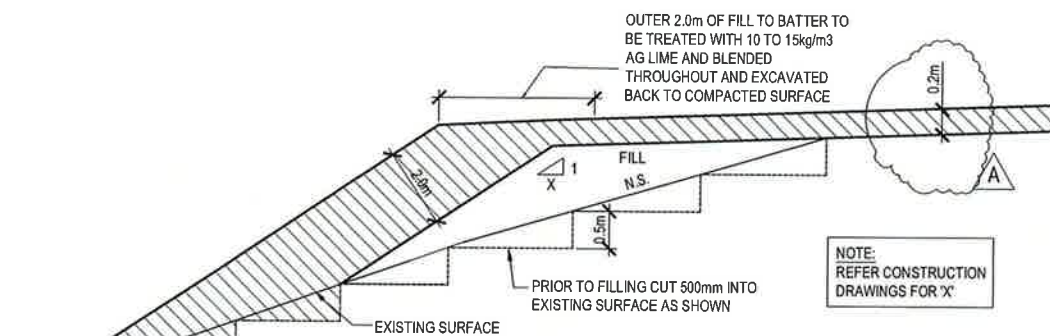
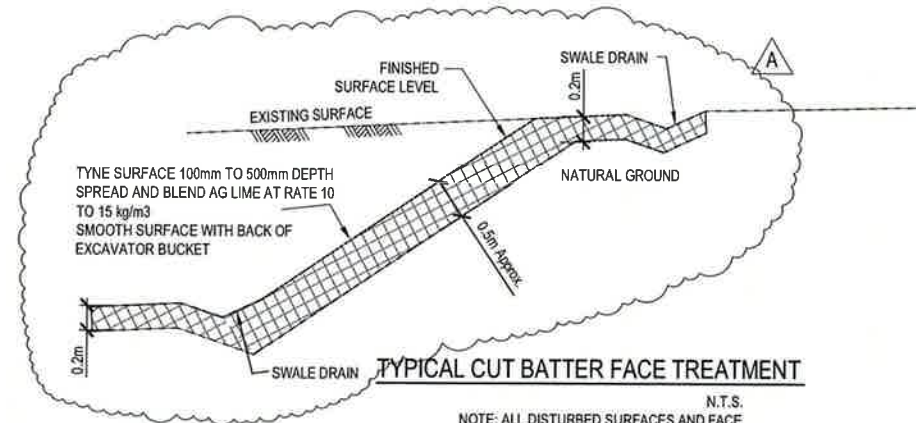




TYPICAL FILL BATTER FACE TREATMENT
N.T.S.

DISPERSIVE SOILS

1. MOST OF THE SOILS TO BE ENCOUNTERED DURING THE BULK EARTHWORKS OPERATIONS ARE EXPECTED TO BE DISPERSIVE.
2. PRIOR TO THE COMMENCEMENT OF BULK EARTHWORKS OPERATIONS THE CONTRACTOR IS TO ARRANGE FOR A SOIL SCIENTIST FROM ENVIRONMENTAL SOIL SOLUTIONS AUSTRALIA (ESSA) TO ATTEND A PRE-START MEETING ON SITE TO ADDRESS DISPERSIVE SOILS.
3. GENERALLY ALL EXPOSED CUT AND FILL BATTERS ARE TO BE TREATED WITH AG LIME IN ACCORDANCE WITH DETAILS ON THIS DRAWING.
4. CUT OFF SWALES AND DIVERSION BUNDS ARE TO BE TREATED WITH AG LIME IN ACCORDANCE WITH DETAILS ON THIS DRAWING.
5. A SOIL SCIENTIST FROM ESSA IS TO INSPECT THE SITE DURING AND AT THE COMPLETION OF WORKS AND TO CONFIRM IN WRITING THAT ALL BULK EARTHWORKS HAVE BEEN CARRIED OUT IN ACCORDANCE WITH ESSA RECOMMENDATIONS AND THAT THE SITE IS STABLE IN RESPECT OF EROSION.
6. TOPSOIL MODIFIED IN ACCORDANCE WITH ESSA'S TREATMENT SCHEDULE TO BE SPREAD OVER THE ABOVE SURFACES BY OTHERS.



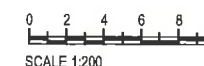
TYPICAL CUT BATTER FACE TREATMENT
N.T.S.

NOTE: ALL DISTURBED SURFACES AND FACE OF BATTER TO BE HYDROMULCHED

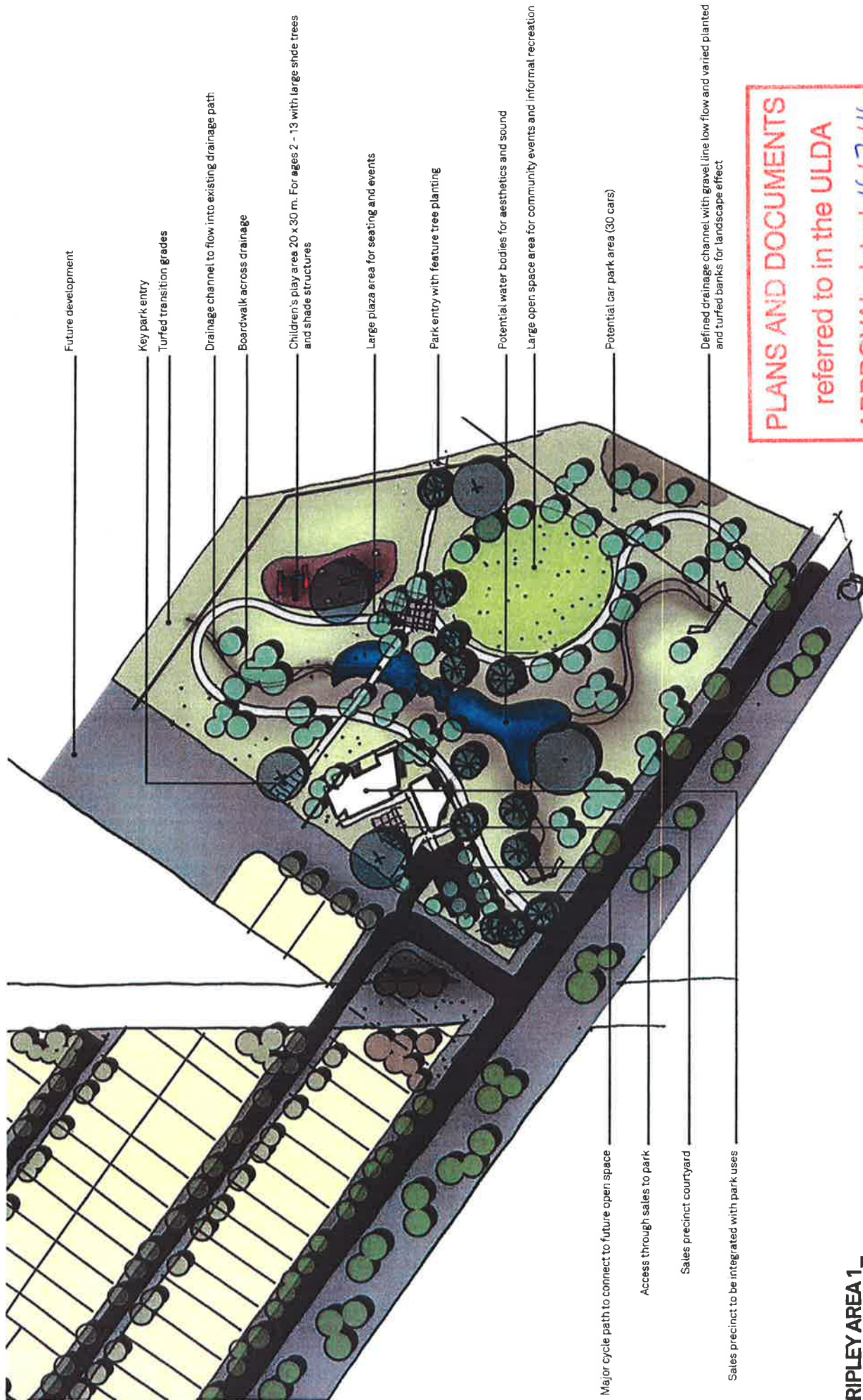
PLANS AND DOCUMENTS
referred to in the ULDA

APPROVAL dated 18/7/11

5/8/11 M



RIPLEY VALLEY RESIDENTIAL DEVELOPMENT RIPLEY ROAD IPSWICH				SCALES: 1:200 @ A1 DESIGN: DG DRAWN: DG CREATED: FEB 2011 CHKD: DL APPRD: DP DATE: 18-3-11	RIPLEY VALLEY IPSWICH LOT BATTER FACE TREATMENT DETAILS	MPN Consulting Pty Ltd ABN 35 082 191 799 39 Sherwood Road, Trowang, QLS 4088 P: 61 7 3371 9677 F: 61 7 3371 3196 E: solutions@mpnconsulting.com.au	5874 DRAWING NO. RP.13 REV A
A	21-3-11	TREATMENT THICKNESS AMENDED	LW DP				
ISSUE	DATE	AMENDMENT	BY	APP			



RIPLEY AREA 1 TOWN PARK LANDSCAPE CONCEPT

HASSELL

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 16/7/11

Scale 1:10000
Date 15-March-2011
16-October-2010
Revisions
B. 15-March-2011
A. ULDA DA submission

Scale 1:10000
Date 15-March-2011
16-October-2010
Revisions
B. 15-March-2011
A. ULDA DA submission

Project Name
Ripley Area 1
Ripley Valley
Sales Office Concept Plan
5/8/11

Project Name
Ripley Area 1
Ripley Valley
Sales Office Concept Plan
5/8/11



Natural drainage channel

20 x 30 m kickabout space

Pedestrian path link to residential frontages

Half court positioned amongst trees

Group of retained existing trees

Children's play area

New tree planting

Informal turf areas with picnic facilities

Picnic shelter

Major entries at corners

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 14/7/14

5/8/11 M

RIPLEY AREA 1_ NEIGHBOURHOOD PARK

HASSELL



Revisions
B, response to DA INF
A, ULDA DA submission
Date
18-March-2011
18-October-2010

Scale
1:1000 @ A3
Client
Belconnen House

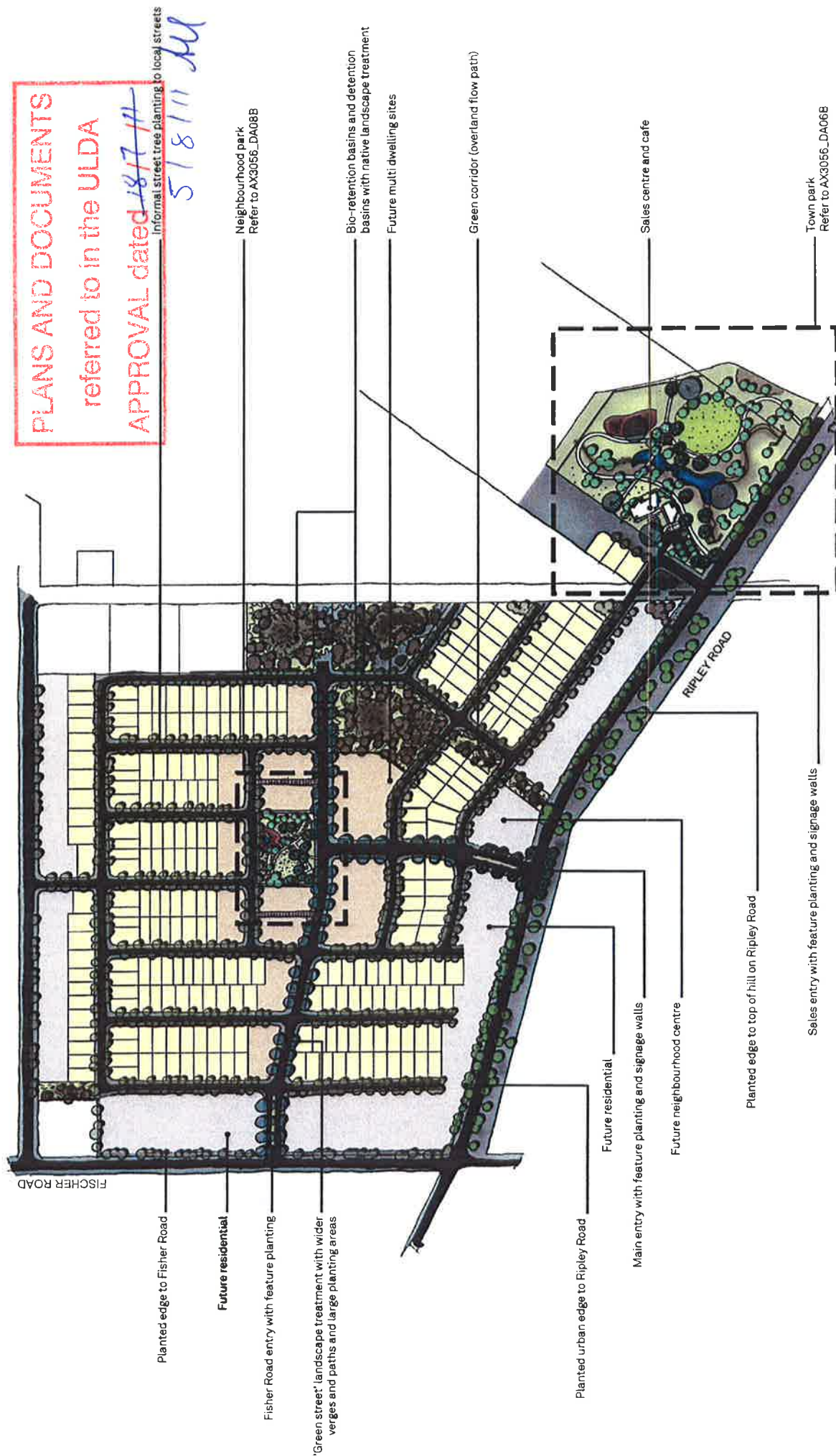
Project Name
Ripley Area 1
Ripley Valley

Drawing
A31006_DA_01B
Neighbourhood Park Concept Plan

APPROVAL dated 18/7/11

Informal street tree planting to local streets

518111 44



RIPLEY AREA 1_ LANDSCAPE CONCEPT

Revision	Date	Scale	Client	Project Name	Dwelling
1	15-October-2010	1:600 @ A3	Residential Home	Ripley Arms 3	Arms 1 Residential Concept Plan
2	15-March-2011			Ripley Arms 3	
3	15-March-2011			Ripley Arms 3	
4	15-October-2010			Ripley Arms 3	

HASSELL

BUNDAMBA CREEK

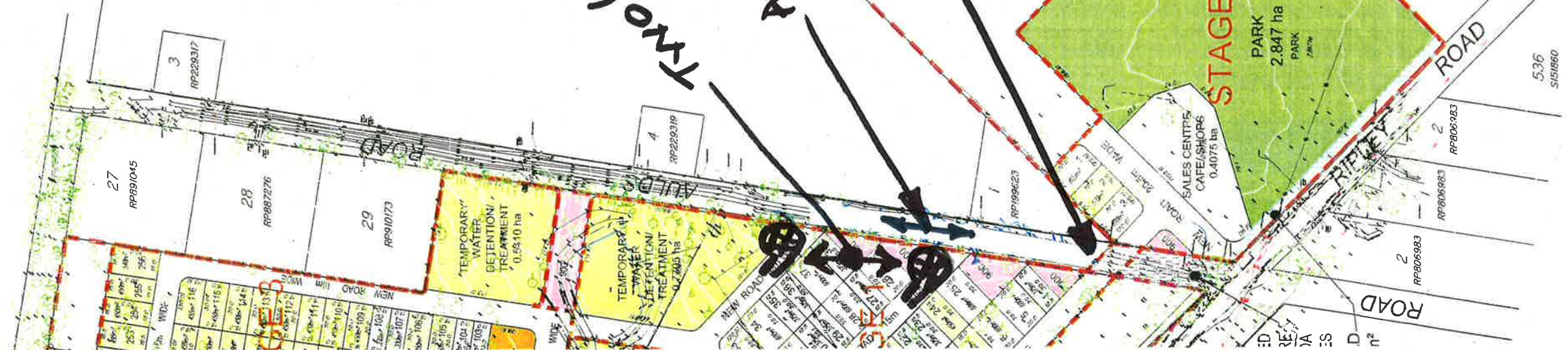
PREFERRED

OPTION #2

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 4/7/11

5/8/11 AM

TWO (2) TEMPORARY
ROADS UNALTERED
AULD'S ROAD
REMAINS ROAD
+ MAKE GOOD
TO NEW ROAD



SCALE 1:1500



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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.

