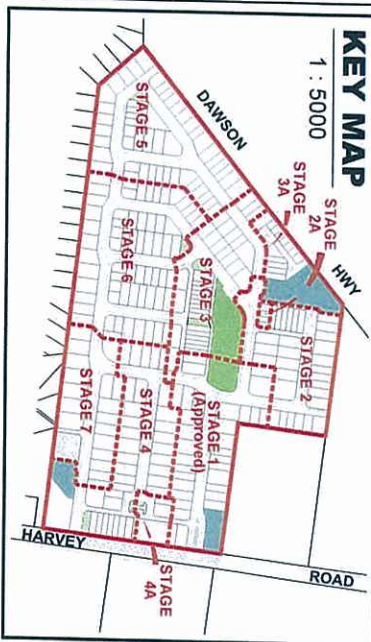


KEY MAP

1 : 5000



Land Budget

Land Use	Area	Percentage
Area of Subject Site	3,099 ha	100.0%
Saleable Area	2,248 ha	72.5%
Residential Allotments	2,248 ha	72.5%
Total Area of Allotments	2,248 ha	72.5%
Road	0.829 ha	26.8%
Local Roads	0.022 ha	0.7%
Pedestrian Connections-Thresholds	0.022 ha	0.7%
Total Area of New Road	0.851 ha	27.5%

Road Type	Length
Shared Access Driveway	57m
16m Wide New Road	444m
Total Length of New Road	501m

Legend

- Site Boundary
- Stage Boundary
- Laneways
- Indicative 1.5m Footpath
- Park / Open Space
- Proposed Park / Open Space
- Proposed Detention / Open Space
- Pedestrian Linkage / Road Reserve



DEVELOPMENT STATISTICS

House Allotments	Minimum Dimension	Allotments	Allotment %
FD Freehold Duplex	15m x 16m	12	19%
V2 Villa Allotment - 250m ²	10m x 25m	8	13%
V1 Villa Allotment - 320m ²	10m x 32m	5	8%
C2 Courtyard Allotment - 310m ²	12.5m x 26m	11	19%
C1 Courtyard Allotment - 400m ²	12.5m x 32m	11	17%
P2 Premium Courtyard Allotment - 375m ²	15m x 25m	2	3%
P1 Premium Courtyard Allotment - 480m ²	15m x 32m	7	11%
T2 Traditional Allotment - 500m ²	20m x 25m	4	6%
T1 Traditional Allotment - 640m ²	20m x 32m	2	3%
Total House Allotments		63	100%

PLANS AND DOCUMENTS referred to in the ULDA

APPROVAL dated 20 / 9 / 12

Scale 1 : 500

REVISION
A: 30/05/2012 Amended Layout and Notes
B: 01/06/2012 Amended lot boundaries and setbacks
C: 05/06/2012 Amended dimensions and easements

Note:
All dimensions and areas are approximate
and are subject to survey and
control 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: Capricorn survey group.
Additional information: DCOB
Contours: Capricorn survey group.
Trees: Capricorn survey group.

CLIENT
URBAN LAND
DEVELOPMENT AUTHORITY
PROJECT
HILL CLOSE
HARVEY ROAD
CLINTON

PLAN OF SUBDIVISION
STAGE 6
ALLOTMENT LAYOUT

Date	3 MAY 2012
Comp By	WNV
DWG Name	102361-S1-PRO
Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Locality	CLINTON
Job Reference	102361
Scale	1 : 500
Sheet	A1
Plan Ref	102361 - 52
Rev	C



RPS Australia Pty Ltd
ACN 140 382 192
Level 14, 400 Bourke St
PO Box 1859
Fremantle WA 6155
T +61 8 9437 8888
F +61 8 9437 8833
W rps.com.au

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[illegible]

- Notes:**

1. All development is to be undertaken in accordance with the Development Approval.
2. The maximum height of buildings shall not exceed two (2) storeys.
3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.

4. **Setbacks**
5. Setbacks are as per the Plan of Development Table unless otherwise specified.
6. Built to boundary walls are optional except where identified as mandatory on the Plan of Development.
7. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
8. **Optional Built to Boundary Walls** must not exceed the prescribed setbacks for the lot.
9. Optional Built to Boundary Walls are to have a maximum length of 9 metres and a maximum height of 3.5 metres. Where the Built to Boundary Wall exceeds the maximum length articulation must be provided and approved by the ULCA.
10. Boundary setbacks are measured to the wall of the structure.
11. First floor setbacks must not exceed the minimum ground floor setbacks.
12. Garages must not project forward of the front building setback.
13. Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontages, where eaves should not be closer than 2400mm.

- One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling unit

- Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).

13. Double garages are not permitted on single storey dwellings on a lot less than 12.5m wide except where a laneway allotment.

14. Double garages are not permitted on any lot less than 10m wide except where a laneway allotment
15. All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.

16. Maximum width of any garage shall be no more than 40% of the lot frontage on any lot less than 12.5m wide.

- 17.** Garages and carports served off a Laneway must be built to 0.5m rear setback.
Lanes: design and develop

19. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.

- Private Open Space**
10. Private open space is to be provided in accordance with the following requirements:

- One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
- Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m; and
- Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m

1. Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid and have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.

2. Fencing on lanes where along private open space, carparking and service areas can be screen fencing a 1.8m high where it can be 50% transparent for no more than 50% of the boundary (including the Garage).

