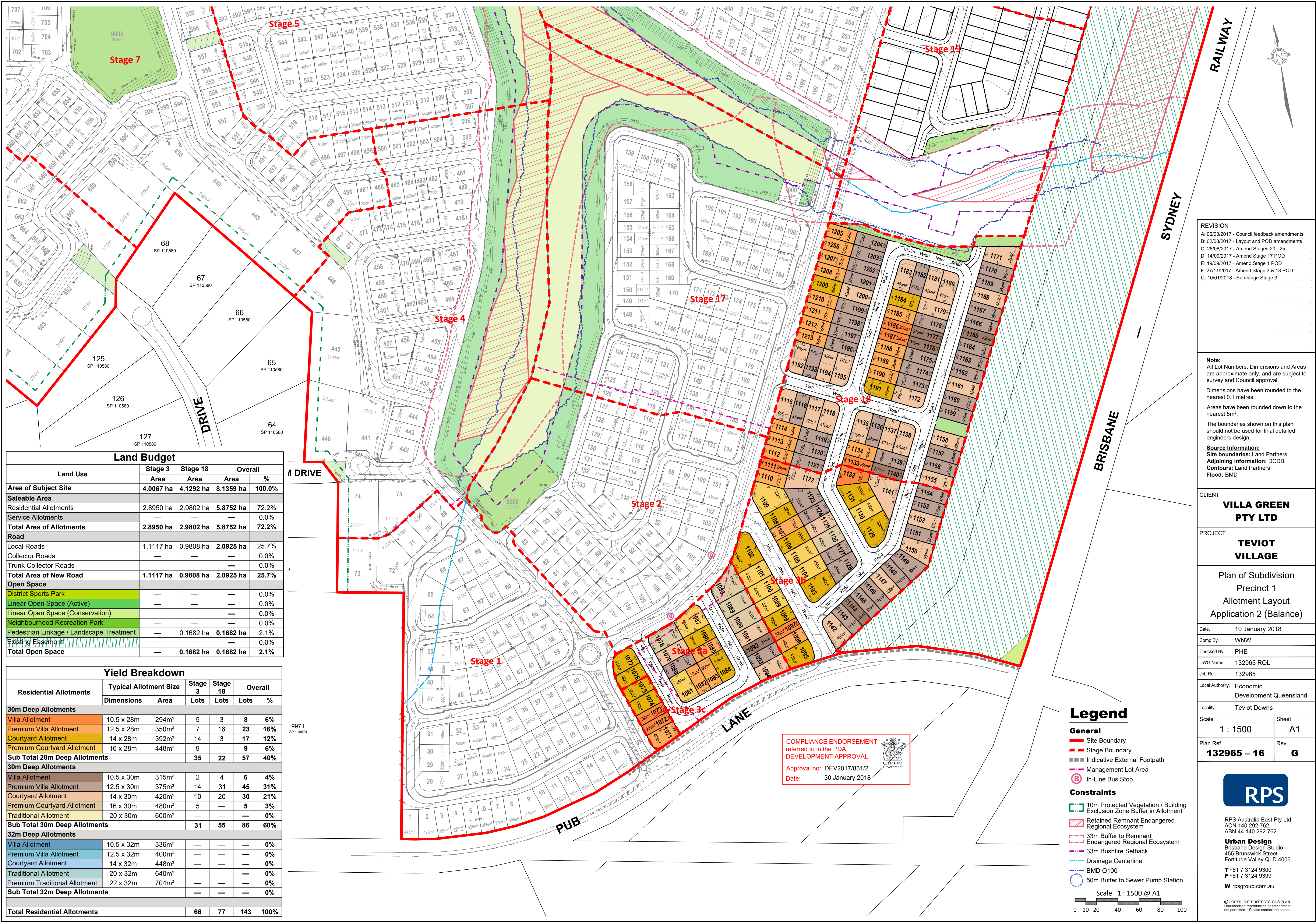




Land Budget				
Land Use	Stage 3	Stage 18	Overall	
	Area	Area	Area	%
Area of Subject Site	4.0067 ha	4.1292 ha	8.1359 ha	100.0%
Saleable Area				
Residential Allotments	2.8950 ha	2.9802 ha	5.8752 ha	72.2%
Service Allotments	—	—	—	0.0%
Total Area of Allotments	2.8950 ha	2.9802 ha	5.8752 ha	72.2%
Road				
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%