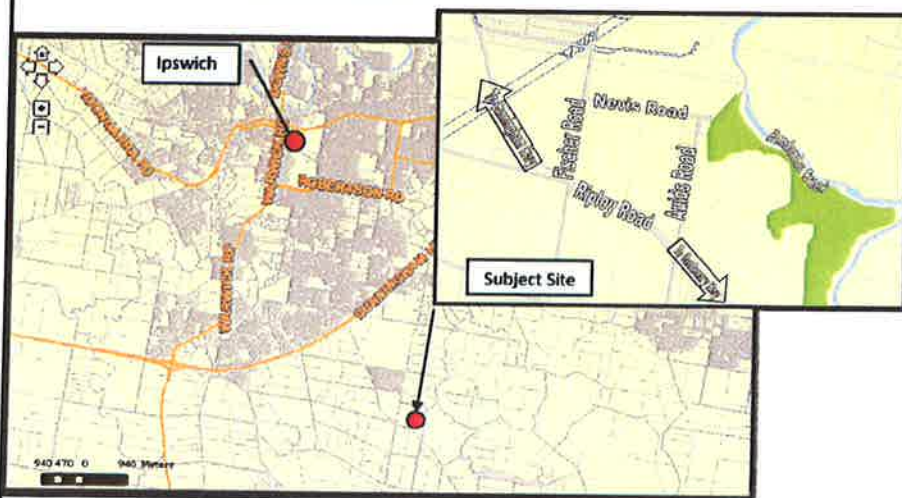
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18/7/11

SITE PLAN

NOTE:
BALANCE LOT 900 TO BE FURTHER SUBDIVIDED
SUBJECT TO FUTURE ROAD CLOSURE OF ALUDS ROAD

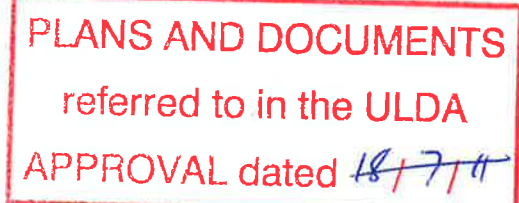


LOCALITY PLAN



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	SEKISUI HOUSE			
PROJECT	PROPOSED RECONFIGURATION OF LOT 179 ON SP143798, LOT 180 ON RP910173, & LOT 182 ON S151860			
LOCAL AUTHORITY	URBAN LAND DEVELOPMENT AUTHORITY			
NOTES	(i) This plan was prepared for the purpose and exclusive use of SEKISUI HOUSE 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.			
STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
TOTAL	257	4380m	3.347ha	34.456 ha
SCALE BAR				
80m 0 120 240m				
SCALE 1:5000 @ A3				
 LANDPARTNERS built environment consultants				
Brisbane Office Level 3, 99 Melbourne Street South Brisbane QLD 4101 PO Box 3916 South Brisbane BC QLD 4101				
t (07) 3842 1000 f (07) 3842 1001 e info@landpartners.com.au www.landpartners.com.au				
BSI ISO 9001:2008 FS 535063				
LEVEL DATUM	N/A			
LEVEL ORIGIN	N/A			
CONTOUR INTERVAL	N/A			
COMPUTER FILE	364900BU			
DRAWN	LFB	DATE	16/03/2011	
CHECKED		DATE		
APPROVED		DATE		
PLAN NUMBER	SHEET 1 OF 11			REV
BRLB3649.000-146			B	



5/8/11 M

TEMPORARY WATER DETENTION/ TREATMENT

TEMPORARY WATER/ DETENTION TREATMENT

7705m²

NEW ROAD 15m WIDE

DRAINAGE

DRAINAGE

6m Wide
Access Easement

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	—	—
320-374m ²	2	5
375-445m ²	15	39
450-599m ²	9	24
≥600m ²	12	32
Attached housing	—	—
Sales Centre & Cafe	1	3

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

SEKISUI HOUSE

PROJECT

**PROPOSED RECONFIGURATION
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860**

LOCAL AUTHORITY

URBAN LAND DEVELOPMENT AUTHORITY

NOTES

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

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
1	38	895m	2.847ha	7.762ha
TOTAL	257	4380m	3.347ha	34.456 ha

SCALE BAR



SCALE 1:1250 @ A3



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ISO 9001.2
FD 5250

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BU
DRAWN LFB	DATE 16/03/2011
CHECKED	DATE
APPROVED	DATE

PLAN NUMBER	SHEET 2 OF 11	REV
BRLB3649.000-146		B

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5/8/11



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CLIENT

PROJECT

LOCAL AUTHORITY

NOTES

STAGE

SCALE BAR

SCALE 1:1250 @ A3

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15 535063

LEVEL DATUM

LEVEL ORIGIN

CONTOUR INTERVAL

COMPUTER FILE

DRAWN

CHECKED

APPROVED

PLAN NUMBER

SHEET 3 OF 11

REV

SEKISUI HOUSE

PROPOSED RECONFIGURATION
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860

URBAN LAND DEVELOPMENT AUTHORITY

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SEKISUI HOUSE to accompany an application to URBAN LAND
DEVELOPMENT AUTHORITY for approval to reconfigure the land
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STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
1	38	895m	2.847ha	7.762ha
TOTAL	257	4380m	3.347ha	34.456 ha

0 5 10 20 30 50 80m

SCALE 1:1250 @ A3

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LEVEL DATUM

LEVEL ORIGIN

CONTOUR INTERVAL

COMPUTER FILE

DRAWN

CHECKED

APPROVED

PLAN NUMBER

SHEET 3 OF 11

REV

N/A

N/A

N/A

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LFB

DATE

DATE

DATE

BRLB3649.000-146

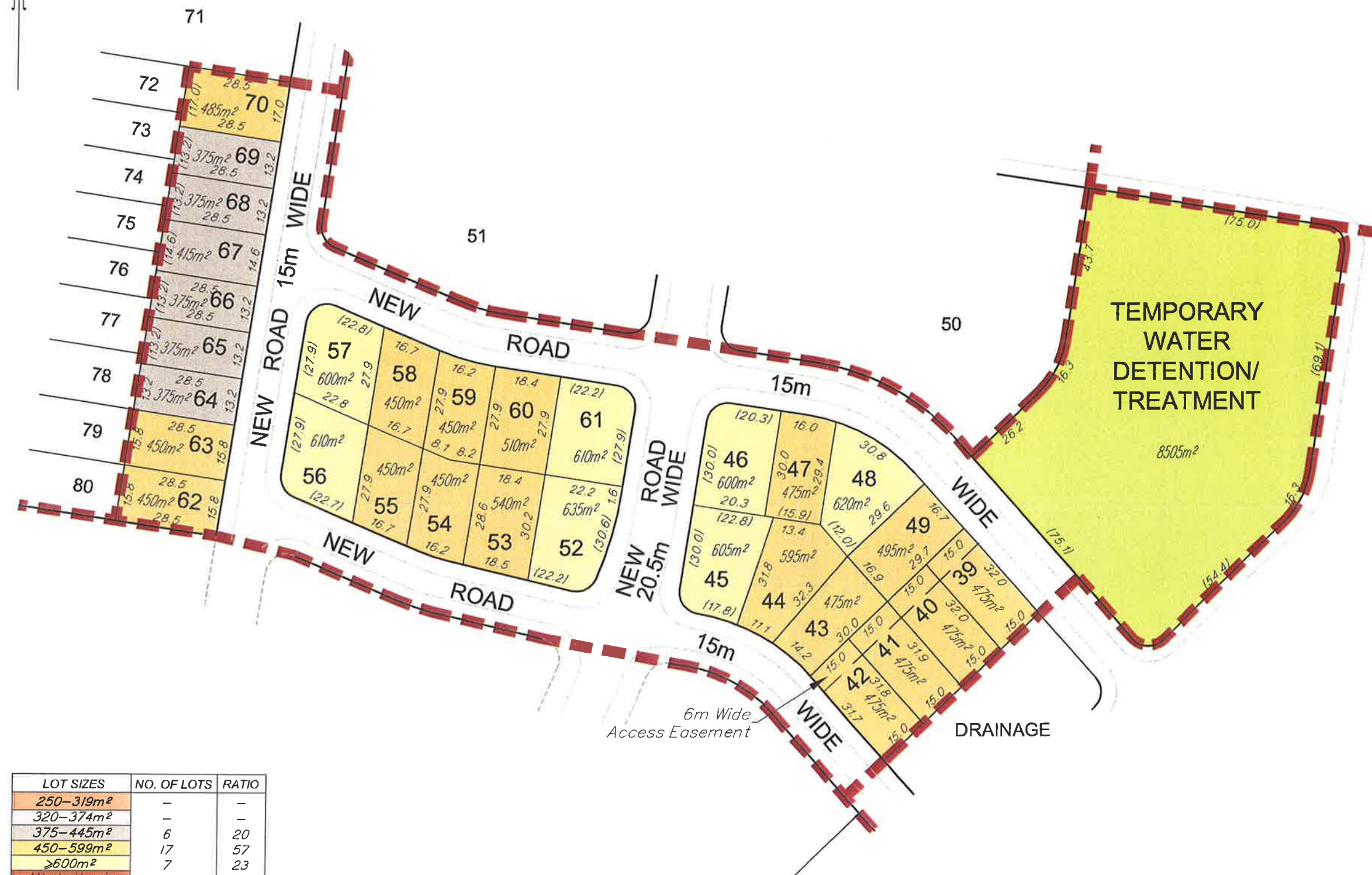
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STAGE 1

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referred to in the ULDA
APPROVAL dated 18/7/14

5/8/11 M

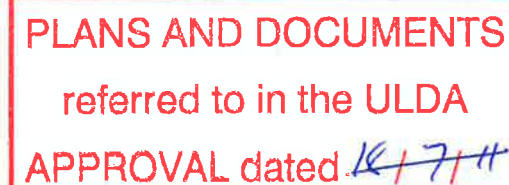


LOT SIZES	NO. OF LOTS	RATIO
250-319m²	-	-
320-374m²	-	-
375-445m²	6	20
450-599m²	17	57
>600m²	7	23
Attached housing	-	-
Sales Centre & Cafe	-	-

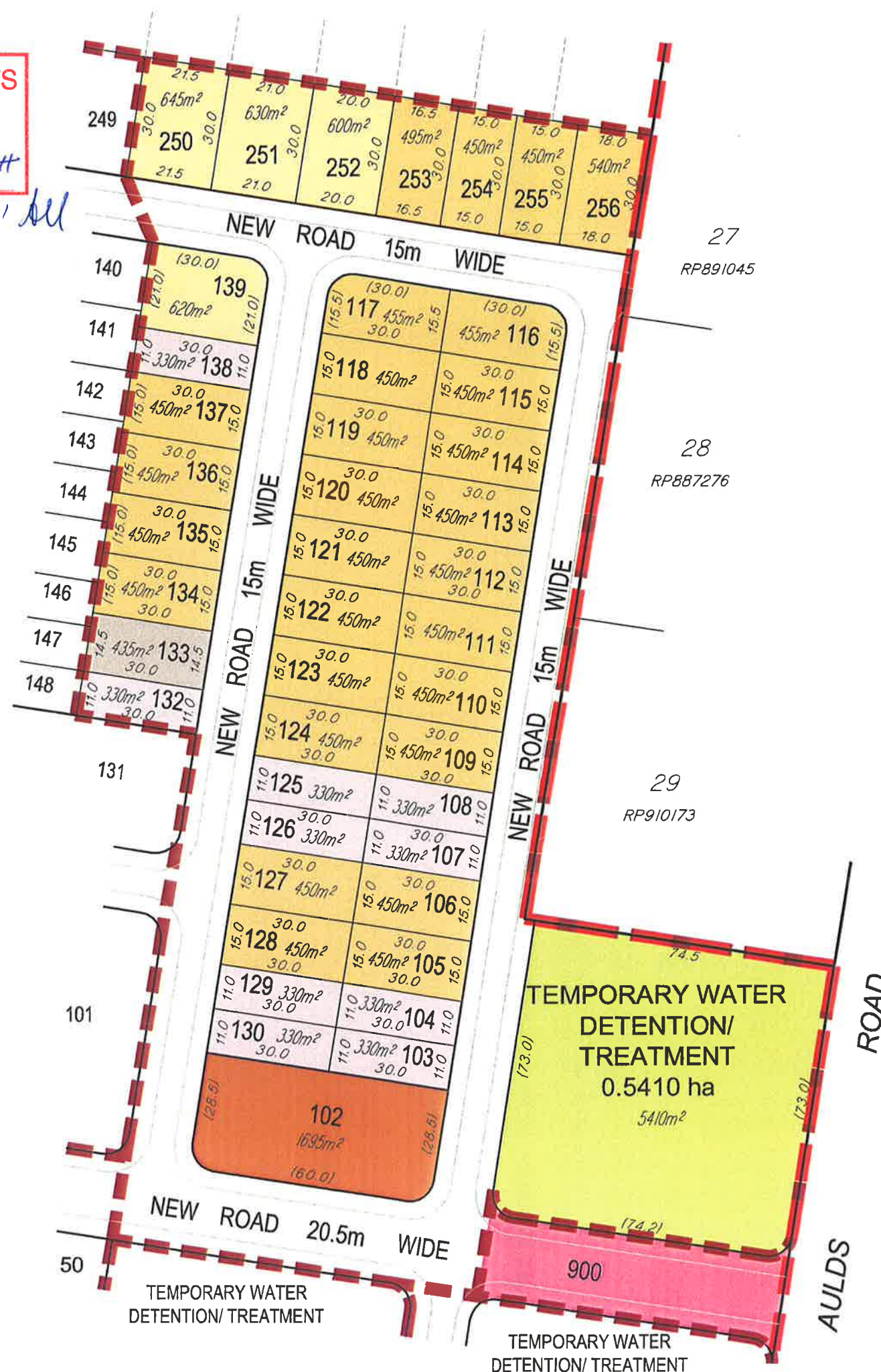
NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF ENVIRONMENT & RESOURCE MANAGEMENT.

CLIENT	SEKISUI HOUSE			
PROJECT	PROPOSED RECONFIGURATION OF LOT 179 ON SP143798, LOT 180 ON RP910173, & LOT 182 ON S151860			
LOCAL AUTHORITY	URBAN LAND DEVELOPMENT AUTHORITY			
NOTES	(i) This plan was prepared for the purpose and exclusive use of SEKISUI HOUSE 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.			
STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
2	30	615m	-	3.295ha
TOTAL	257	4380m	3.347ha	34.456 ha
SCALE BAR 0 5 10 20 30 50 80m				
SCALE 1:1250 @ A3				
 LANDPARTNERS built environment consultants				
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LEVEL DATUM	N/A			
LEVEL ORIGIN	N/A			
CONTOUR INTERVAL	N/A			
COMPUTER FILE	364900BU			
DRAWN	LFB	DATE	16/03/2011	
CHECKED	DATE			
APPROVED	DATE			
PLAN NUMBER	SHEET 4 OF 11		REV	B
BRLB3649.000-146				

STAGE 2



5/8/11 *all*



LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	—	—
320-374m ²	10	23
375-445m ²	1	2
450-599m ²	28	64
>600m ²	4	9
Attached housing	1	2
Sales Centre & Cafe	—	—

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

SEKISUI HOUSE

PROJECT

**PROPOSED RECONFIGURATION
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860**

LOCAL AUTHORITY

URBAN LAND DEVELOPMENT AUTHORITY

NOTES

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STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
3	44	660m	-	3.62ha
TOTAL	257	4380m	3.347ha	34.456 ha

SCALE BAR



SCALE 1:1250 @ A3



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LEVEL DATUM	N/A
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LEVEL ORIGIN	N/A
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CONTOUR INTERVAL	N/A
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COMPUTER FILE	364900BU
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DRAWN	LFB	DATE	16/03/2011
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CHECKED	DATE
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APPROVED	DATE
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PLAN NUMBER	SHEET 5 OF 11	REV
BRLB3649.000-146		