3. All dwellings must have a porch, alcove or verandah providing an entry to the building which is visible from the street.

4. All buildings must incorporate two or more of the following building form as well as respond to the climate

- Verandahs / Porch
- Roof Overhangs
- Window Hoods/Screens
- Awnings and Shade Structures

- buildings facing a park of more than one street

5. For buildings that have more than one street frontage or adjoin park, the building design must ensure an attractive appearance is presented to the street frontage and, if applicable, the park.
- Buildings must address each street frontage or park frontage through the inclusion of, but not necessarily limited to, the following design elements:

- Verandahs
- Porches
- Awning and Shade Structures
- Variation to Roof and Building Lines
- Inclusion of Window Openings

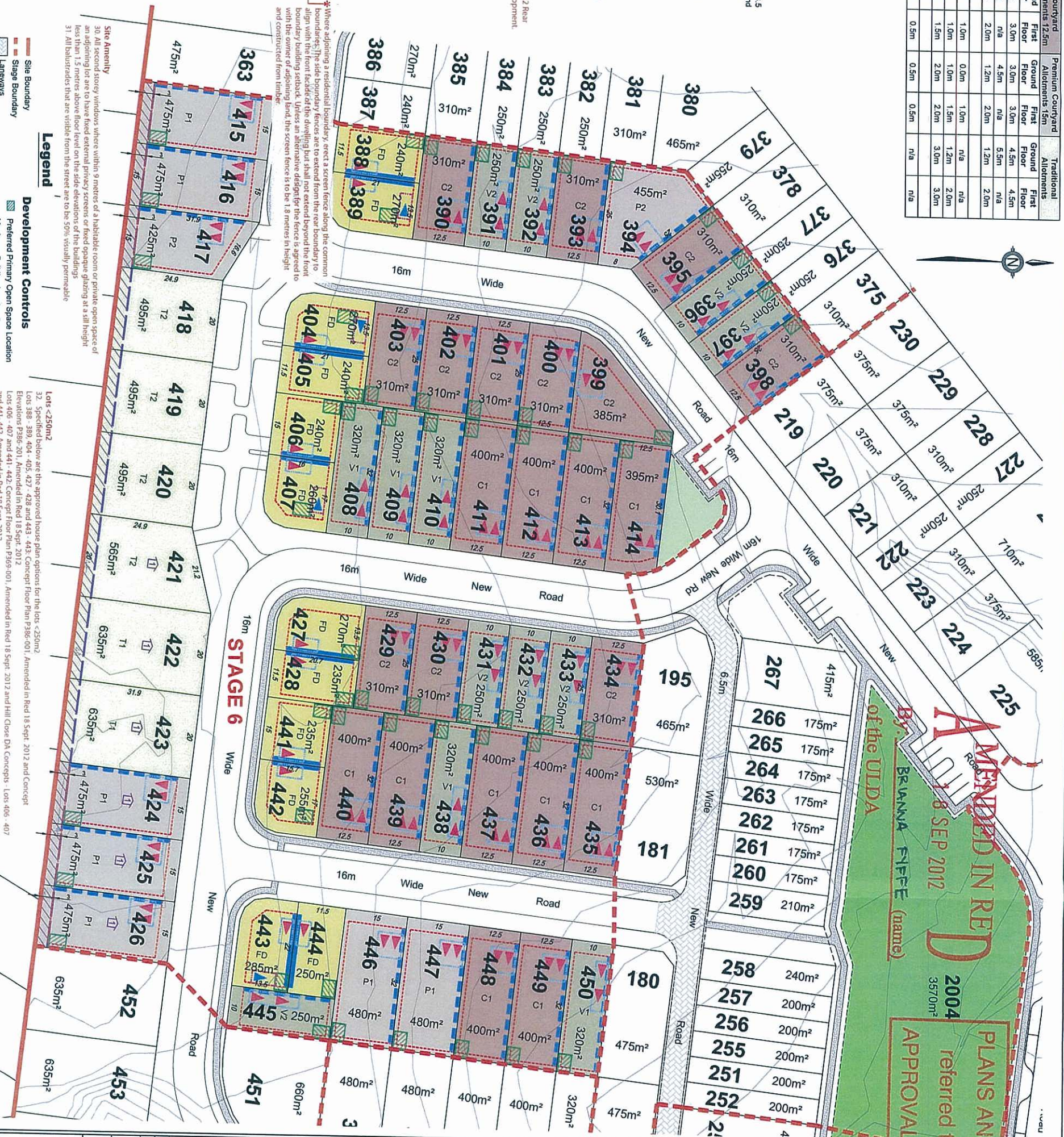
- ### Acoustic Requirements

- Noise attenuation measures (Category 2 construction under Australian Standard 3671:1989) must be incorporated into the building design and construction of buildings on nominated lots to meet the recommended noise levels for sleeping rooms under Australian Standard 2107:2000. Subject to the ULDA Principal Engineer written confirmation that this requirement will be met prior to survey plan endorsement.

- Infrastructure Contributions**
Infrastructure Contributions for Reconfiguring a Lot will be calculated in accordance with the ULDA Development Approval for the relevant stage. The payment will be made to the ULDA prior to survey plan endorsement.