REVISION

A: 06/03/2017 - Council feedback amendments
B: 02/08/2017 - Layout and POD amendments
C: 28/08/2017 - Amend Stages 20 - 25
D: 14/09/2017 - Amend Stage 17 POD
E: 19/09/2017 - Amend Stage 1 POD
F: 27/11/2017 - Amend Stage 3 & 18 POD
G: 10/01/2018 - Sub-stage Stage 3

Note:
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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

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VILLA GREEN PTY LTD

PROJECT

TEVIOT VILLAGE

Plan of Subdivision
Precinct 1
Allotment Layout
Application 2 (Balance)

Date:	10 January 2018
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 – 16
Sheet	A1
Rev	G

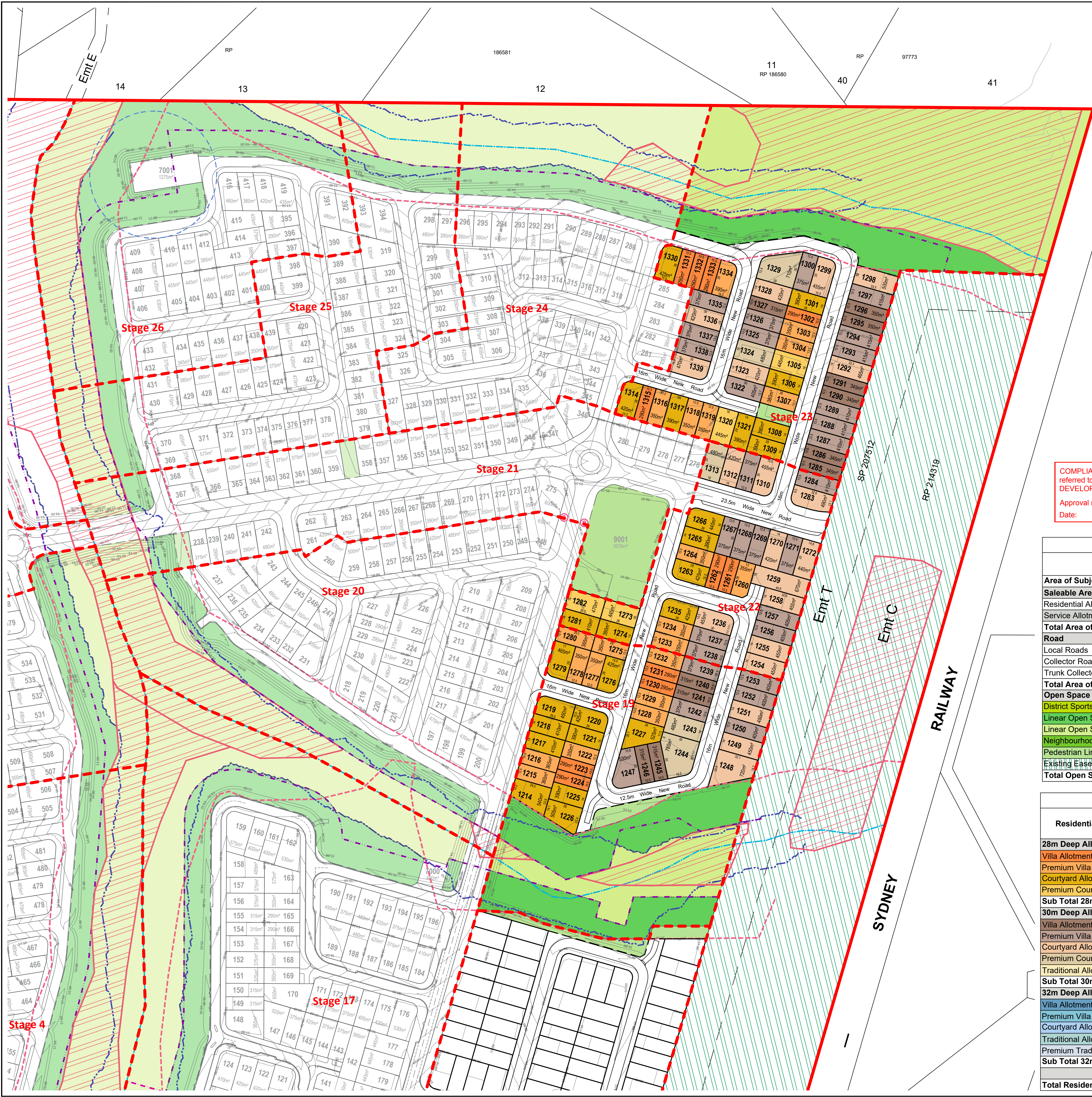
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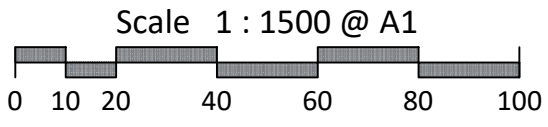
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Legend