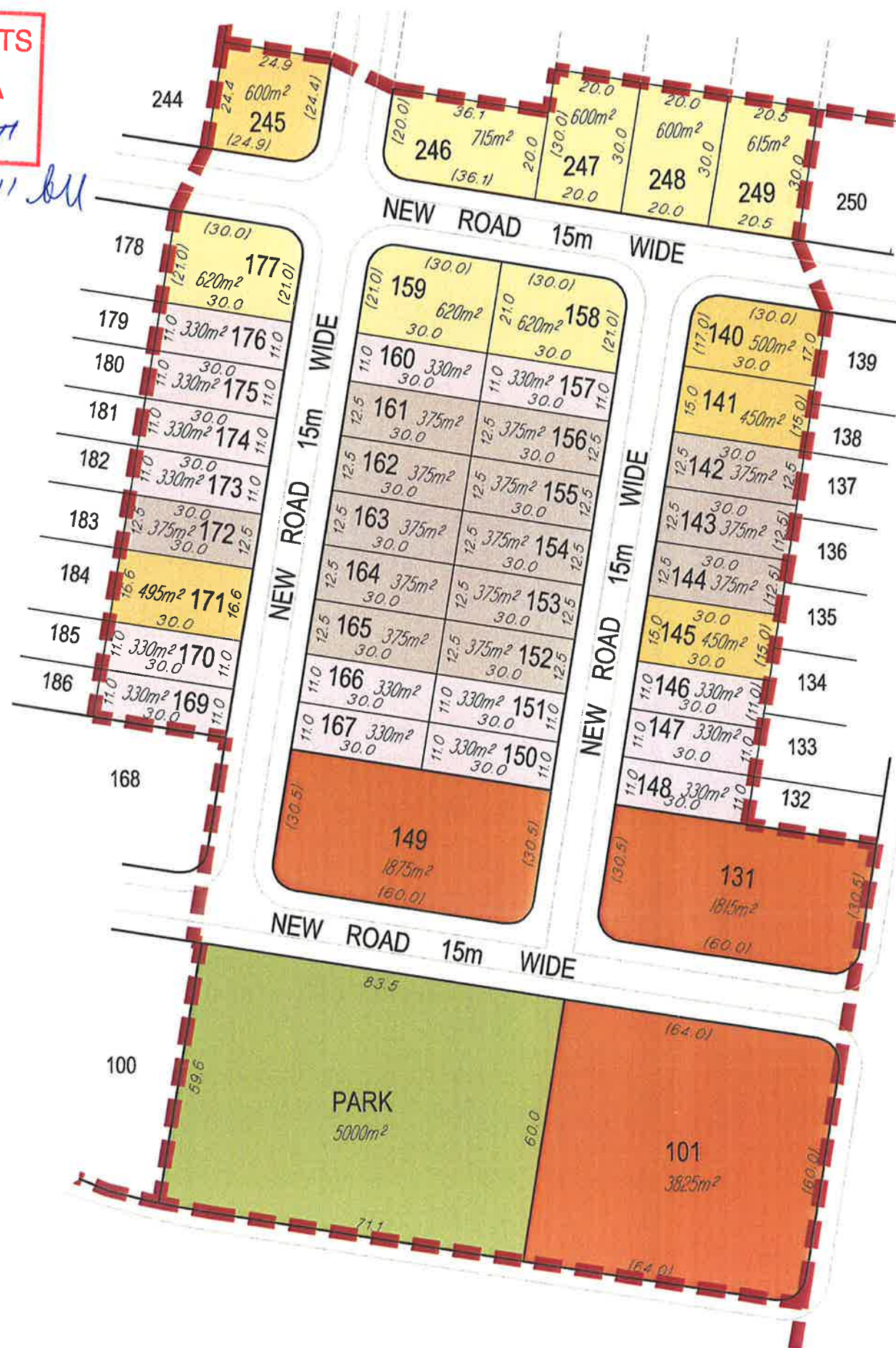
STAGE 3

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1

PLANS AND DOCUMENTS
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5/8/11 bu



LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	-	-
320-374m ²	15	34
375-445m ²	14	32
450-599m ²	5	11
>600m ²	7	16
Attached housing	3	7
Sales Centre & Cafe	-	-

STAGE 4

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

SEKISUI HOUSE

PROJECT

PROPOSED RECONFIGURATION
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860

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.

STAGE	NO. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
4	44	600m	0.5ha	3.89ha
TOTAL	257	4380m	3.347ha	34.456 ha

SCALE BAR



SCALE 1:1250 @ A3



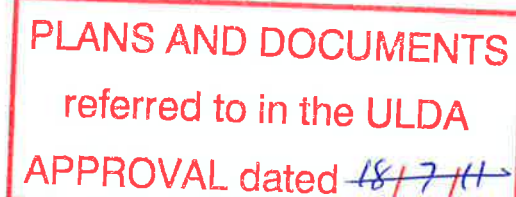
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LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BU
DRAWN	LFB
DATE	16/03/2011
CHECKED	DATE
APPROVED	DATE

PLAN NUMBER	SHEET 6 OF 11	REV
BRLB3649.000-146		B



5/8/11 *mm*



STAGE 5

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.

SEKISUI HOUSE

PROJECT
PROPOSED RECONFIGURATION
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

NOTES

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(lii) 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.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
5	27	320m	-	2.046ha
TOTAL	257	4380m	3.347ha	34.456 ha

SCALE BAR



SCALE 1:1250 @ A3



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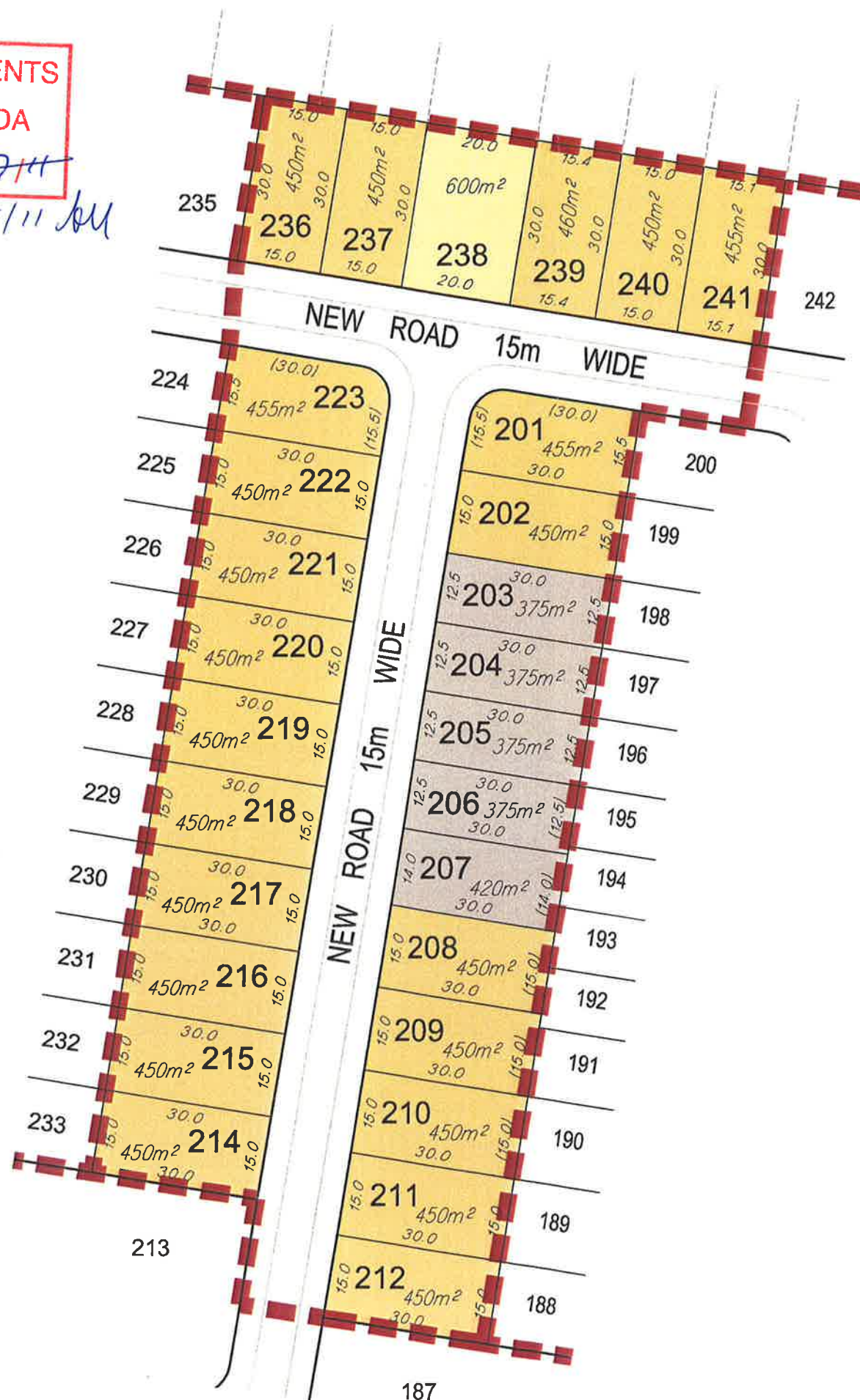
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CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BU
DRAWN LFB	DATE 16/03/2011
CHECKED	DATE
APPROVED	DATE

PLAN NUMBER	SHEET 7 OF 11	REV
BRLB3649.000-146		B



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18/7/11

5/8/11 *LM*



LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	-	-
320-374m ²	-	-
375-445m ²	5	18
450-599m ²	22	79
≥600m ²	1	3
Attached housing	-	-
Sales Centre & Cafe	-	-

STAGE 6

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		SEKISUI HOUSE		
PROJECT PROPOSED RECONFIGURATION OF LOT 179 ON SP143798, LOT 180 ON RP910173, & LOT 182 ON S151860				
LOCAL AUTHORITY URBAN LAND DEVELOPMENT AUTHORITY				
NOTES (i) This plan was prepared for the purpose and exclusive use of SEKISUI HOUSE 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.				
STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
6	28	260m	-	1.639ha
TOTAL 257 4380m 3.347ha 34,456 ha				
SCALE BAR 10m 0 20 50m SCALE 1:1000 @ A3				
 LANDPARTNERS built environment consultants				
Brisbane Office Level 3, 99 Melbourne Street South Brisbane QLD 4101 PO Box 3916 South Brisbane BC QLD 4101 (07) 3842 1000 (07) 3842 1001 info@landpartners.com.au www.landpartners.com.au ISO 9001:2008 FS 535063				
LEVEL DATUM		N/A		
LEVEL ORIGIN		N/A		
CONTOUR INTERVAL		N/A		
COMPUTER FILE		364900BU		
DRAWN	LFB	DATE	16/03/2011	
CHECKED		DATE		
APPROVED		DATE		
PLAN NUMBER		SHEET 8 OF 11		REV
BRLB3649.000-146				B

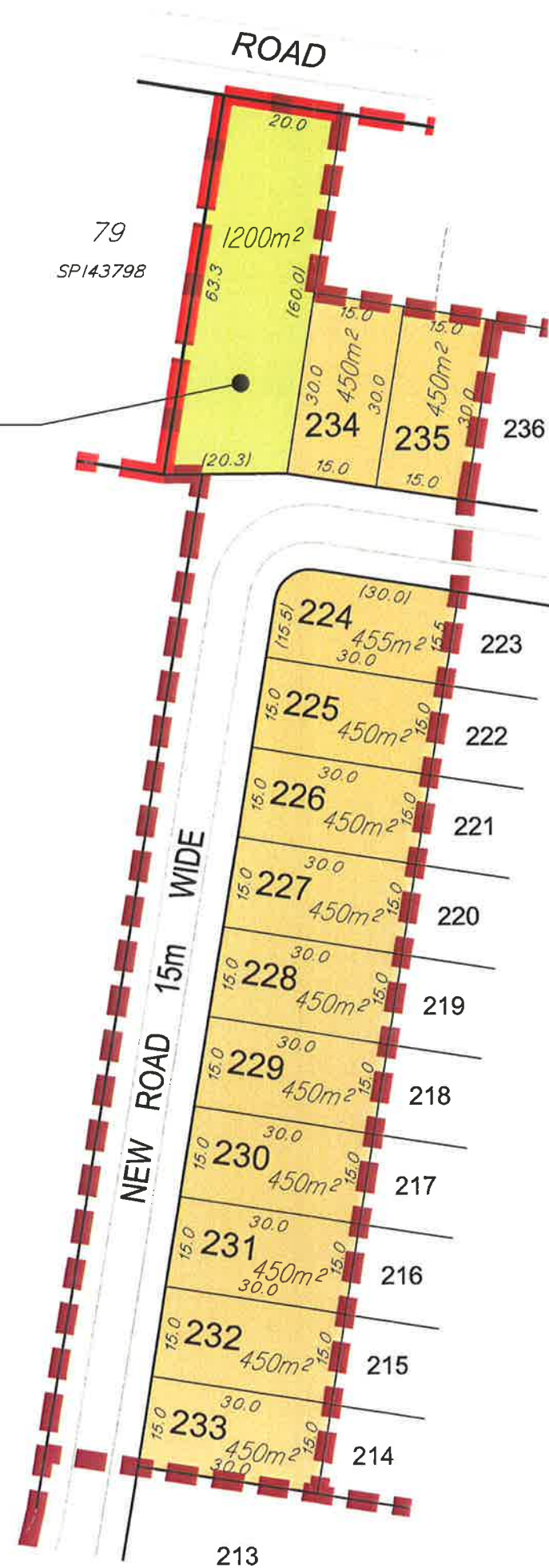
5/8/11 bill



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18/7/11

5/8/11 *all*

TEMPORARY
WATER
DETENTION/
TREATMENT



LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	-	-
320-374m ²	-	-
375-445m ²	-	-
450-599m ²	12	100
>600m ²	-	-
Attached housing	-	-
Sales Centre & Cafe	-	-

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

SEKISUI HOUSE

PROJECT

PROPOSED RECONFIGURATION
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860

LOCAL AUTHORITY

URBAN LAND DEVELOPMENT AUTHORITY

NOTES

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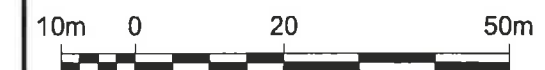
(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

(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.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
8	12	190m	-	0.957ha
TOTAL	257	4380m	3.347ha	34.456 ha

SCALE BAR



SCALE 1:1000 @ A3



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LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BU
DRAWN	LFB
DATE	16/03/2011
CHECKED	DATE
APPROVED	DATE

PLAN NUMBER	SHEET 10 OF 11	REV
BRLB3649.000-146		B

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18/7/11

5/8/11



TEMPORARY
WATER
DETENTION/
TREATMENT

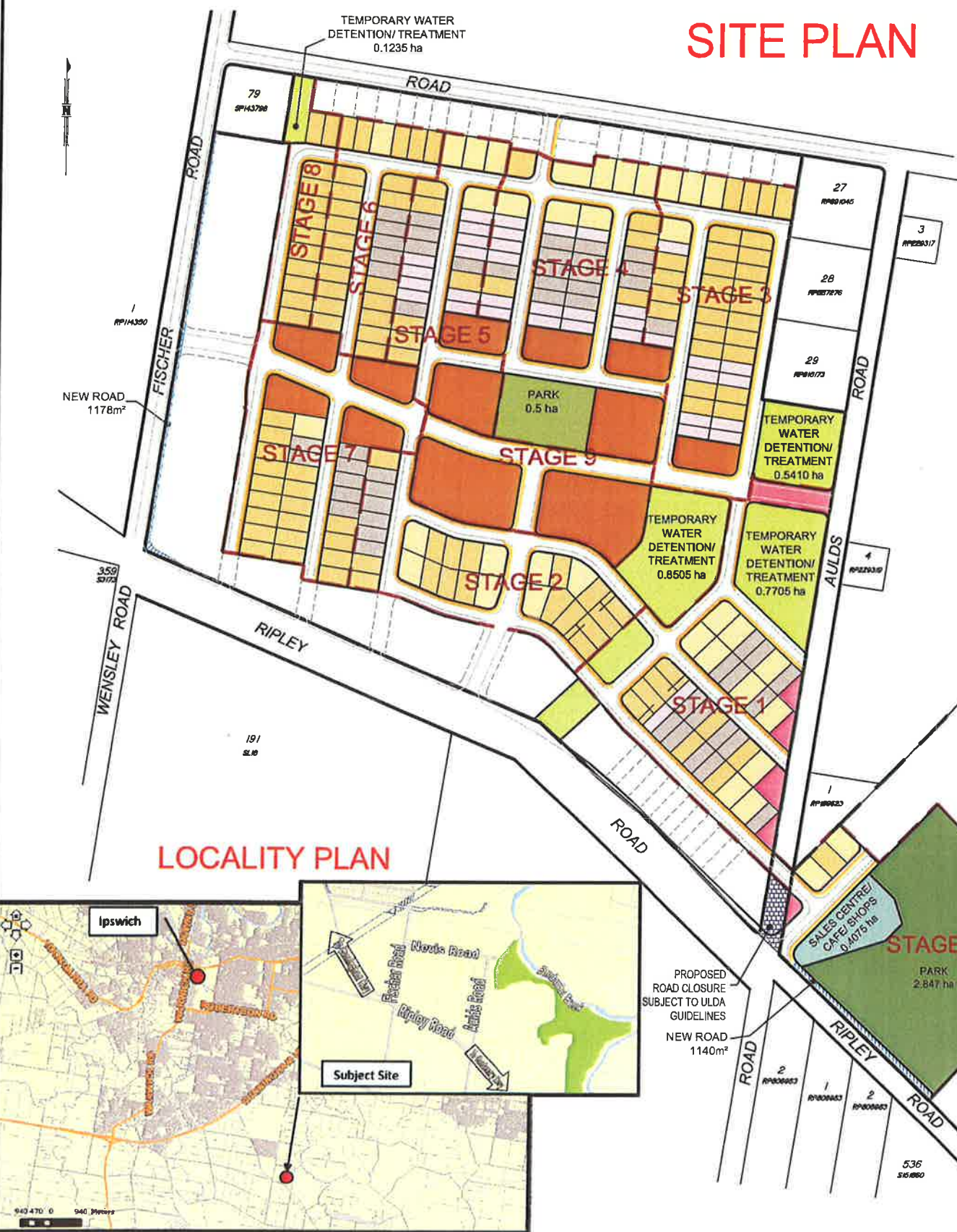
LOT SIZES	NO. OF LOTS	RATIO
250–319m ²	—	—
320–374m ²	—	—
375–445m ²	—	—
450–599m ²	—	—
≥600m ²	—	—
Attached housing	2	100
Sales Centre & Cafe	—	—