- Infrastructure Contributions for Multiple Residential (i.e. accommodating more than a single dwelling unit) will be calculated in accordance with Gladstone Regional Council's Infrastructure Charges Policy. The payment will be made in accordance with a Community management statement or commencement of use, whichever comes first. UDA prior to endorsement of a Community management statement or commencement of use, whichever comes first. Infrastructure Contributions will be calculated in accordance with Table 3 (Charge Area 1, 1 or 2 bedroom dwellings) for Lots 404, 405, 427-428 and 443-444 of Gladstone Regional Council's Infrastructure Charges Policy.

- The payment will be made to the ULDA prior to survey plan endorsement for the relevant stage.



REVISION A: 30/03/2017 Amend Layout and Notes B: 01/06/2017 Amend B1 terminology and subheadings C: 02/05/2017 Amend paragraph and captioning	dated 20/9/12
---	----------------------

Note:
All 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: Capricorn survey group.
Adjoining information: DCD8.
Contours: Capricorn survey group.
Trees: Capricorn survey group.

**URBAN LAND
DEVELOPMENT AUTHORITY**

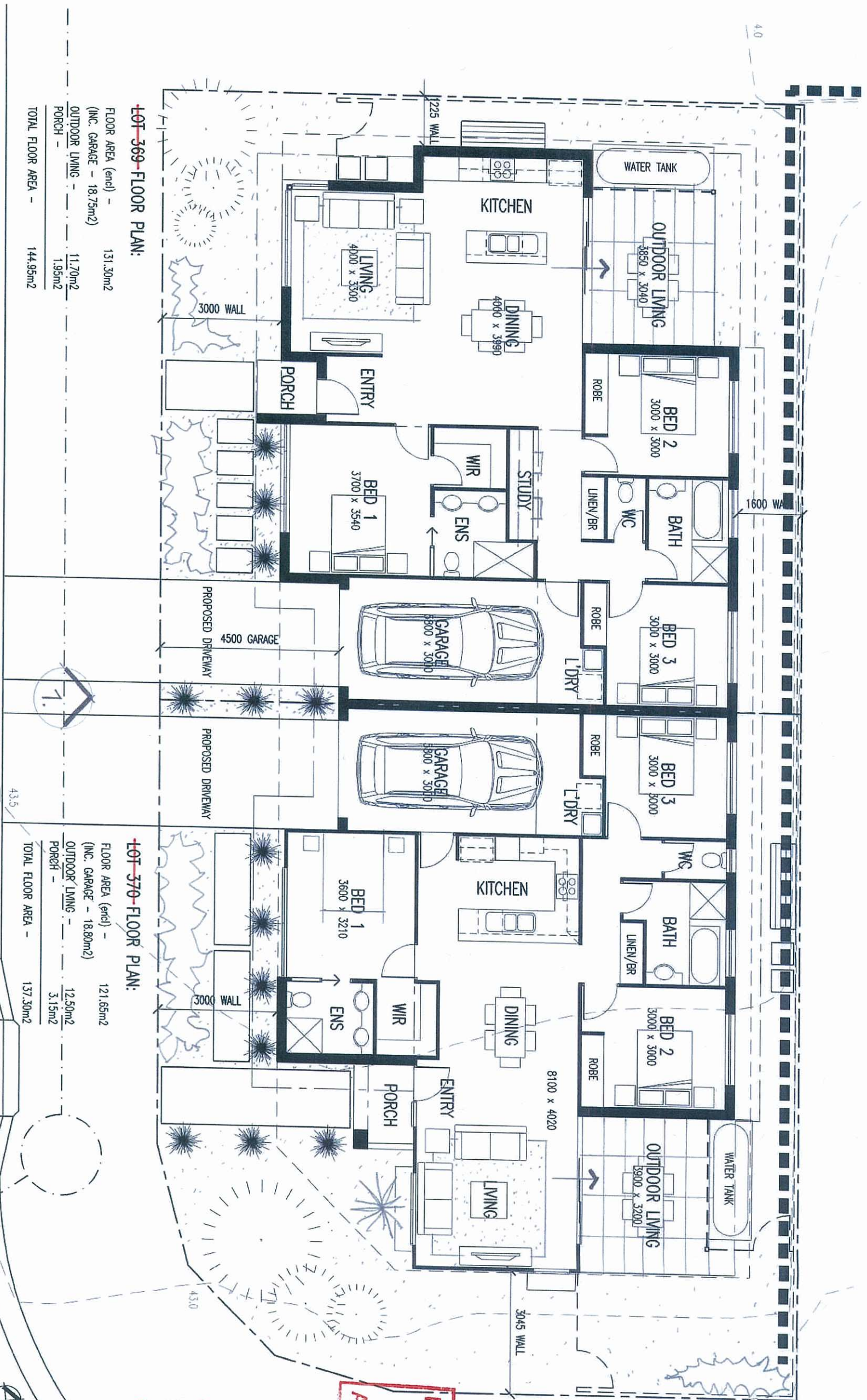
PROJECT

**HILL CLOSE
HARVEY ROAD
CLINTON**

**PLAN OF DEVELOPMENT
STAGE 6
ALLOTMENT LAYOUT**

RPS

RPS Australia East Pty Ltd
ACN 140 282 762
ABN 14 140 282 762
7/3 Ann Street
PO Box 1058
Pentridge Valley QLD 4006
T +61 7 2327 0899
F +61 7 2327 0833
W rpsgrp.com.au



LOT 369-370 FLOOR PLAN:

FLOOR AREA (encl) - 131.30m²
(INC. GARAGE - 18.75m²)
OUTDOOR LIVING - 11.70m²
PORCH - 1.95m²
TOTAL FLOOR AREA - 144.95m²

LOT 370 FLOOR PLAN:

FLOOR AREA (encl) - 121.65m²
(INC. GARAGE - 18.80m²)
OUTDOOR LIVING - 12.50m²
PORCH - 3.15m²
TOTAL FLOOR AREA - 137.30m²

HILL CLOSE 369-370

406-407 and 441-442

CONCEPT FLOOR PLAN

Client: ULDA
Site: LOT 369-370 HILL CLOSE ESTATE

Job No. 4189
Scale @ A3
1:100

Date 25.06.2012
Amendment AMENDMENT 1

By JL
Rev. A
Drawing No. P369-001

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/9/12

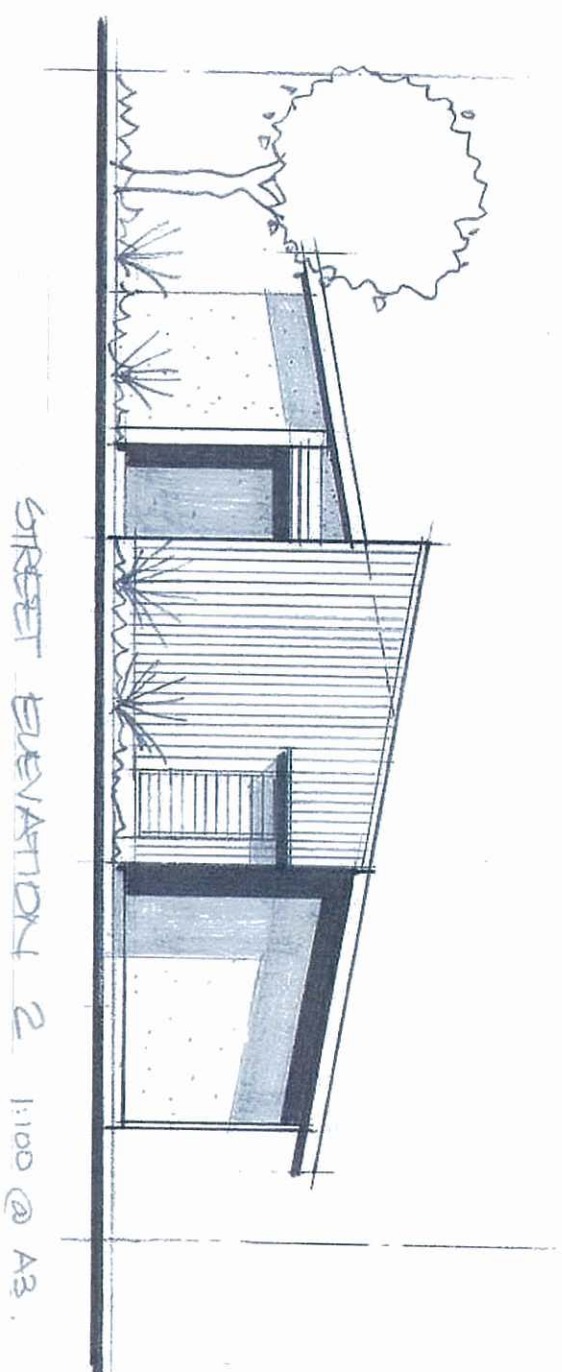
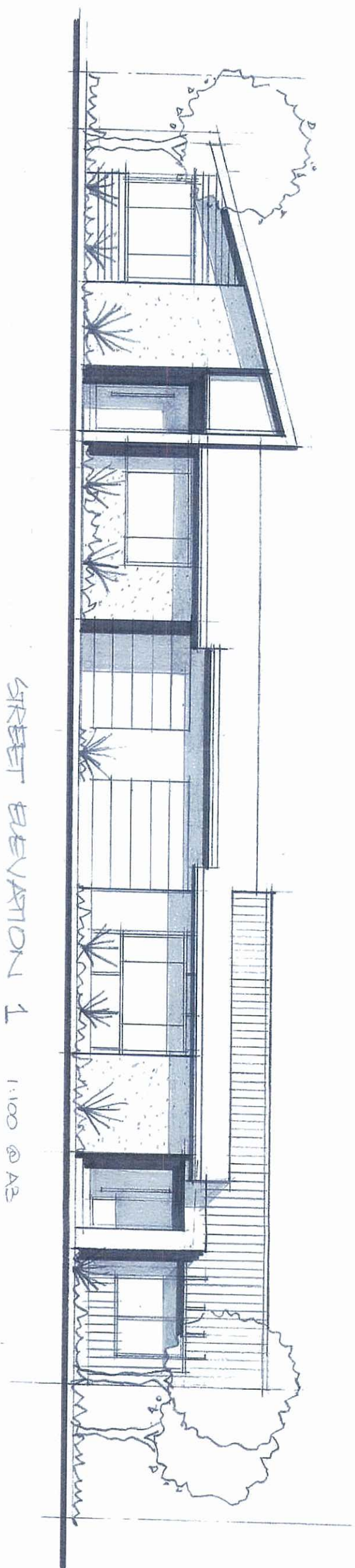
A MENDED IN RED
18 SEP 2012
By: BRIANNA PYFEE (name)
of the ULDA