- 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
- D: 14/09/2017 - Amend Stage 17 POD
- E: 19/09/2017 - Amend Stage 1 POD
- F: 27/11/2017 - Amend Stage 3 & 18 POD
- G: 10/01/2018 - Sub-stage Stage 3

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Areas have been rounded down to the nearest 5m².

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

COMPLIANCE ENDORSEMENT
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2017/831/2
Date: 30 January 2018

Land Budget

Land Use	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%

Yield Breakdown

Residential Allotments	Typical Allotment Size		Stage 19	Stage 22	Stage 23	Overall	
	Dimensions	Area	Lots	Lots	Lots	Lots	%
28m Deep Allotments							
Villa Allotment	10.5 x 28m	294m²	4	2	5	11	9%
Premium Villa Allotment	12.5 x 28m	350m²	10	4	7	21	17%
Courtyard Allotment	14 x 28m	392m²	11	6	8	25	20%
Premium Courtyard Allotment	16 x 28m	448m²	—	2	2	4	3%
Sub Total 28m Deep Allotments			25	14	22	61	48%
30m Deep Allotments							
Villa Allotment	10.5 x 30m	315m²	4	—	7	11	9%
Premium Villa Allotment	12.5 x 30m	375m²	6	10	13	29	23%
Courtyard Allotment	14 x 30m	420m²	3	10	7	20	16%
Premium Courtyard Allotment	16 x 30m	480m²	2	1	2	5	4%
Traditional Allotment	20 x 30m	600m²	—	—	—	—	0%
Sub Total 30m Deep Allotments			15	21	29	65	52%
32m Deep Allotments							
Villa Allotment	10.5 x 32m	336m²	—	—	—	—	0%
Premium Villa Allotment	12.5 x 32m	400m²	—	—	—	—	0%
Courtyard Allotment	14 x 32m	448m²	—	—	—	—	0%
Traditional Allotment	20 x 32m	640m²	—	—	—	—	0%
Premium Traditional Allotment	22 x 32m	704m²	—	—	—	—	0%
Sub Total 32m Deep Allotments			—	—	—	—	0%
Total Residential Allotments			40	35	51	126	100%

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PROJECT

TEVIOT
VILLAGE

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

Date: 10 January 2018

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
G



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ACN 140 292 762
ABN 44 140 292 762