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 SEKISUI HOUSE				
PROJECT PROPOSED RECONFIGURATION OF LOT 179 ON SP143798, LOT 180 ON RP910173, & LOT 182 ON S151860				
LOCAL AUTHORITY URBAN LAND DEVELOPMENT AUTHORITY				
NOTES (i) This plan was prepared for the purpose and exclusive use of SEKISUI HOUSE 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.				
STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
9	2	270m	—	1.756ha
TOTAL 257 4380m 3.347ha 34.456 ha				
SCALE BAR 0 5 10 20 30 50 80m SCALE 1:1250 @ A3				
 LANDPARTNERS built environment consultants				
Brisbane Office Level 3, 99 Melbourne Street South Brisbane QLD 4101 PO Box 3916 South Brisbane BC QLD 4101 (07) 3842 1000 (07) 3842 1001 info@landpartners.com.au www.landpartners.com.au ISO 9001:2000 FS 535063				
LEVEL DATUM		N/A		
LEVEL ORIGIN		N/A		
CONTOUR INTERVAL		N/A		
COMPUTER FILE		364900BU		
DRAWN	LFB	DATE	16/03/2011	
CHECKED		DATE		
APPROVED		DATE		
PLAN NUMBER	SHEET 11 OF 11		REV	
BRLB3649.000-146		B		

STAGE 9

SITE DEVELOPMENT TABLE	Villa Allotments(1) 250-319m ² 10-12m Frontage		Villa Allotments(2) 320-374m ² 10-13m Frontage		Courtyard Allotments(1) 375-449m ² >12m Frontage		Courtyard Allotments(2) 450-599m ² >14m Frontage		Traditional Allotments ≥600m ² >17m Frontage	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m
Side – General Lots										
Build to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Non Build to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m
Corner Lots – Secondary Frontage	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m	3.0m	3.0m
Laneway Lots										
Rear of Lot (from Laneway Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m



- Notes -
- General:
- All development is to be undertaken generally in accordance with the Development Approval
 - The maximum height of building shall not exceed 9m
- Orientation:
- Entries - Front doors of dwellings are generally to address the Primary Street Frontage identified in the Site Development Plan
- Setbacks
- Setbacks are as per the Site Development Table unless otherwise specified.
 - 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
 - Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres
 - Boundary setbacks are measured to the wall of the structure
 - 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:
- Minimum off-street parking requirements
Studio, 1 and 2 bed dwellings - 1 space per dwelling on driveway
Other - 2 spaces per dwelling, which may be in tandem on driveway

CLIENT

SEKISUI HOUSE

PROJECT

PLAN OF DEVELOPMENT
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860

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.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
TOTAL	257	4380m	3.347ha	34.456ha

SCALE BAR

80m 0 120 240m

SCALE 1:5000 @ A3

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BSI

ISO 9001:2008

FS 535063

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BT
DRAWN	LFB
DATE	21/03/2011
CHECKED	SRS
DATE	21/03/2011
APPROVED	DATE

PLAN NUMBER

BRLB3649.000-133

SHEET 1 OF 11

REV

G

SITE DEVELOPMENT TABLE	Villa Allotments(1) 250-319m ² 10-12m Frontage		Villa Allotments(2) 320-374m ² 10-13m Frontage		Courtyard Allotments(1) 375-449m ² >12m Frontage		Courtyard Allotments(2) 450-599m ² >14m Frontage		Traditional Allotments ≥600m ² >17m Frontage	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m
Side – General Lots										
Build to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Non Build to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m
Corner Lots – Secondary Frontage	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m	3.0m	3.0m
Laneway Lots										
Rear of Lot (from Laneway Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m

Notes -

General:

- All development is to be undertaken generally in accordance with the Development Approval
- The maximum height of building shall not exceed 9m

Orientation:

- Entries - Front doors of dwellings are generally to address the Primary Street Frontage identified in the Site Development Plan

Setbacks

- Setbacks are as per the Site Development Table unless otherwise specified.
- 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
- Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres
- Boundary setbacks are measured to the wall of the structure
- 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:

- Minimum off-street parking requirements
Studio, 1 and 2 bed dwellings - 1 space per dwelling on driveway
Other - 2 spaces per dwelling, which may be in tandem on driveway

Legend:

- Site Boundary
- Stage Boundary
- Built to Boundary Wall (Non Mandatory)
- Primary Frontage
- Open Space
- Footpath

- Villa Allotments with a frontage of less than 12.5m are to have tandem parking with a setback to a garage of 5.5m. Double garages may not be permitted
Double garages may be permitted on a single storey dwelling on a lot less than 12.5m wide.
Double garages may be permitted on double story buildings with frontages less than 12.5m Subject to the garage being setback 1.5m behind the face of the main dwelling
- Parking spaces on driveways do not have to comply with AS2890
- 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
- Private amenity space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments (including Loft Homes) above ground level must not be less than 9sqm which may in the form of a balcony with a minimum dimension of 1.8 metres

Fencing

- Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetation (hedges etc)

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	—	—
320-374m ²	2	5
375-445m ²	15	39
450-599m ²	9	24
>600m ²	12	32
Attached housing	—	—
Sales Centre & Cafe	1	3

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated 18/7/11

5/8/11

STAGE 1

TEMPORARY WATER
DETENTION/ TREATMENT

TEMPORARY
WATER/
DETENTION
TREATMENT

7705m²

DRAINAGE

1785m²

DRAINAGE

1535m²

6m Wide
Access Easement

RIPLEY ROAD

NEW ROAD

15m

NEW ROAD

15m

NEW ROAD

15m

NEW ROAD

15m

NEW ROAD

15m

NEW ROAD

15m

NEW ROAD

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NEW ROAD

15m

NEW ROAD

15m

AULDS ROAD

RP199623

RP229319

ADJOINS

SHEET

3/1

CLIENT

SEKISUI HOUSE

PROJECT

PLAN OF DEVELOPMENT
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860

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.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
1	39	895m	2.847ha	7.762ha
TOTAL	257	4380m	3.347ha	34.456ha

SCALE BAR



SCALE 1:1250 @ A3



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LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BT
DRAWN	LFB
CHECKED	SRS
APPROVED	DATE
PLAN NUMBER	SHEET 2 OF 11
BRLB3649.000-133	REV G



LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	—	—
320-374m ²	—	—
375-445m ²	6	20
450-599m ²	17	57
>600m ²	7	23
Attached housing	—	—
Sales Centre & Cafe	—	—

Notes -
General:

- All development is to be undertaken generally in accordance with the Development Approval
 - The maximum height of building shall not exceed 9m
- Orientation:
- Entries - Front doors of dwellings are generally to address the Primary Street Frontage identified in the Site Development Plan

Setbacks

- Setbacks are as per the Site Development Table unless otherwise specified.
- 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
- Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres
- Boundary setbacks are measured to the wall of the structure
- 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:

- Minimum off-street parking requirements
Studio, 1 and 2 bed dwellings - 1 space per dwelling on driveway
Other - 2 spaces per dwelling, which may be in tandem on driveway

- Villa Allotments with a frontage of less than 12.5m are to have tandem parking with a setback to a garage of 5.5m. Double garages may not be permitted. Double garages may be permitted on a single storey dwelling on a lot less than 12.5m wide. Double garages may be permitted on double story buildings with frontages less than 12.5m Subject to the garage being setback 1.5m behind the face of the main dwelling
- Parking spaces on driveways do not have to comply with AS2890
- 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
- Private amenity space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments (including Loft Homes) above ground level must not be less than 9sqm which may in the form of a balcony with a minimum dimension of 1.8 metres

Fencing

- Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetation (hedges etc)

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18/7/14

5/8/11 All



SITE DEVELOPMENT TABLE	Villa Allotments(1) 250-319m ² 10-12m Frontage		Villa Allotments(2) 320-374m ² 10-13m Frontage		Courtyard Allotments(1) 375-449m ² >12m Frontage		Courtyard Allotments(2) 450-599m ² >14m Frontage		Traditional Allotments >600m ² >17m Frontage	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m
Side - General Lots										
Build to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Non Build to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m	3.0m	3.0m
Laneway Lots										
Rear of Lot (from Laneway Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m

Legend:

- Site Boundary
- Stage Boundary
- Built to Boundary Wall (Non Mandatory)
- Primary Frontage
- Open Space
- Footpath

STAGE 2

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

SEKISUI HOUSE

PROJECT

PLAN OF DEVELOPMENT
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860

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.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
2	30	615m	-	3.295ha
TOTAL	257	4380m	3.347ha	34.456ha

SCALE BAR



SCALE 1:1250 @ A3



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LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BT
DRAWN	LFB
DATE	21/03/2011
CHECKED	SRS
DATE	21/03/2011
APPROVED	DATE

PLAN NUMBER	SHEET 4 OF 11	REV
BRLB3649.000-133	G	

- Notes - General:
- All development is to be undertaken generally in accordance with the Development Approval
 - The maximum height of building shall not exceed 9m
- Orientation:
- Entries - Front doors of dwellings are generally to address the Primary Street Frontage Identified in the Site Development Plan
- Setbacks
- Setbacks are as per the Site Development Table unless otherwise specified.
 - 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
 - Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres
 - Boundary setbacks are measured to the wall of the structure
 - 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:
- Minimum off-street parking requirements
Studio, 1 and 2 bed dwellings - 1 space per dwelling on driveway
Other - 2 spaces per dwelling, which may be in tandem on driveway
 - Villa Allotments with a frontage of less than 12.5m are to have tandem parking with a setback to a garage of 5.5m. Double garages may not be permitted
Double garages may be permitted on a single storey dwelling on a lot less than 12.5m wide.
Double garages may be permitted on double story buildings with frontages less than 12.5m Subject to the garage being setback 1.5m behind the face of the main dwelling
 - Parking spaces on driveways do not have to comply with AS2890
 - 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
 - Private amenity space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments (including Loft Homes) above ground level must not be less than 9sqm which may in the form of a balcony with a minimum dimension of 1.8 metres
- Fencing
- Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetation (hedges etc)

- Legend:
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Open Space
 - Footpath

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	-	-
320-374m ²	10	23
375-445m ²	1	2
450-599m ²	28	64
>600m ²	4	9
Attached housing	1	2
Sales Centre & Cafe	-	-

Excluded from plan of development.

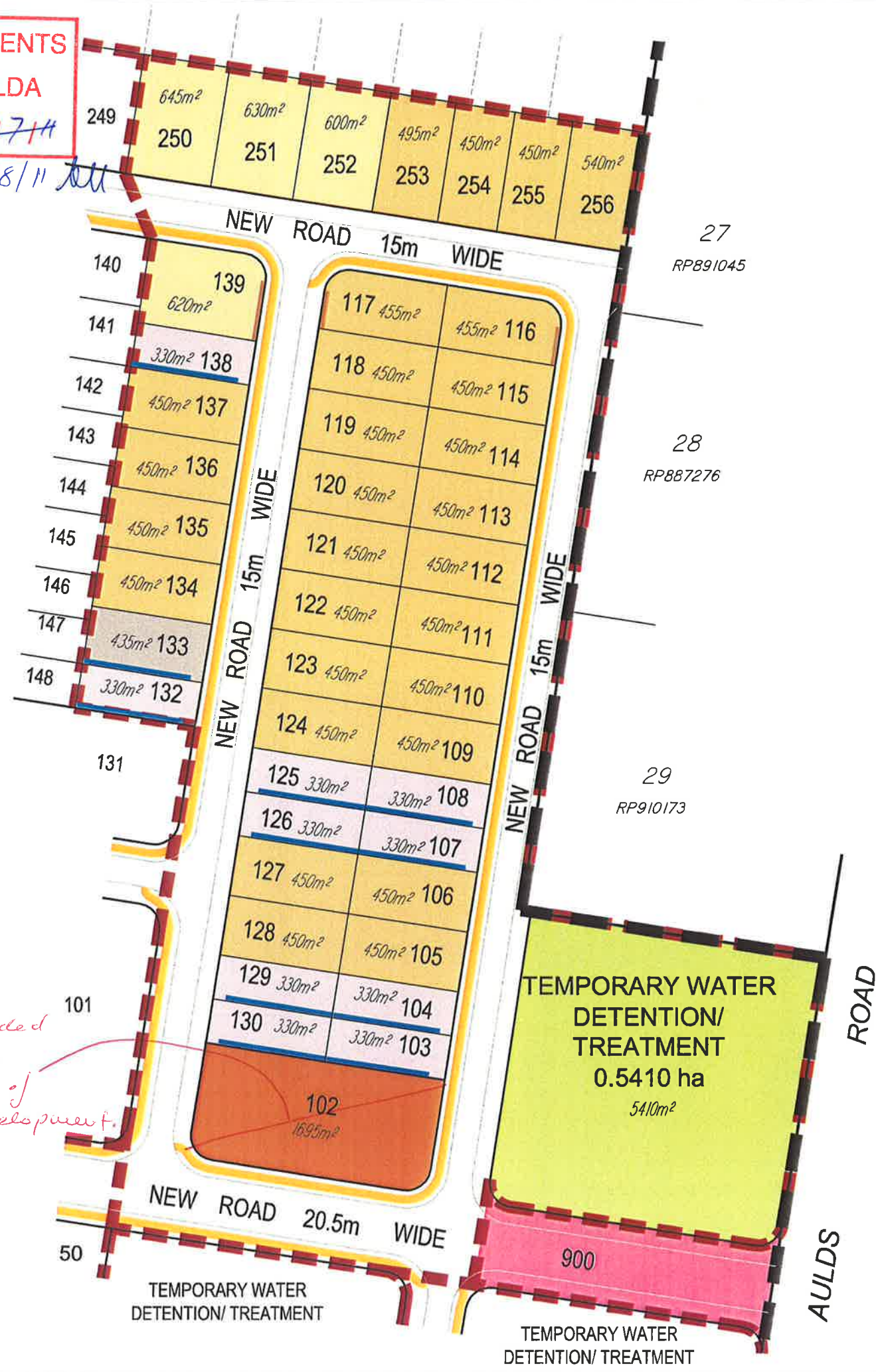
STAGE 3

SITE DEVELOPMENT TABLE	Villa Allotments(1) 260-319m ² 10-12m Frontage		Villa Allotments(2) 320-374m ² 10-13m Frontage		Courtyard Allotments(1) 375-449m ² >12m Frontage		Courtyard Allotments(2) 450-599m ² >14m Frontage		Traditional Allotments >600m ² >17m Frontage	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m
Side - General Lots										
Build to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Non Build to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m	3.0m	3.0m
Laneway Lots										
Rear of Lot (from Laneway Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m

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.