LOT 406-407 and 441-442
LOT 369-370

- SITE INFORMATION BASED ON DISCLOSURE PLAN ONLY
- FINAL SITING SUBJECT TO DETAILED CONTOUR SURVEY
- RETAINING WALLS OVER 1m HIGH TO BE DESIGNED BY ENGINEER AND REQUIRED 1m HIGH BARRIER
- FINAL PLAN DETAILS ARE SUBJECT TO POSITION OF ALL SERVICES, DRIVEWAY FALLS & RETAINING TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
- FINAL DRAWINGS ARE SUBJECT TO COVENANT APPROVAL (IF REQUIRED)

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212 BOUNDARY STREET SPRING HILL QLD 4000
www.mondoarchitects.com.au
admin@mondoarchitects.com.au
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PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/ 9/12

A MENDED IN **RED**
1 8 SEP 2012
By: **BEIANNA FYFFE** (name)
of the ULDA

~~STAGE 5~~ - HILL CLOSE DA CONCEPTS - LOTS ~~369 & 370~~
406-407 and 441-442

MONDOARCHITECTS

Client: ULDA
Site: FREEHOLD DUPLEX ALLOTMENTS

Job No. 4189
Scale @ A3 1:100
Date
Amendment
By
Rev.
Drawing No. 000-101

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admin@mondooarchitects.com.au
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18 SEP 2012

By: BRIANNA FIEFE (name)
of the ULDA

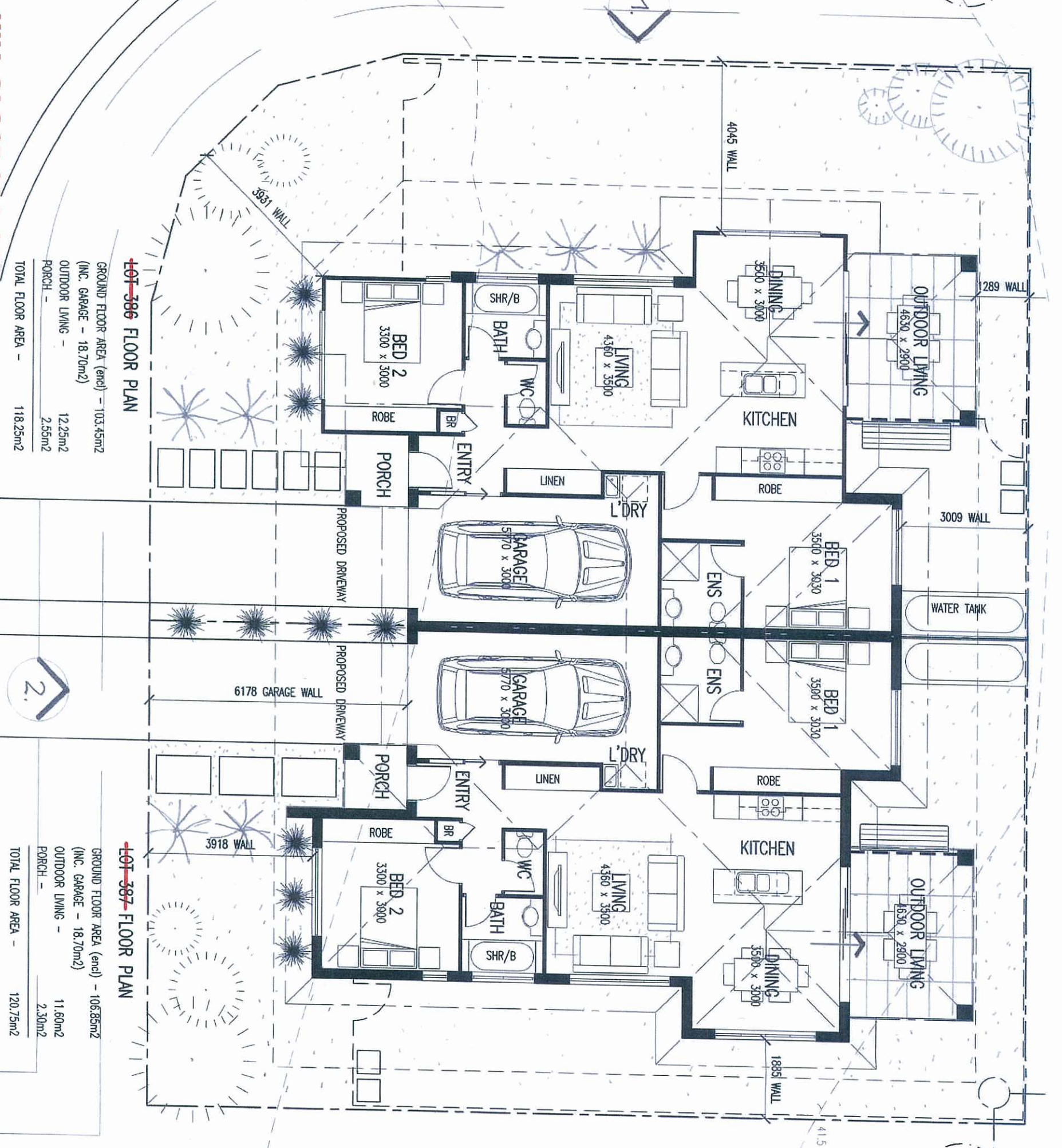
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for Lots 388-389, 404-405
and 443-444.

