					
Local Roads	0.5709 ha	0.4243 ha	0.7686 ha	1.7638 ha	14.1%
Collector Roads	—	0.2530 ha	—	0.2530 ha	2.0%
Trunk Collector Roads	—	—	—	—	0.0%
Total Area of New Road	0.5709 ha	0.6773 ha	0.7686 ha	2.0168 ha	16.2%
Open Space					
District Sports Park	—	—	—	—	0.0%
Linear Open Space (Active)	1.1129 ha	—	0.6123 ha	1.7252 ha	13.8%
Linear Open Space (Conservation)	0.6398 ha	—	2.9204 ha	3.5602 ha	28.5%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Pedestrian Linkage / Landscape Treatment	0.0610 ha	—	0.0336 ha	0.0946 ha	0.8%
Existing Easement	—	—	—	—	0.0%
Total Open Space	1.8137 ha	—	3.5663 ha	5.3800 ha	43.1%

Residential Allotments	Typical Allotment Size		Yield Breakdown			
	Dimensions	Area	Stage 19	Stage 22	Stage 23	Overall
			Lots	Lots	Lots	Lots %
28m Deep Allotments						
Villa Allotment	10.5 x 28m	294m ²	4	2	5	11 9%
Premium Villa Allotment	12.5 x 28m	350m ²	10	4	7	21 17%
Courtyard Allotment	14 x 28m	392m ²	11	6	8	25 20%
Premium Courtyard Allotment	16 x 28m	448m ²	—	2	2	4 3%
Sub Total 28m Deep Allotments			25	14	22	61 48%
30m Deep Allotments						
Villa Allotment	10.5 x 30m	315m ²	4	—	7	11 9%
Premium Villa Allotment	12.5 x 30m	375m ²	6	10	13	29 23%
Courtyard Allotment	14 x 30m	420m ²	3	10	7	20 16%
Premium Courtyard Allotment	16 x 30m	480m ²	2	1	2	5 4%
Traditional Allotment	20 x 30m	600m ²	—	—	—	— 0%
Sub Total 30m Deep Allotments			15	21	29	65 52%
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	—	—	—	— 0%
Traditional Allotment	20 x 32m	640m ²	—	—	—	— 0%
Premium Traditional Allotment	22 x 32m	704m ²	—	—	—	— 0%
Sub Total 32m Deep Allotments			—	—	—	— 0%
Total Residential Allotments			40	35	51	126 100%

CLIENT

**VILLA GREEN
PTY LTD**

PROJECT

**TEVIOT
VILLAGE**

Plan of Subdivision
Precinct 2
Allotment Layout
Application 2 (Balance)

Date: 28 August 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 - 17 Rev
C



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

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