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 18/7/11

5/8/11



CLIENT

SEKISUI HOUSE

PROJECT

PLAN OF DEVELOPMENT OF LOT 179 ON SP143798, LOT 180 ON RP910173, & LOT 182 ON S151860

LOCAL AUTHORITY

URBAN LAND DEVELOPMENT AUTHORITY

NOTES

(i) This plan was prepared for the purpose and exclusive use of SEKISUI HOUSE 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.
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(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.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
3	44	660m	-	3.62ha
TOTAL	257	4380m	3.347ha	34.456ha

SCALE BAR

0 5 10 20 30 50 80m

SCALE 1:1250 @ A3

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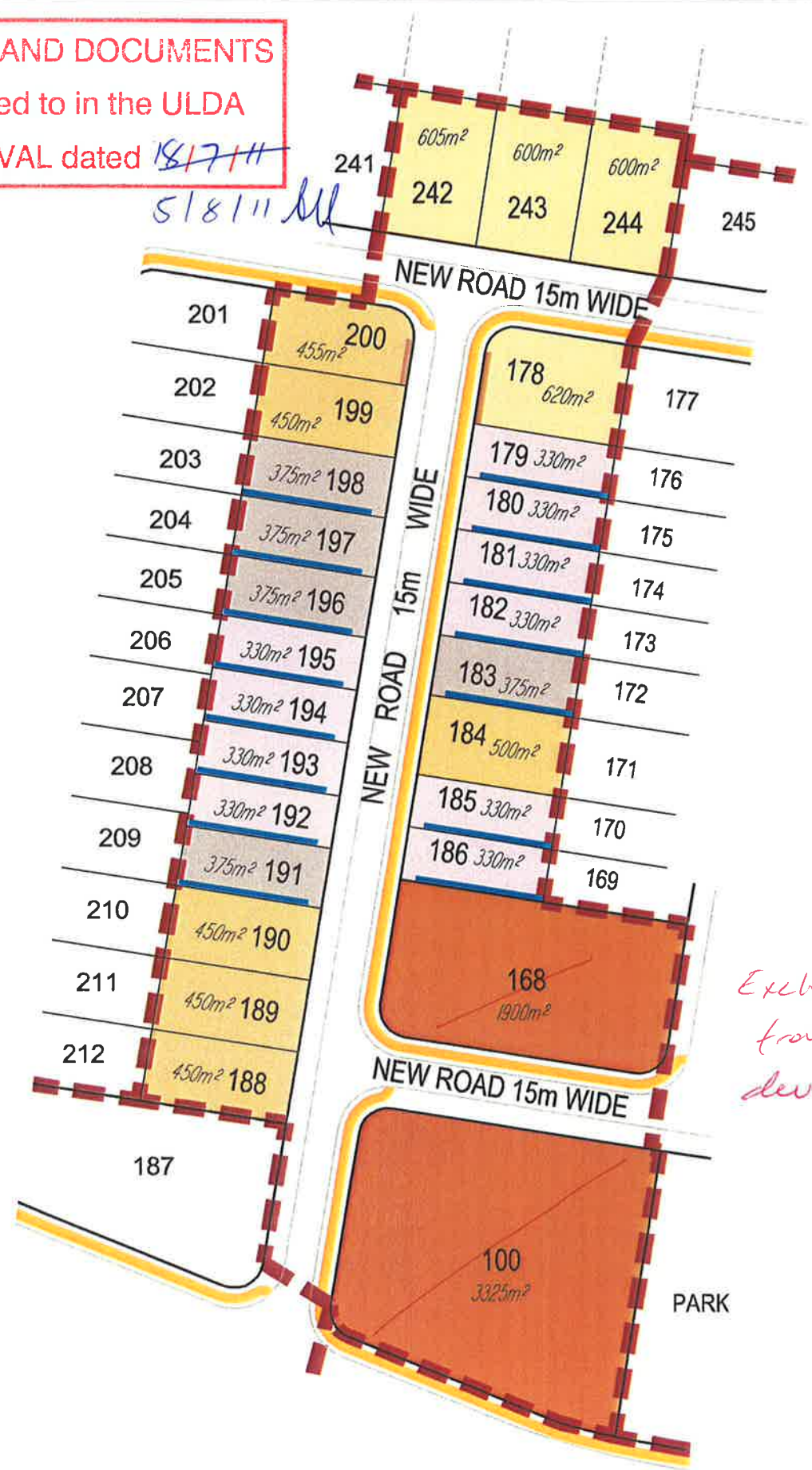
BSI
ISO 9001:2008
FS 535063

LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	N/A		
COMPUTER FILE	364900BT		
DRAWN	LFB	DATE	21/03/2011
CHECKED	SRS	DATE	21/03/2011
APPROVED		DATE	

PLAN NUMBER	SHEET 5 OF 11	REV
BRLB3649.000-133		G

900

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18/7/11



Excluded
from plan of
development.

STAGE 5

- Legend:
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Open Space
 - Footpath

- Notes - General:
- All development is to be undertaken generally in accordance with the Development Approval
 - The maximum height of building shall not exceed 9m
- Orientation:
- Entries - Front doors of dwellings are generally to address the Primary Street Frontage Identified in the Site Development Plan
- Setbacks
- Setbacks are as per the Site Development Table unless otherwise specified.
 - 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
 - Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres
 - Boundary setbacks are measured to the wall of the structure
 - 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:
- Minimum off-street parking requirements
Studio, 1 and 2 bed dwellings - 1 space per dwelling on driveway
Other - 2 spaces per dwelling, which may be in tandem on driveway
 - Villa Allotments with a frontage of less than 12.5m are to have tandem parking with a setback to a garage of 5.5m. Double garages may not be permitted
Double garages may be permitted on a single storey dwelling on a lot less than 12.5m wide.
Double garages may be permitted on double story buildings with frontages less than 12.5m Subject to the garage being setback 1.5m behind the face of the main dwelling
 - Parking spaces on driveways do not have to comply with AS2690
 - 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
 - Private amenity space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments (including Loft Homes) above ground level must not be less than 9sqm which may in the form of a balcony with a minimum dimension of 1.8 metres
- Fencing
- Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetation (hedges etc)

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	-	-
320-374m ²	10	37
375-445m ²	5	19
450-599m ²	6	22
>600m ²	4	15
Attached housing	2	7
Sales Centre & Cafe	-	-

SITE DEVELOPMENT TABLE	Villa Allotments(1) 250-319m ² 10-12m Frontage		Villa Allotments(2) 320-374m ² 10-13m Frontage		Courtyard Allotments(1) 375-445m ² >12m Frontage		Courtyard Allotments(2) 450-599m ² >14m Frontage		Traditional Allotments >600m ² >17m Frontage	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m
Side - General Lots										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m	3.0m	3.0m
Laneway Lots										
Rear of Lot (from Laneway Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m

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

PROJECT

LOCAL AUTHORITY

NOTES

STAGE

SCALE BAR

SCALE 1:1250 @ A3

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BSI

ISO 9001:2008

FS 535063

LEVEL DATUM

LEVEL ORIGIN

CONTOUR INTERVAL

COMPUTER FILE

DRAWN

CHECKED

APPROVED

PLAN NUMBER

SHEET 7 OF 11

REV

SEKISUI HOUSE

PLAN OF DEVELOPMENT
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860

URBAN LAND DEVELOPMENT AUTHORITY

(i) This plan was prepared for the purpose and exclusive use of SEKISUI HOUSE 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.
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(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.

5	27	320m	-	2.046ha
TOTAL	257	4380m	3.347ha	34.456ha

0 5 10 20 30 50 80m

SCALE 1:1250 @ A3

LANDPARTNERS

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LEVEL DATUM

LEVEL ORIGIN

CONTOUR INTERVAL

COMPUTER FILE

DRAWN

CHECKED

APPROVED

PLAN NUMBER

SHEET 7 OF 11

REV

364900BT

LFB

SRS

DATE

DATE

DATE

BRLB3649.000-133

G

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Notes -
General:

1. All development is to be undertaken generally in accordance with the Development Approval
 2. The maximum height of building shall not exceed 9m
- Orientation:
3. Entries - Front doors of dwellings are generally to address the Primary Street Frontage identified in the Site Development Plan

Setbacks

5. Setbacks are as per the Site Development Table unless otherwise specified.
6. 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
7. Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres
8. Boundary setbacks are measured to the wall of the structure
9. 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:

10. Minimum off-street parking requirements
Studio, 1 and 2 bed dwellings - 1 space per dwelling on driveway
Other - 2 spaces per dwelling, which may be in tandem on driveway
11. Villa Allotments with a frontage of less than 12.5m are to have tandem parking with a setback to a garage of 5.5m. Double garages may not be permitted
Double garages may be permitted on a single storey dwelling on a lot less than 12.5m wide.
Double garages may be permitted on double story buildings with frontages less than 12.5m Subject to the garage being setback 1.5m behind the face of the main dwelling
12. Parking spaces on driveways do not have to comply with AS2890
13. Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback

Site Cover and Amenity:

14. 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
15. Private amenity space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments (including Loft Homes) above ground level must not be less than 9sqm which may in the form of a balcony with a minimum dimension of 1.8 metres

Fencing

16. Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetation (hedges etc)

Legend:

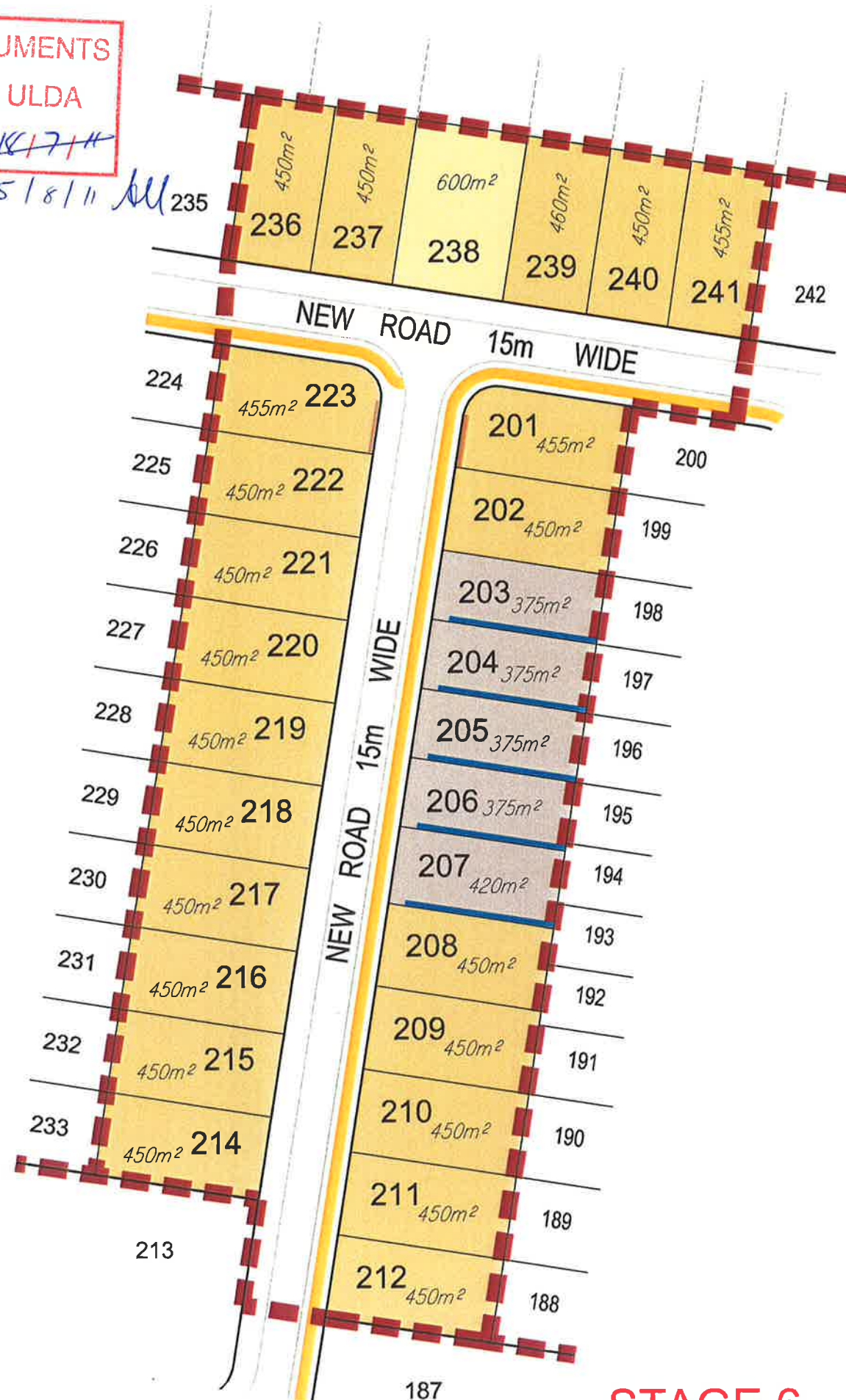
- Site Boundary
- Stage Boundary
- Built to Boundary Wall (Non Mandatory)
- Primary Frontage
- Open Space
- Footpath

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	-	-
320-374m ²	-	-
375-445m ²	5	18
450-599m ²	22	79
>600m ²	1	3
Attached housing	-	-
Sales Centre & Cafe	-	-

SITE DEVELOPMENT TABLE	Villa Allotments(1) 250-319m ² 10-12m Frontage		Villa Allotments(2) 320-374m ² 10-13m Frontage		Courtyard Allotments(1) 375-449m ² >12m Frontage		Courtyard Allotments(2) 450-599m ² >14m Frontage		Traditional Allotments >600m ² >17m Frontage	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m
Side - General Lots										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m	3.0m	3.0m
Laneway Lots										
Rear of Lot (from Laneway Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m

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.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18/7/11



STAGE 6

CLIENT

SEKISUI HOUSE

PROJECT

PLAN OF DEVELOPMENT
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860

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.

STAGE	NO. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
6	28	260m	-	1.639ha
TOTAL	257	4380m	3.347ha	34.456ha

SCALE BAR



SCALE 1:1000 @ A3



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ISO 9001:2008
FS 535063

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BT
DRAWN	LFB
DATE	21/03/2011
CHECKED	SRS
DATE	21/03/2011
APPROVED	DATE

PLAN NUMBER
BRLB3649.000-133

SHEET 8 OF 11
REV
G

- Notes - General:
- All development is to be undertaken generally in accordance with the Development Approval
 - The maximum height of building shall not exceed 9m
- Orientation:
- Entries - Front doors of dwellings are generally to address the Primary Street Frontage Identified in the Site Development Plan
- Setbacks
- Setbacks are as per the Site Development Table unless otherwise specified.
 - 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
 - Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres
 - Boundary setbacks are measured to the wall of the structure
 - 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:
- Minimum off-street parking requirements
Studio, 1 and 2 bed dwellings - 1 space per dwelling on driveway
Other - 2 spaces per dwelling, which may be in tandem on driveway
 - Villa Allotments with a frontage of less than 12.5m are to have tandem parking with a setback to a garage of 5.5m. Double garages may not be permitted. Double garages may be permitted on a single storey dwelling on a lot less than 12.5m wide.
Double garages may be permitted on double storey buildings with frontages less than 12.5m Subject to the garage being setback 1.5m behind the face of the main dwelling
 - Parking spaces on driveways do not have to comply with AS2890
 - 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
 - Private amenity space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments (including Loft Homes) above ground level must not be less than 9sqm which may in the form of a balcony with a minimum dimension of 1.8 metres
- Fencing
- Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetation (hedges etc)

- Legend:
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Open Space
 - Footpath

SITE DEVELOPMENT TABLE	Villa Allotments(1) 250-319m ² 10-12m Frontage		Villa Allotments(2) 320-374m ² 10-13m Frontage		Courtyard Allotments(1) 375-449m ² >12m Frontage		Courtyard Allotments(2) 450-599m ² >14m Frontage		Traditional Allotments ≥600m ² >17m Frontage	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m
Side - General Lots										
Build to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Non Build to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m	3.0m	3.0m
Laneway Lots										
Rear of Lot (from Laneway Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m