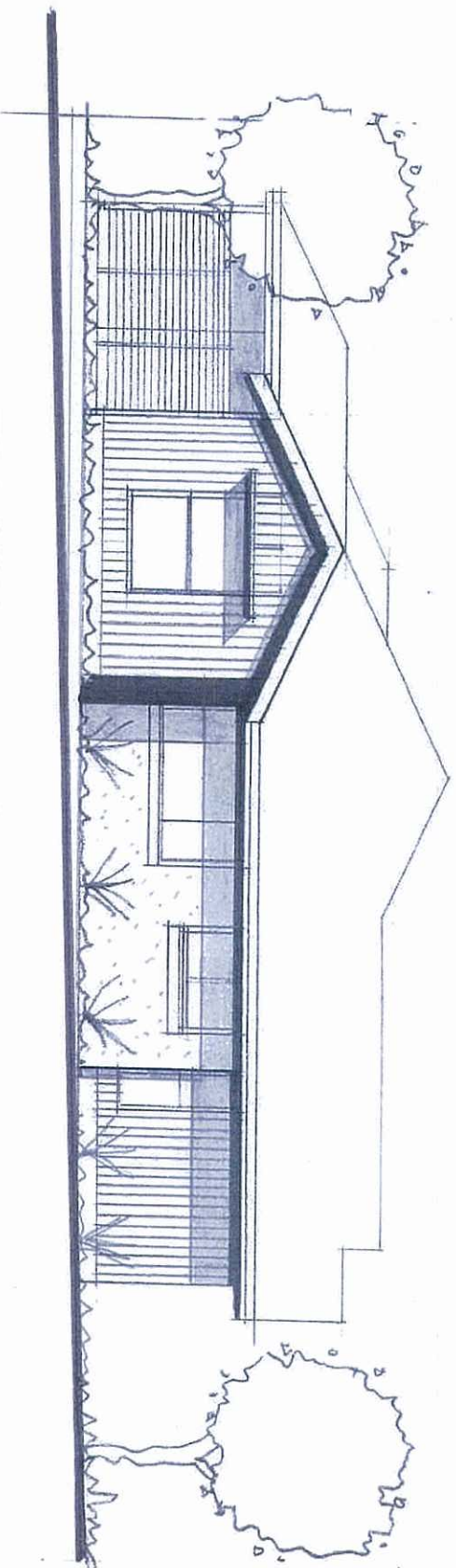
~~LOT 386-387~~

SITE INFORMATION BASED ON DISCLOSURE PLAN ONLY
- FINAL SITING SUBJECT TO DETAILED CONTOUR SURVEY
- RETAINING WALLS OVER 1m HIGH TO BE DESIGNED
BY ENGINEER AND REQUIRES 1m HIGH BARRIER
- FINAL PLAN DETAILS ARE SUBJECT TO POSITION OF
ALL SITEWORKS, DRIVEWAY FALLS & RETAINING TO
BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
- FINAL DRAWINGS ARE SUBJECT TO COVENANT
APPROVAL (IF REQUIRED)

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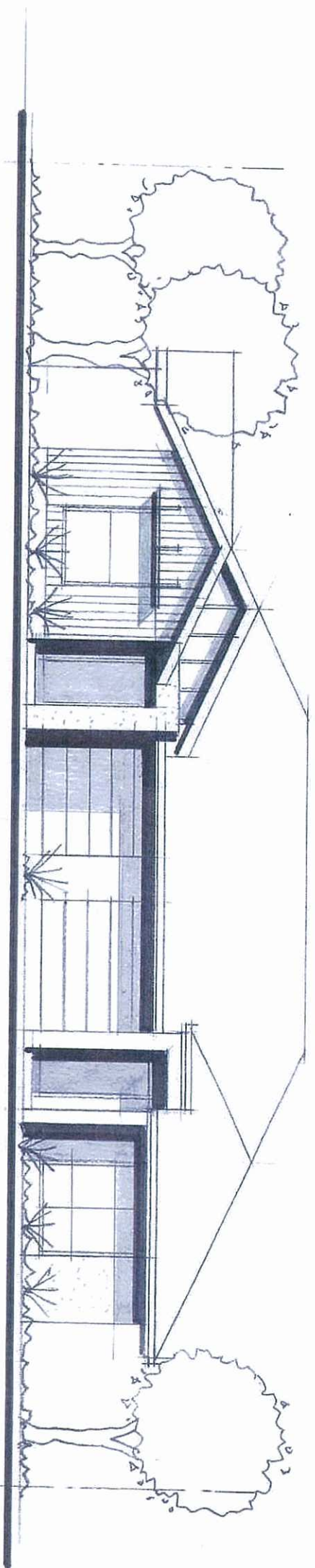


PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20 / 9 / 12

STREET ELEVATION 1.

A MENDED IN RED
1 8 SEP 2012

By: BRIANNA FIFTE (name)
of the ULDA



STREET ELEVATION 2

* House plans to be
mirrored for Lots
388-389, 404-405
and 443-444.