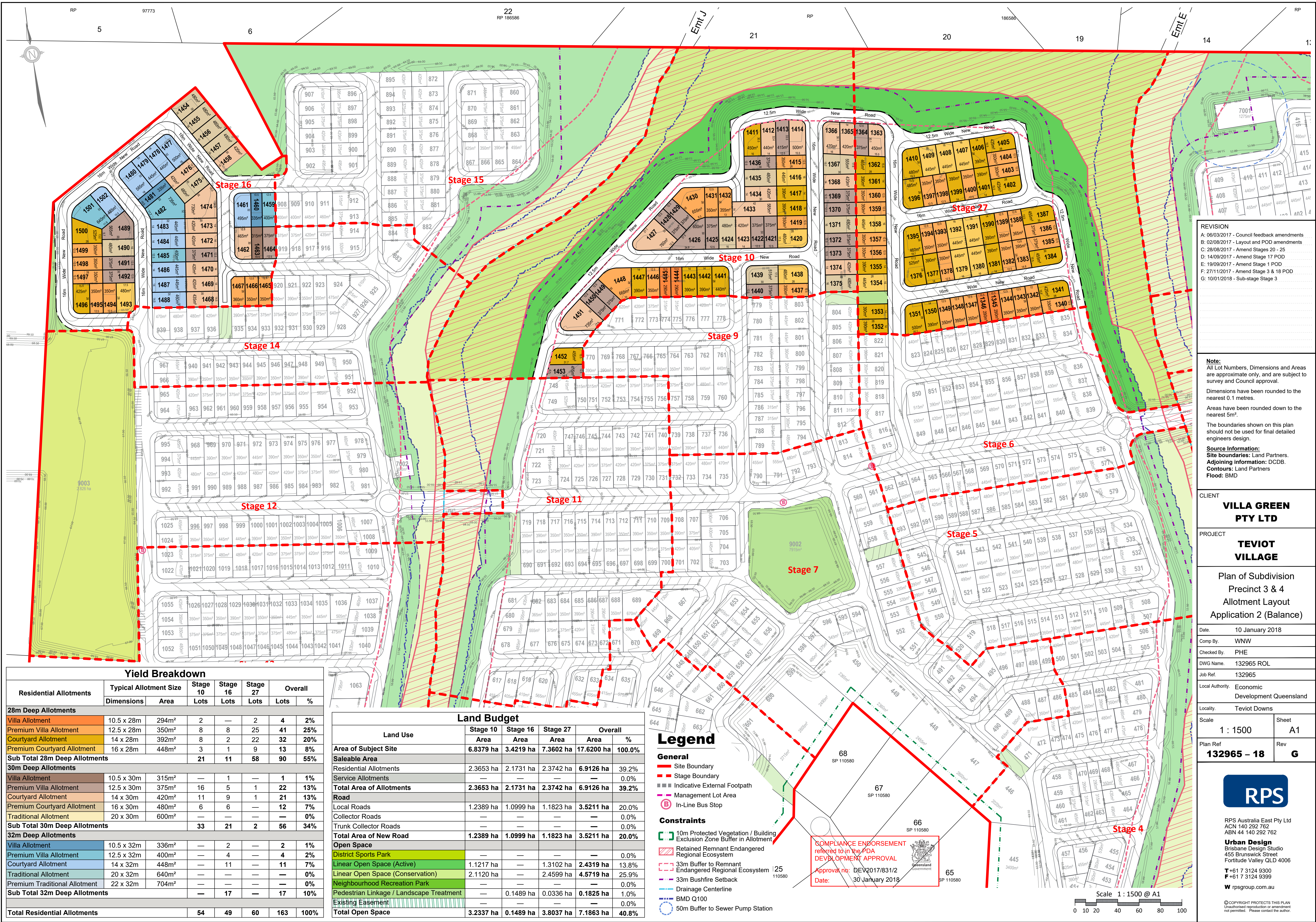
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Yield Breakdown						
Residential Allotments	Typical Allotment Size		Stage 10	Stage 16	Stage 27	Overall
	Dimensions	Area	Lots	Lots	Lots	Lots %
28m Deep Allotments						
Villa Allotment	10.5 x 28m	294m ²	2	—	2	4 2%
Premium Villa Allotment	12.5 x 28m	350m ²	8	8	25	41 25%
Courtyard Allotment	14 x 28m	392m ²	8	2	22	32 20%
Premium Courtyard Allotment	16 x 28m	448m ²	3	1	9	13 8%
Sub Total 28m Deep Allotments			21	11	58	90 55%
30m Deep Allotments						
Villa Allotment	10.5 x 30m	315m ²	—	1	—	1 1%
Premium Villa Allotment	12.5 x 30m	375m ²	16	5	1	22 13%
Courtyard Allotment	14 x 30m	420m ²	11	9	1	21 13%
Premium Courtyard Allotment	16 x 30m	480m ²	6	6	—	12 7%
Traditional Allotment	20 x 30m	600m ²	—	—	—	0% 0%
Sub Total 30m Deep Allotments			33	21	2	56 34%
32m Deep Allotments						
Villa Allotment	10.5 x 32m	336m ²	—	2	—	2 1%
Premium Villa Allotment	12.5 x 32m	400m ²	—	4	—	4 2%
Courtyard Allotment	14 x 32m	448m ²	—	11	—	11 7%
Traditional Allotment	20 x 32m	640m ²	—	—	—	0% 0%
Premium Traditional Allotment	22 x 32m	704m ²	—	—	—	0% 0%
Sub Total 32m Deep Allotments			—	17	—	17 10%
Total Residential Allotments			54	49	60	163 100%