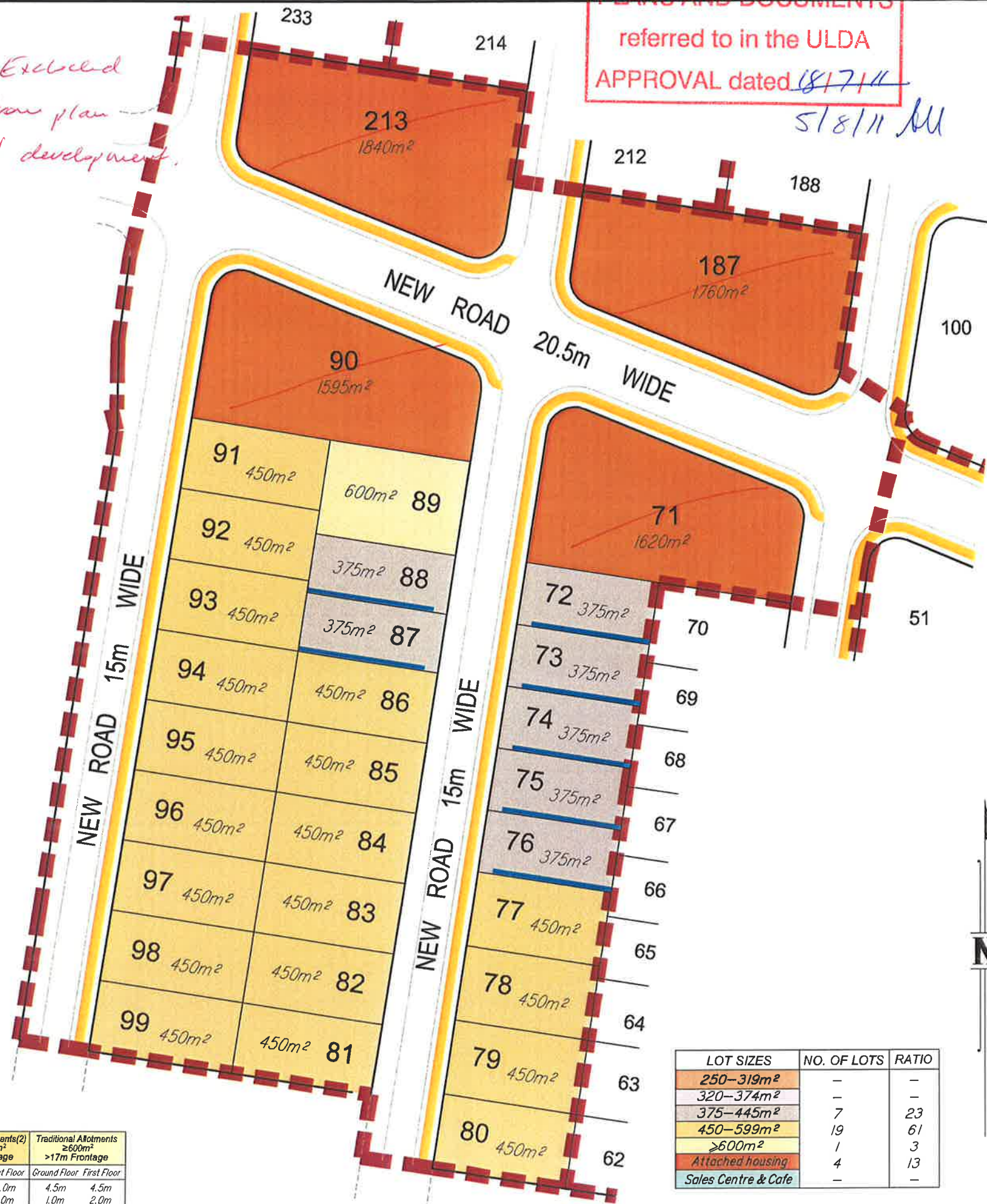
NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF ENVIRONMENT & RESOURCE MANAGEMENT.

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated 18/7/14

Excluded
from plan
of development.



LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	-	-
320-374m ²	-	-
375-445m ²	7	23
450-599m ²	19	61
≥600m ²	1	3
Attached housing	4	13
Sales Centre & Cafe	-	-

STAGE 7

CLIENT	SEKISUI HOUSE			
PROJECT	PLAN OF DEVELOPMENT OF LOT 179 ON SP143798, LOT 180 ON RP910173, & LOT 182 ON S151860			
LOCAL AUTHORITY	URBAN LAND DEVELOPMENT AUTHORITY			
NOTES	(i) This plan was prepared for the purpose and exclusive use of SEKISUI HOUSE 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.			
STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
7	31	570m	-	2.835ha
TOTAL	257	4380m	3.347ha	34.456ha
SCALE BAR				
10m 0 20 50m				
SCALE 1:1000 @ A3				
				
Brisbane Office Level 3, 99 Melbourne Street South Brisbane QLD 4101 PO Box 3916 South Brisbane QLD BC 4101 (07) 3842 1000 (07) 3842 1001 e info@landpartners.com.au www.landpartners.com.au BSI ISO 9001:2008 FS 530663				
LEVEL DATUM	N/A			
LEVEL ORIGIN	N/A			
CONTOUR INTERVAL	N/A			
COMPUTER FILE	364900BT			
DRAWN	LFB	DATE	21/03/2011	
CHECKED	SRS	DATE	21/03/2011	
APPROVED	DATE			
PLAN NUMBER	SHEET 9 OF 11		REV	
BRLB3649.000-133		G		

Notes -

General:

1. All development is to be undertaken generally in accordance with the Development Approval
2. The maximum height of building shall not exceed 9m

Orientation:

3. Entries - Front doors of dwellings are generally to address the Primary Street Frontage identified in the Site Development Plan

Setbacks:

5. Setbacks are as per the Site Development Table unless otherwise specified.
6. 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
7. Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres
8. Boundary setbacks are measured to the wall of the structure
9. 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:

10. Minimum off-street parking requirements
Studio, 1 and 2 bed dwellings - 1 space per dwelling on driveway
Other - 2 spaces per dwelling, which may be in tandem on driveway
11. Villa Allotments with a frontage of less than 12.5m are to have tandem parking with a setback to a garage of 5.5m. Double garages may not be permitted
Double garages may be permitted on a single storey dwelling on a lot less than 12.5m wide.
Double garages may be permitted on double story buildings with frontages less than 12.5m Subject to the garage being setback 1.5m behind the face of the main dwelling
12. Parking spaces on driveways do not have to comply with AS2890
13. Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback

Site Cover and Amenity:

14. 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
15. Private amenity space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments (including Loft Homes) above ground level must not be less than 9sqm which may in the form of a balcony with a minimum dimension of 1.8 metres

Fencing

16. Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetation (hedges etc)

Legend:

- Site Boundary
- Stage Boundary
- Built to Boundary Wall (Non Mandatory)
- Primary Frontage
- Open Space
- Footpath

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	-	-
320-374m ²	-	-
375-445m ²	-	-
450-599m ²	12	100
>600m ²	-	-
Attached housing	-	-
Sales Centre & Cafe	-	-

SITE DEVELOPMENT TABLE	Villa Allotments(1) 250-319m ² 10-12m Frontage		Villa Allotments(2) 320-374m ² 10-13m Frontage		Courtyard Allotments(1) 375-449m ² >12m Frontage		Courtyard Allotments(2) 450-599m ² >14m Frontage		Traditional Allotments ≥600m ² >17m Frontage	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m
Side - General Lots										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m	3.0m	3.0m
Laneway Lots										
Rear of Lot (from Laneway Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m

PLANS AND DOCUMENTS

referred to in the ULDA

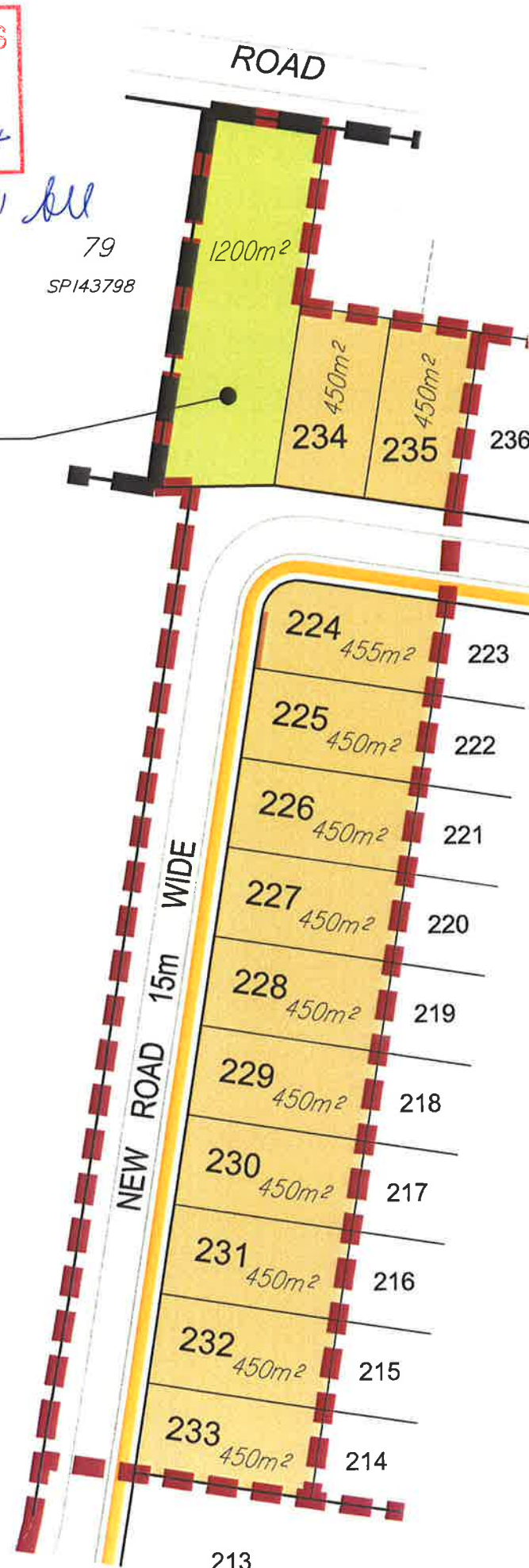
APPROVAL dated 18/7/14

5/8/11 BU

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SP143798

TEMPORARY
WATER
DETENTION/
TREATMENT



CLIENT

SEKISUI HOUSE

PROJECT

PLAN OF DEVELOPMENT
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860

LOCAL AUTHORITY

URBAN LAND DEVELOPMENT AUTHORITY

NOTES

(i) This plan was prepared for the purpose and exclusive use of SEKISUI HOUSE 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.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
8	12	190m	-	0.957ha
TOTAL	257	4380m	3.347ha	34.456ha

SCALE BAR



SCALE 1:1000 @ A3



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(07) 3842 1001
e info@landpartners.com.au
www.landpartners.com.au
ISO 9001:2008
FS 535063

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BT
DRAWN	LFB
DATE	21/03/2011
CHECKED	SRS
DATE	21/03/2011
APPROVED	DATE
PLAN NUMBER	SHEET 10 OF 11
BRLB3649.000-133	REV G

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.

STAGE 8

RIPLY SALES AND COMMUNITY FACILITY

RIPELY VALLEY STAGE 1 DEVELOPMENT

DRAWING LIST

DRAWING NO.	DESCRIPTION
0001	COVER SHEET
0002	PROPOSED PLAN
0003	SALES CENTRE ELEVATIONS
0004	CAFE SHOP ELEVATIONS
0005	SECTIONS

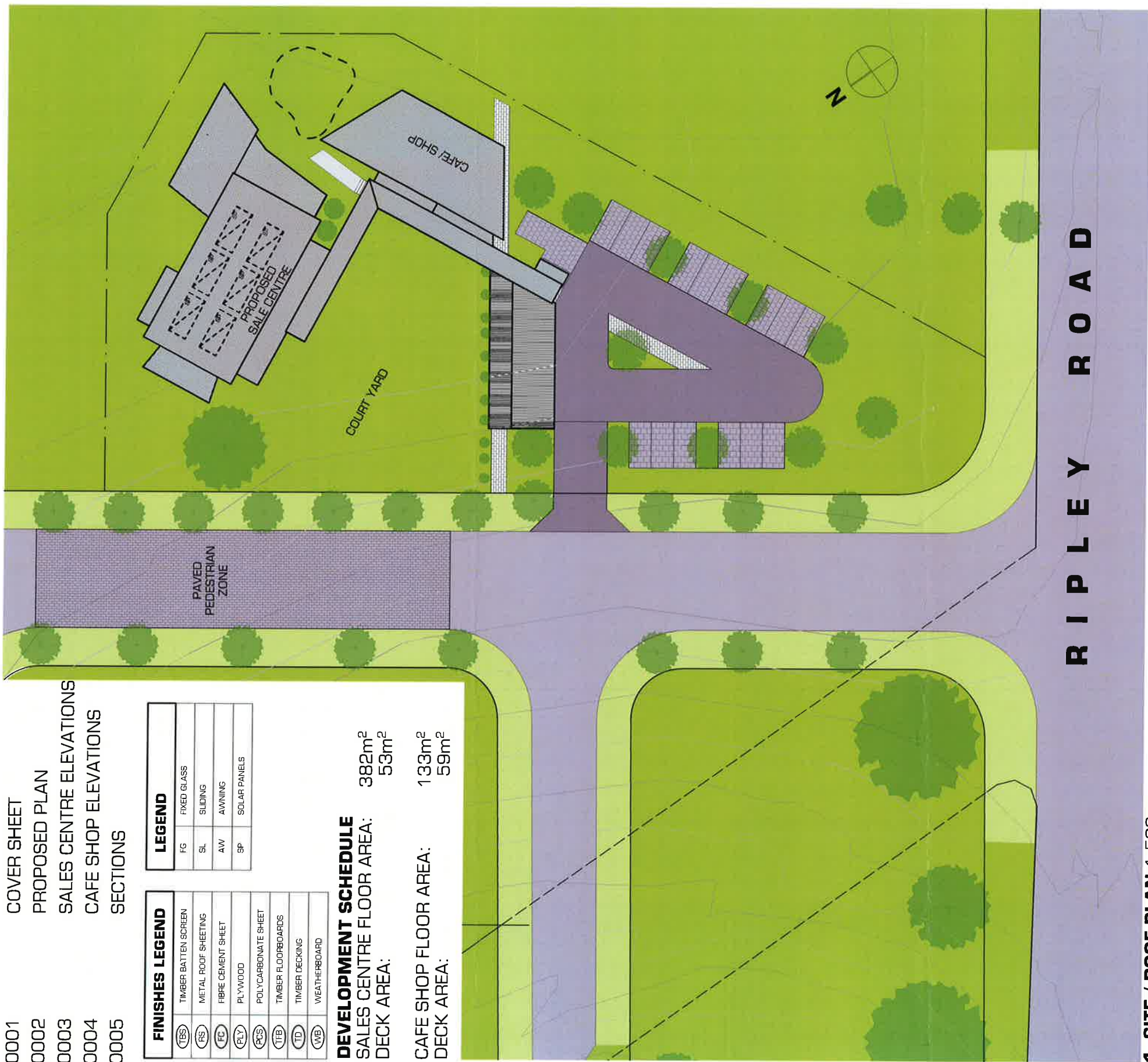
FINISHES LEGEND	
(TBS)	TIMBER BATTEN SCREEN
(RS)	METAL ROOF SHEETING
(FC)	FIBRE CEMENT SHEET
(PLY)	PLYWOOD
(PCS)	POLYCARBONATE SHEET
(TFB)	TIMBER FLOORBOARDS
(TD)	TIMBER DECKING
(WB)	WEATHERBOARD