HILL CLOSE ~~386-387~~

CONCEPT ELEVATIONS

Client: ~~388-389, 404-405, 427-428 and 443-444~~

ULDA

Site: LOT ~~386-387~~ HILL CLOSE ESTATE

Job No. Scale @ A3

4190

1:100

Date 26.06.2012

Amendment
PRELIMINARY ISSUE

By JL

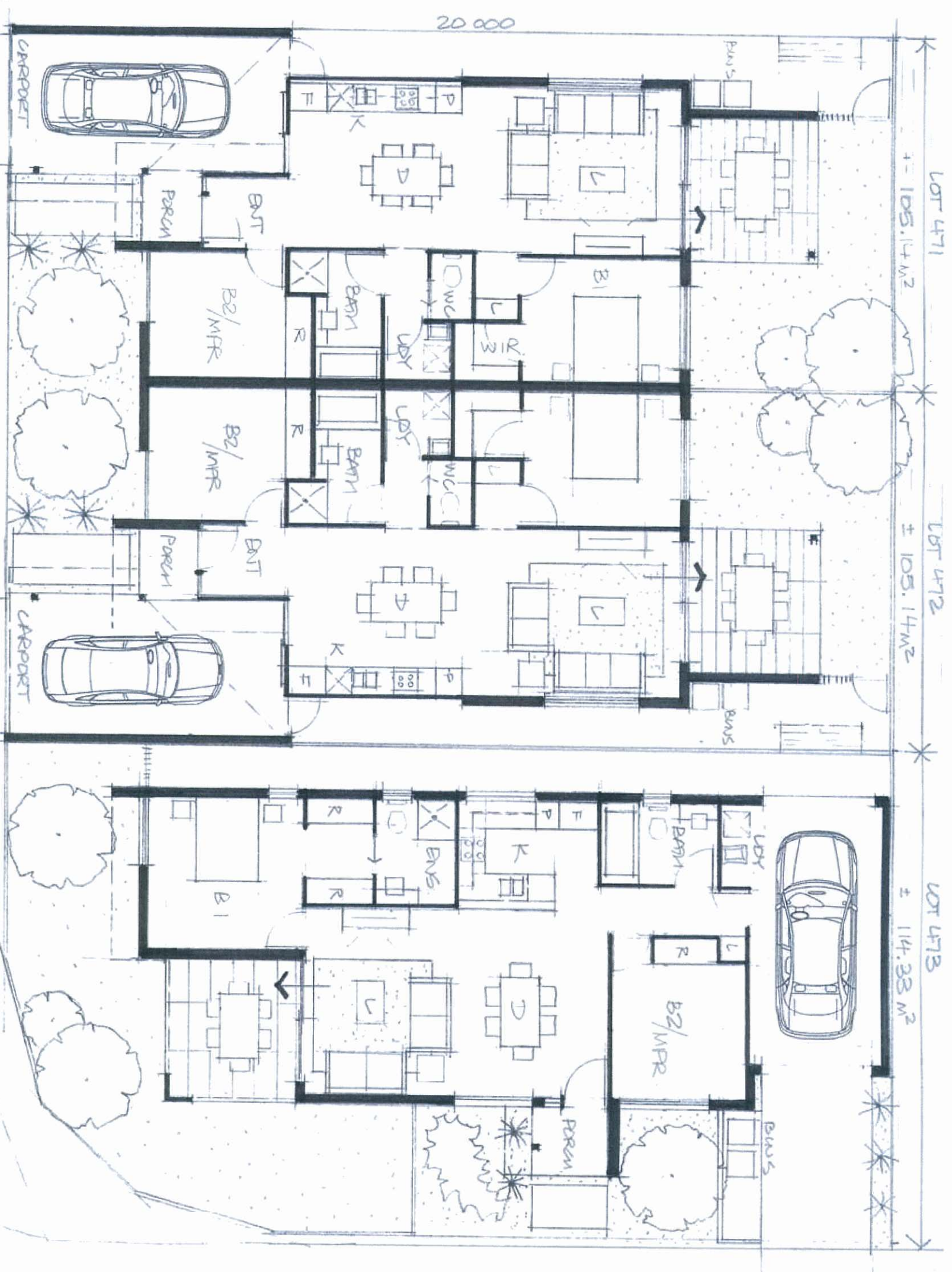
Rev. A

Drawing No.

P386-201

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admin@mondooarchitects.com.au
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LOT 471, indicative
476, & 310

LOT 472, indicative
475 & 309

LOT 473, indicative
474 & 308

DESIGN 1

DESIGN 2

STAGE 4B **STAGE 4B - HILL CLOSE** **DA CONCEPTS (Lots 471-476)**

CONCEPT PLAN DESIGN 1 - DUPLEX LOTS 471/472 • DESIGN 2 473

Client ULDA
Site

Job No. 4352
Scale @ A3

Date 1/05/13

Amendment DA CONCEPTS

By MRC

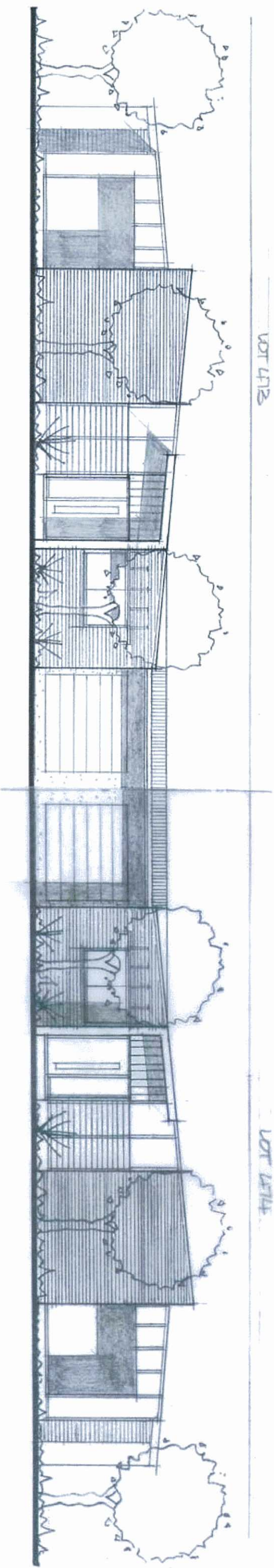
Rev

Drawing No. P-101

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AMENDED IN RED
01 NOV 2013
By: ZOE BOAL (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
05 NOV 2013
MEDQ