Land Budget					
Land Use	Stage 10	Stage 16	Stage 27	Overall	
Area of Subject Site	6.8379 ha	3.4219 ha	7.3602 ha	17.6200 ha	100.0%
Saleable Area					
Residential Allotments	2.3653 ha	2.1731 ha	2.3742 ha	6.9126 ha	39.2%
Service Allotments	—	—	—	—	0.0%
Total Area of Allotments	2.3653 ha	2.1731 ha	2.3742 ha	6.9126 ha	39.2%
Road					
Local Roads	1.2389 ha	1.0999 ha	1.1823 ha	3.5211 ha	20.0%
Collector Roads	—	—	—	—	0.0%
Trunk Collector Roads	—	—	—	—	0.0%
Total Area of New Road	1.2389 ha	1.0999 ha	1.1823 ha	3.5211 ha	20.0%
Open Space					
District Sports Park	—	—	—	—	0.0%
Linear Open Space (Active)	1.1217 ha	—	1.3102 ha	2.4319 ha	13.8%
Linear Open Space (Conservation)	2.1120 ha	—	2.4599 ha	4.5719 ha	25.9%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Pedestrian Linkage / Landscape Treatment	—	0.1489 ha	0.0336 ha	0.1825 ha	1.0%
Existing Easement	—	—	—	—	0.0%
Total Open Space	3.2337 ha	0.1489 ha	3.8037 ha	7.1863 ha	40.8%

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

COMPLIANCE ENFORCEMENT referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2017/831/2
Date: 30 January 2018

REVISION
A: 06/03/2017 - Council feedback amendments
B: 02/08/2017 - Layout and POD amendments
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D: 14/09/2017 - Amend Stage 1 POD
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Adjoining information: DCDB.
Contours: Land Partners
Flood: BMD

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VILLA GREEN PTY LTD	
PROJECT	
TEVIOT VILLAGE	
Plan of Subdivision Precinct 3 & 4 Allotment Layout Application 2 (Balance)	
Date.	10 January 2018
Comp By.	WNW
Checked By.	PHE
DWG Name.	132965 ROL
Job Ref.	132965
Local Authority.	Economic Development Queensland
Locality.	Teviot Downs
Scale	Sheet A1
Plan Ref 132965 – 18	Rev G

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