LEGEND	
FG	FIXED GLASS
SL	SLIDING
AW	AWNING
SP	SOLAR PANELS

DEVELOPMENT SCHEDULE

SALES CENTRE FLOOR AREA: 382m²
DECK AREA: 53m²

CAFE SHOP FLOOR AREA: 133m²
DECK AREA: 59m²



1. SITE / ROOF PLAN 1:500

RIPLY SALES AND
COMMUNITY FACILITY

RIPELY VALLEY STAGE 1 DEVELOPMENT

SEKISUI HOUSE

Push

t 617 3252 0949 f 617 3252 2636 e info@push.net.au

Scale 1:500@A3
Date 24/3/11
Job Number 619,10

Drawn MC
Stage DA
Drawing No. 0001
Issue D

PLANS AND DOCUMENTS

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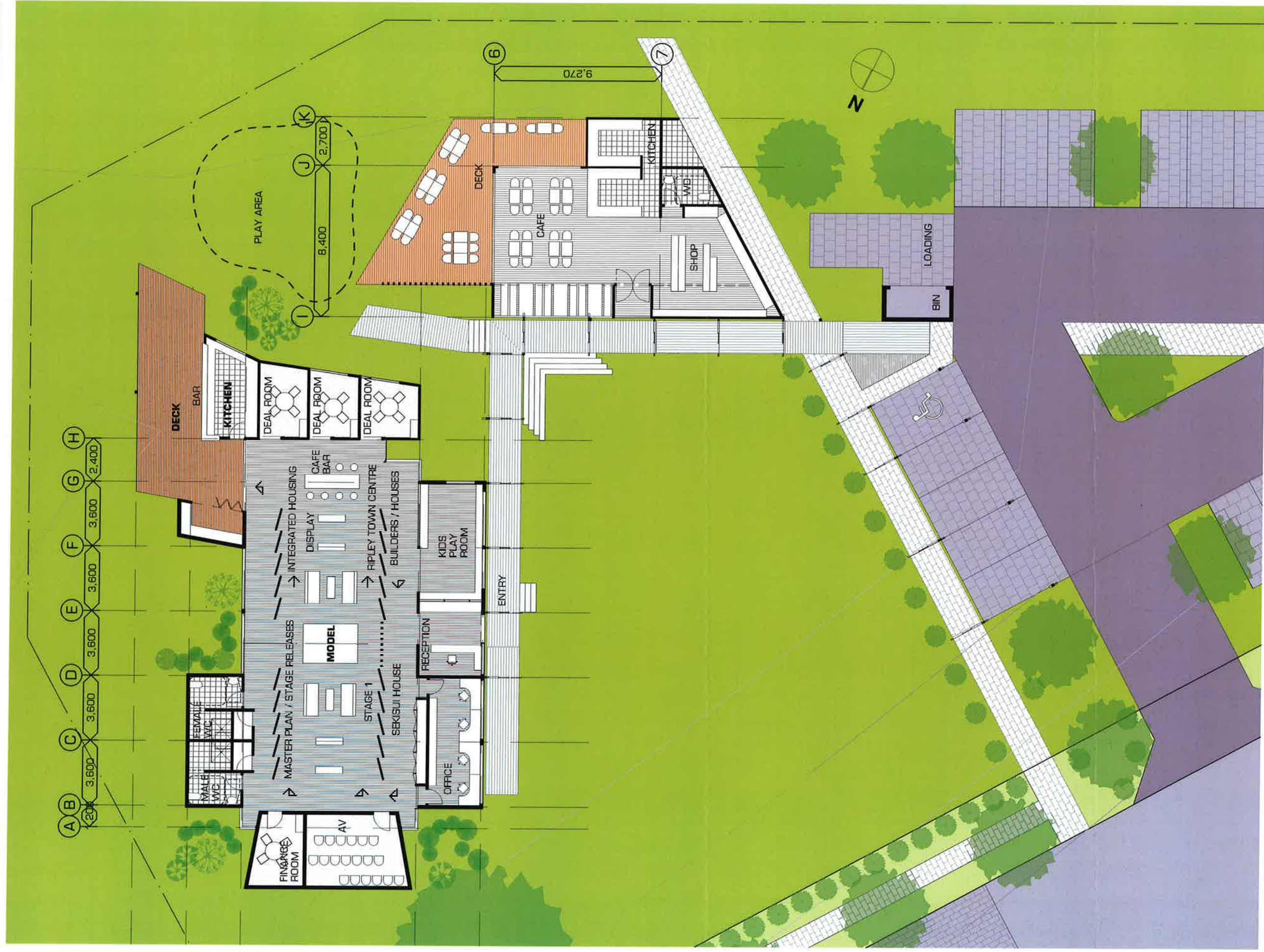
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RIPLEY SALES AND
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RIPLEY VALLEY STAGE 1 DEVELOPMENT

SEKISUI HOUSE

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Scale 1:200@A3
Date 11/3/11
Job Number 619.10
Drawn MC
Stage DA
Drawing No. 0002
Issue C

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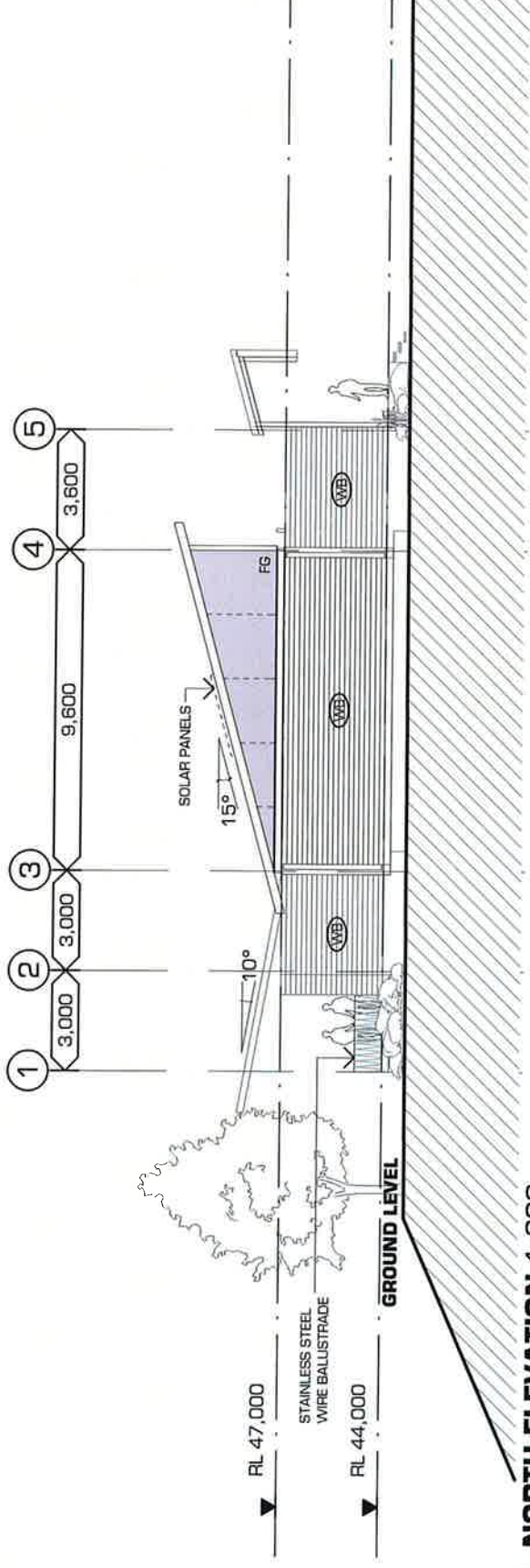
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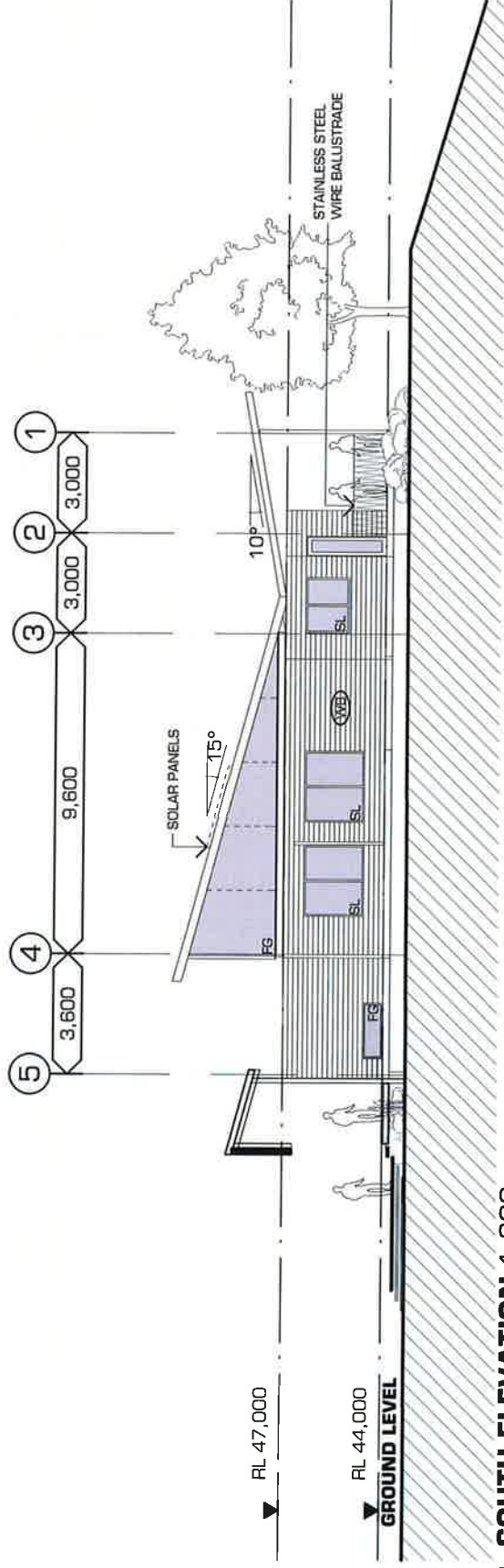
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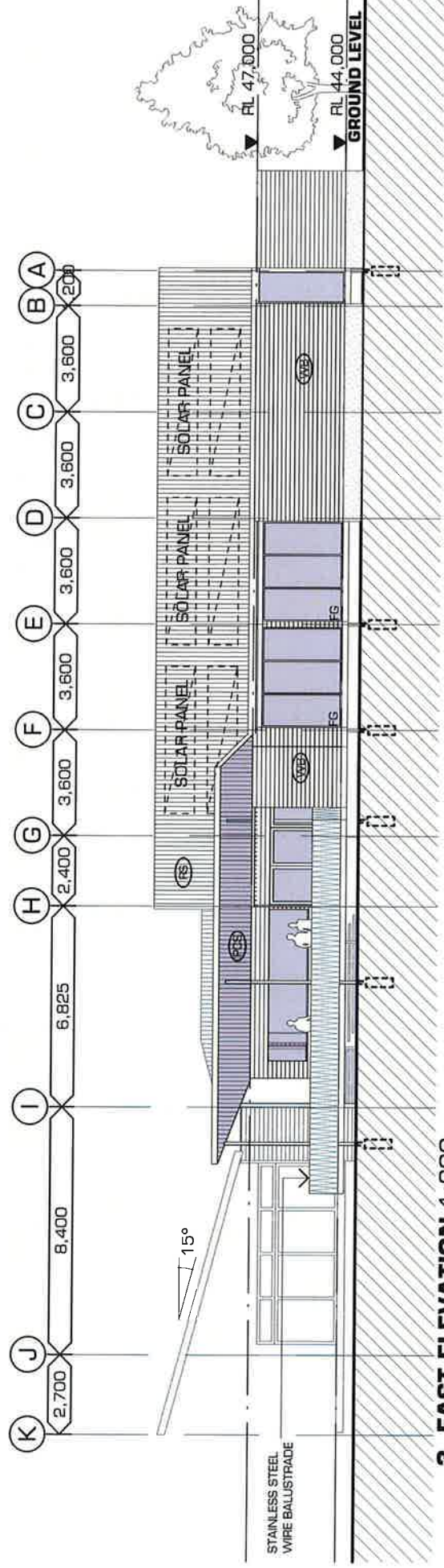
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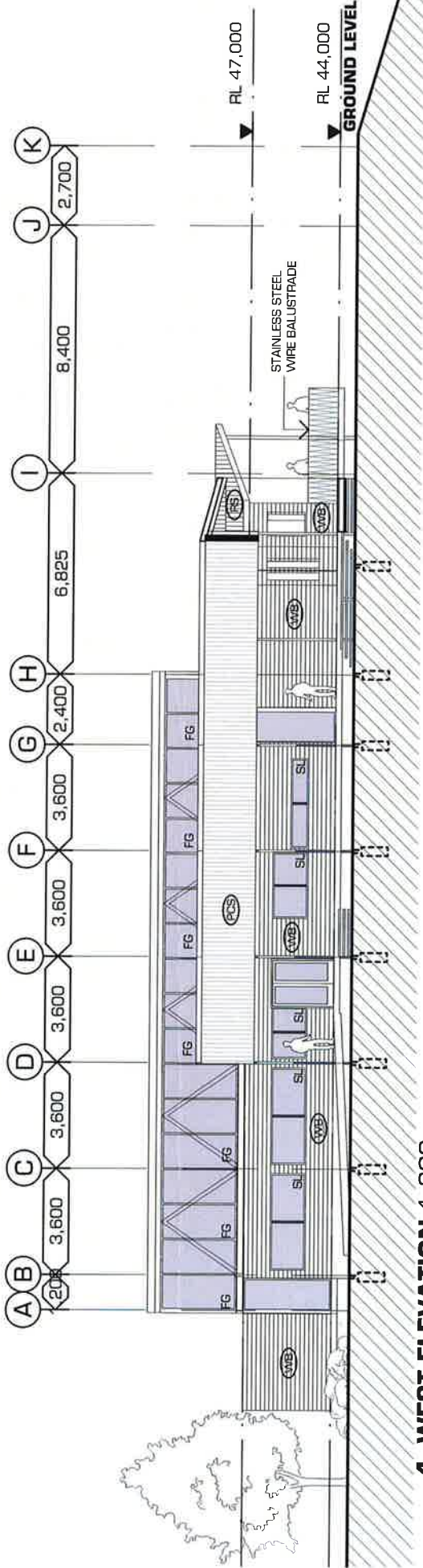
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SALES CENTRE