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
05 NOV 2013
MEDQ

AMENDED IN RED
01 NOV 2013
By: ZOE BOAL (name)
MEDQ

4B

STAGE 4 & 7. HILL CLOSE
DA CONCEPTS (Lots 471-476)

ELEVATIONS

Client ULDA
Site

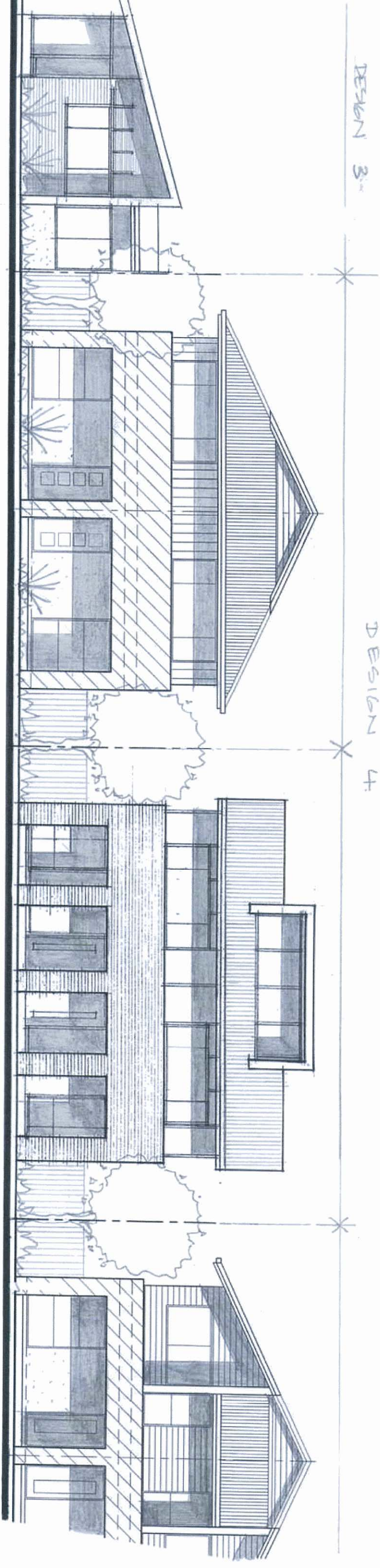
Job No.	Scale @ A3	Date	Amendment	By	Rev	Drawing No.
4352		01/05/13	DA CONCEPTS	MRC		P-201

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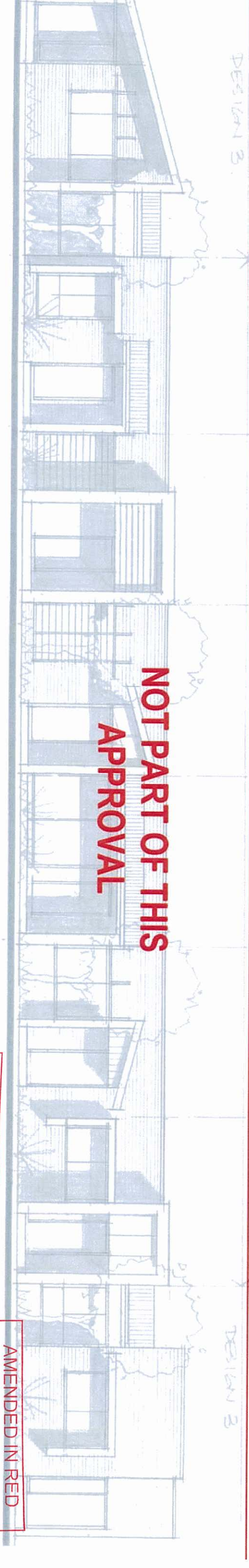
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admin@mondoarchitects.com.au
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Lot designs for 302 to 305 apply and form part of the DA as lots are less than 250sqm.
All lot designs require formal submission for design guideline approval.



Lots 525 to 529 are 285sqm. The following design applies and forms part of the DA if lots are subdivided. All lot designs require formal submission for design guideline approval.



**NOT PART OF THIS
APPROVAL**

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
05 NOV 2013
MEDQ

AMENDED IN RED
01 NOV 2013
By: ZOE BOAL (name)
MEDQ

MONDO ARCHITECTS

ELEVATIONS

4B

STAGE 4 & 7 - HILL CLOSE
DA CONCEPTS (Lots 302-305)

Client ULDA
Site

Job No. Scale @ A3
4352

Date 01/05/13

Amendment DA CONCEPTS

By MRC

Rev

Drawing No. P-202

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admin@mondoaarchitects.com.au
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