2. SOUTH ELEVATION 1:200
SALES CENTRE



3. EAST ELEVATION 1:200
SALES CENTRE



4. WEST ELEVATION 1:200
SALES CENTRE

RIPLY SALES AND
COMMUNITY FACILITY

RIPLY VALLEY STAGE 1 DEVELOPMENT

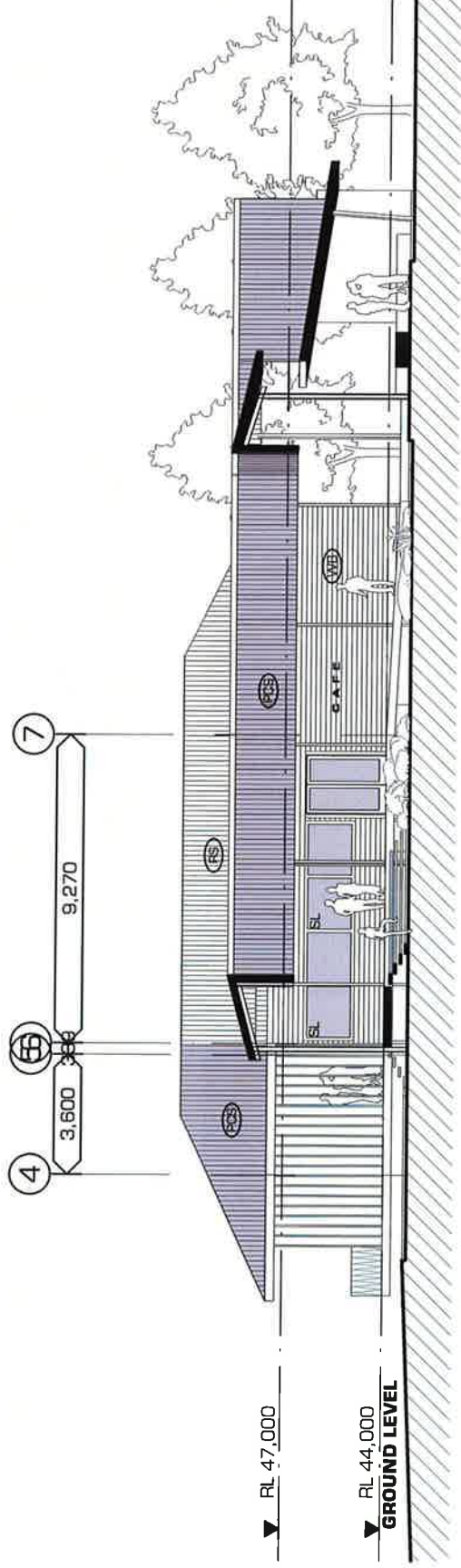
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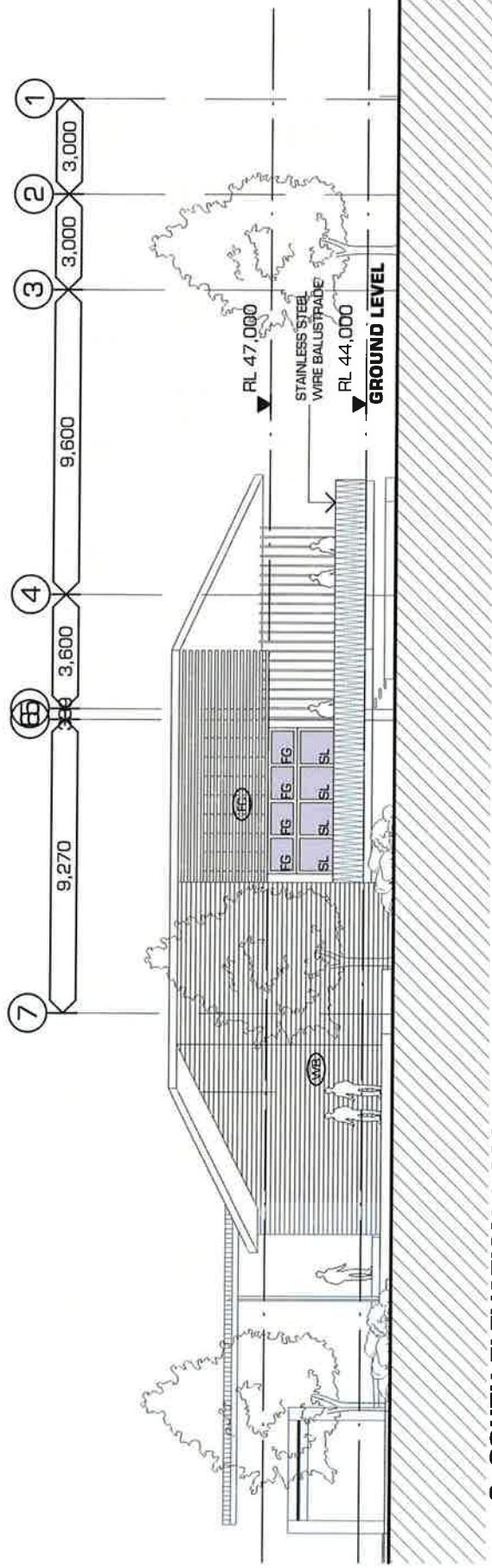
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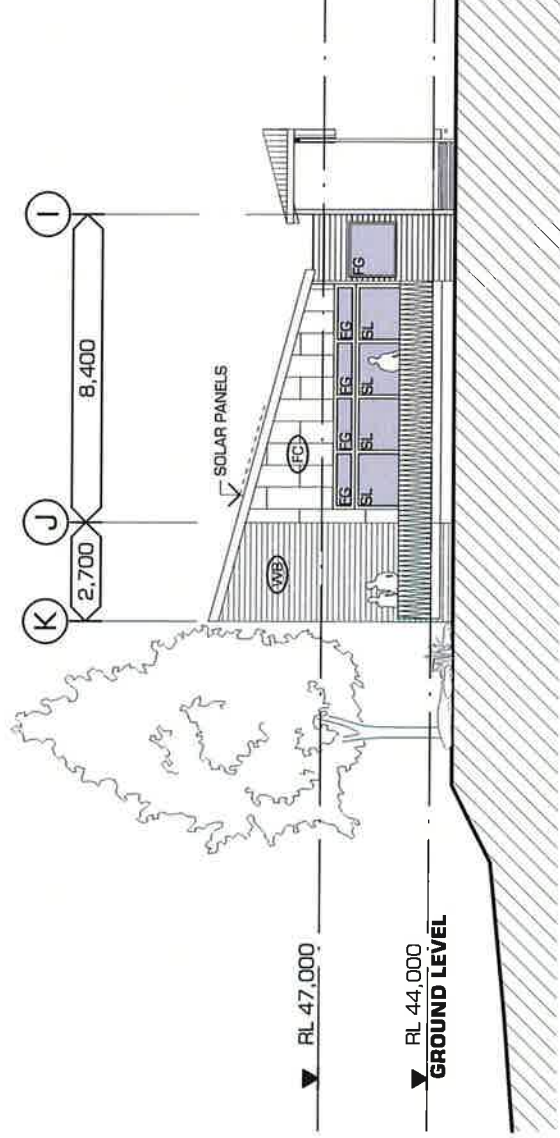
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Drawn MC
Stage DA
Issue 0003
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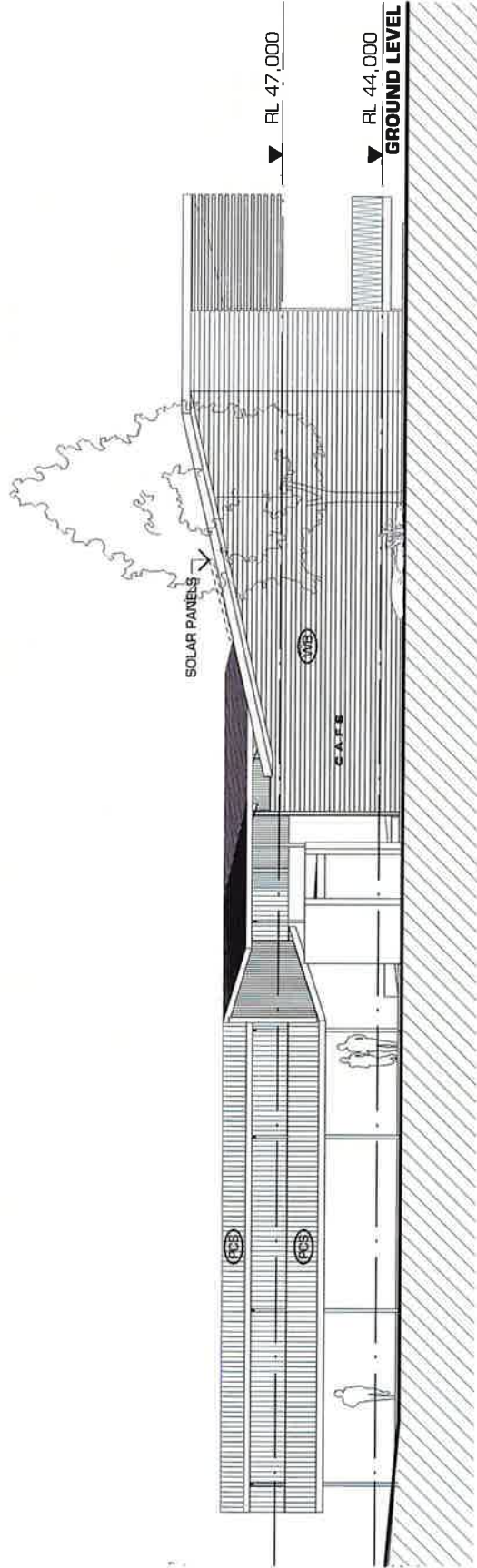
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CAFE SHOP



2. SOUTH ELEVATION 1:200
CAFE SHOP



3. EAST ELEVATION 1:200
CAFE SHOP



4. WEST ELEVATION 1:200
CAFE SHOP

RIPLEY SALES AND
COMMUNITY FACILITY

RIPLEY VALLEY STAGE 1 DEVELOPMENT

SEKISUI HOUSE

PLANS AND DOCUMENTS
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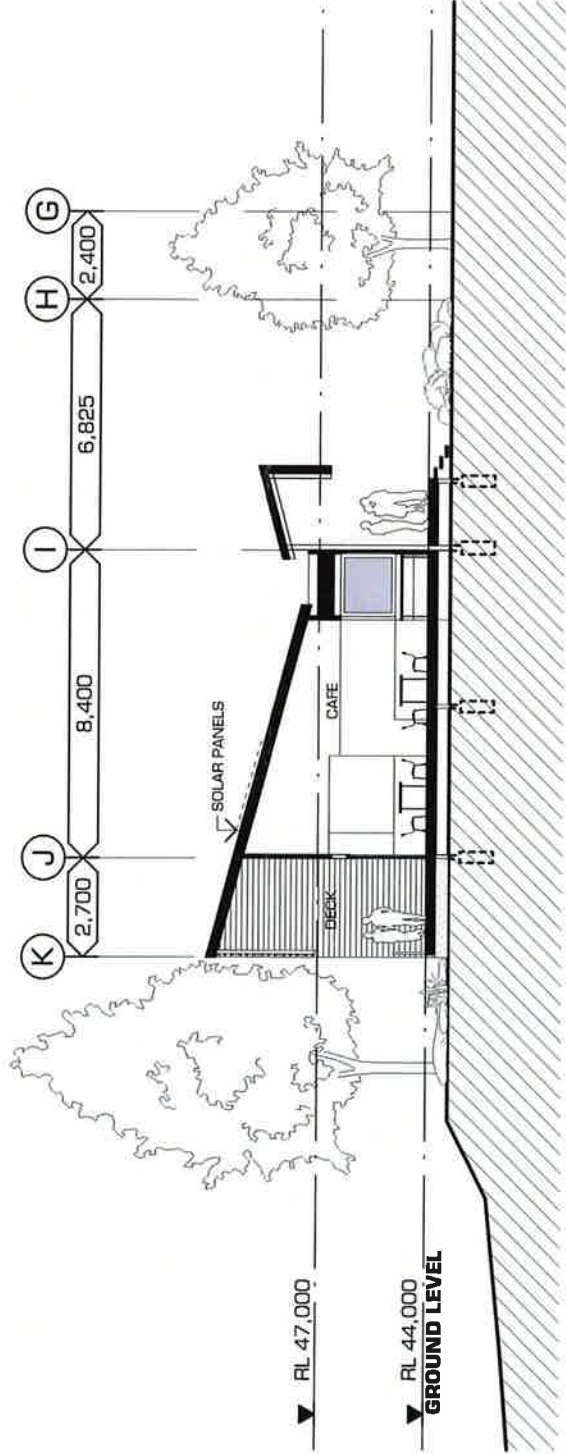
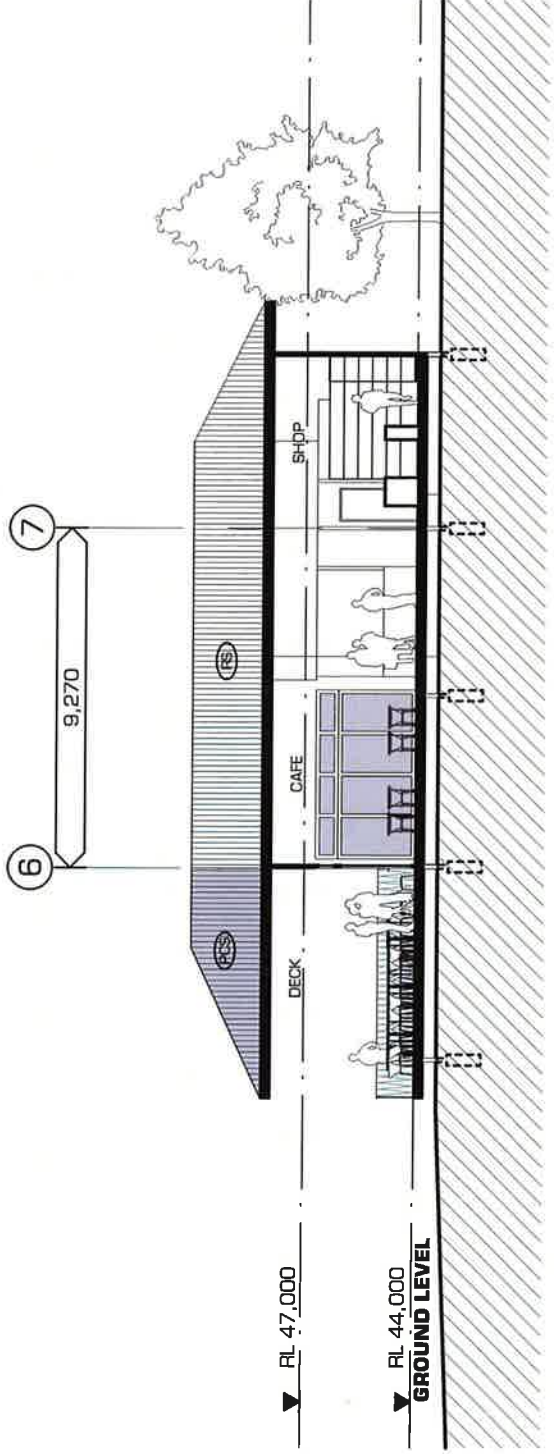
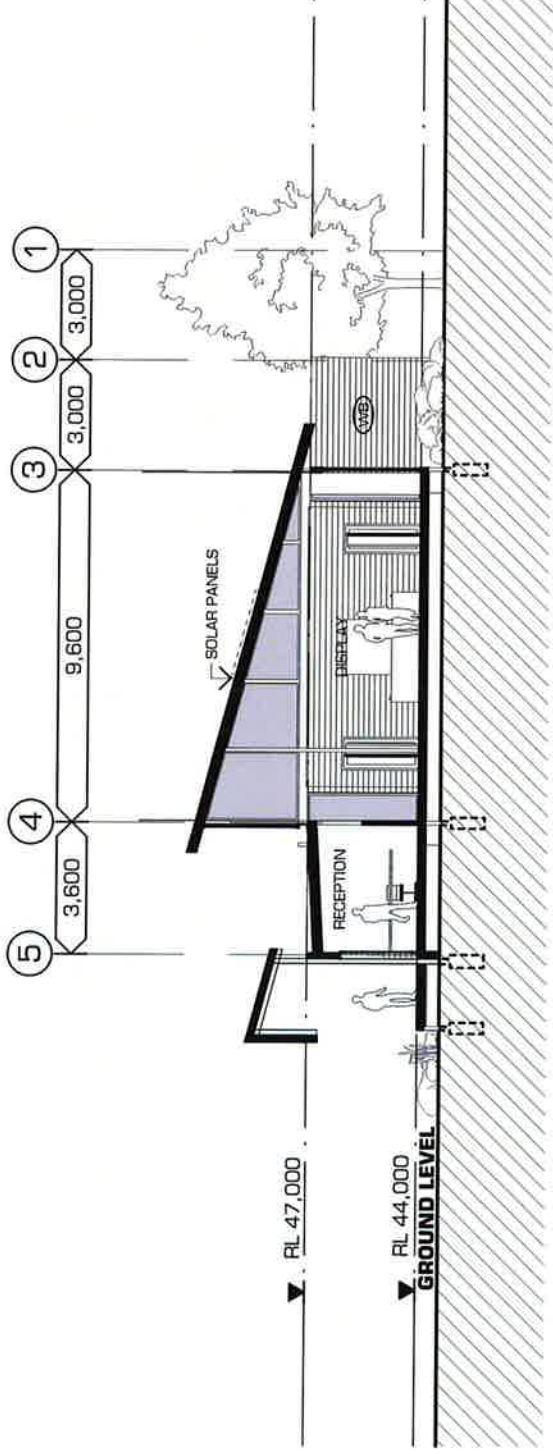
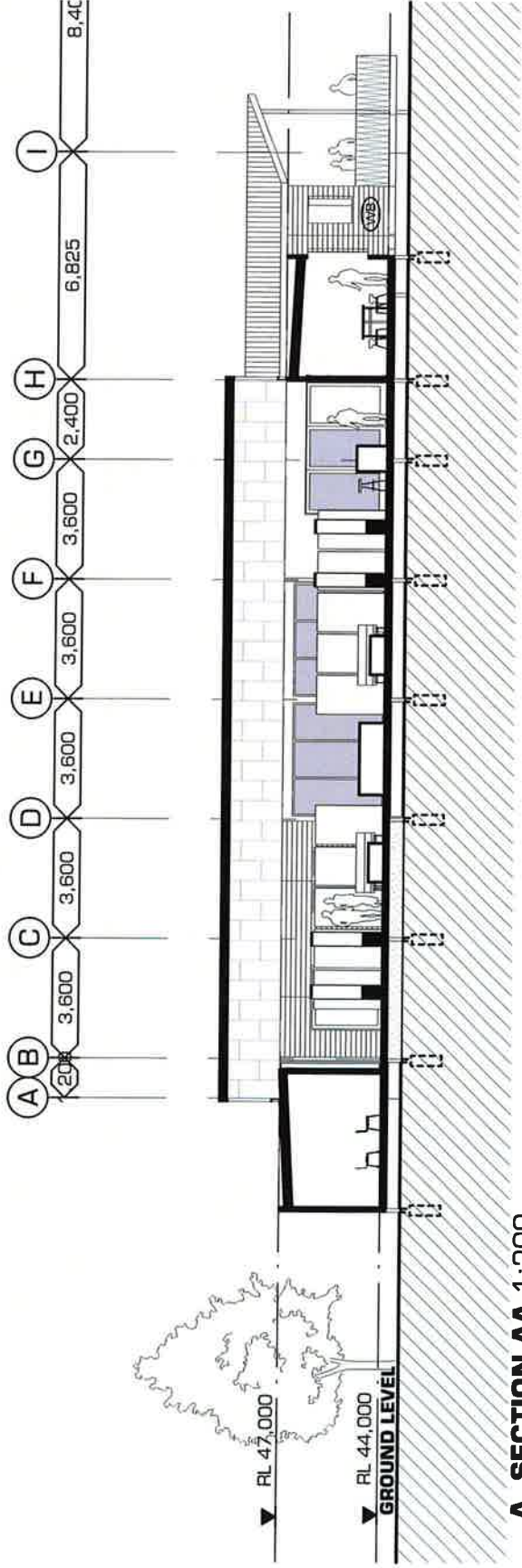
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Date 11/3/11
Job Number 619.10
Drawn MC
Stage DA
Issue 0004
C

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D. SECTION DD 1:200
SALES CENTRE

RIPLY SALES AND
COMMUNITY FACILITY

RIPLY VALLEY STAGE 1 DEVELOPMENT

SEKISUI HOUSE

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PLANS AND DOCUMENTS

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Date 11/3/11
Job Number 619.10

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Stage DA
Issue 0005
C

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ENTRY VIEW FROM NEW ROAD

