

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 by 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
1	267	4380m	3,347ha	34,456 ha

SCALE BAR
80m 0 120 240m
SCALE 1:5000 @ A3



Brisbane Office
Level 3, 99 Melbourne Street
South Brisbane QLD 4101
PO Box 3316
South Brisbane BC QLD 4101

1 (07) 3842 1000
1 (07) 3842 1001
e info@landpartners.com.au
www.landpartners.com.au

ISO 9001:2008
FS 53063

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BU
DRAWN	LFB
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 1 OF 11 REV B

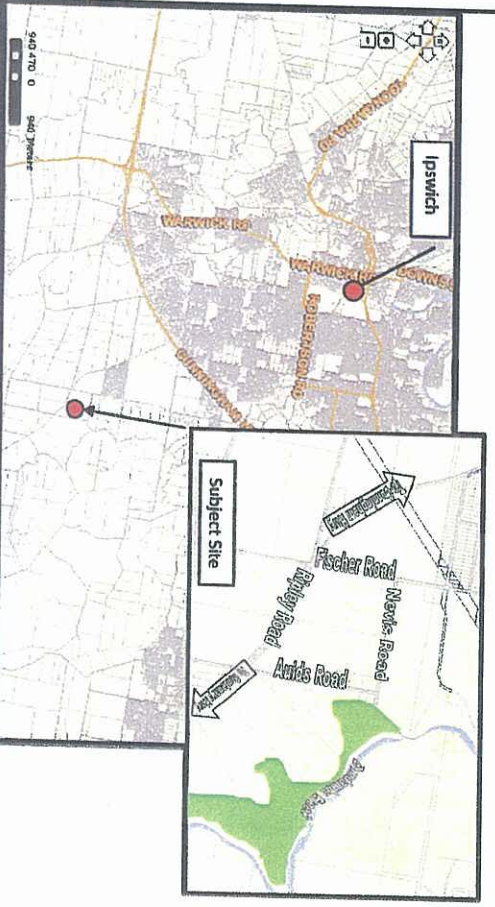
NOTE:
BALANCE LOT 900 TO BE FURTHER SUBDIVIDED
SUBJECT TO FUTURE ROAD CLOSURE OF ALUDS ROAD

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

SITE PLAN



LOCALITY PLAN



LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	38	1/5
320-374m ²	54	2/1
375-445m ²	1/2	4/4
450-599m ²	40	1/5
>600m ²	12	5
Attached housing	1	
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.

referred to in the ULDA

5/8/11 JH



SEKISUI HOUSE

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

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

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

Landarthers 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
1	38	895m	2.847ha	7.762ha

201	4300111	0.04/11d	04.400 11d
TOTAL			

SCALE BAR

0 5 10 20 30 50 80

SCALE 1:1250 @ A3



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
 e info@landpartners.com.au
 w www.landpartners.com.au
 ISO 9001:2008

BSI
ISO 9001:2000
FS 535063

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

PLAN NUMBER	SHEET 2 OF 14	REV
BRLB3649.000-146		B

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

5/18/11 AM
SHEET



LOT SIZES	NO. OF LOTS	RATIO
250-319m²	2	5
320-374m²	15	39
375-445m²	9	24
450-599m²	12	32
>600m²	-	-
Attached housing	-	-
Sales Centre & Cafe	1	3

STAGE 1

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
1	38	895m	2.847ha	7.762ha
TOTAL	257	4380m	3.347ha	34.456 ha

SCALE BAR
0 5 10 20 30 50 80m

SCALE 1:1250 @ A3



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
e info@landpartners.com.au
w www.landpartners.com.au
RP 901/2008
RS 535/63

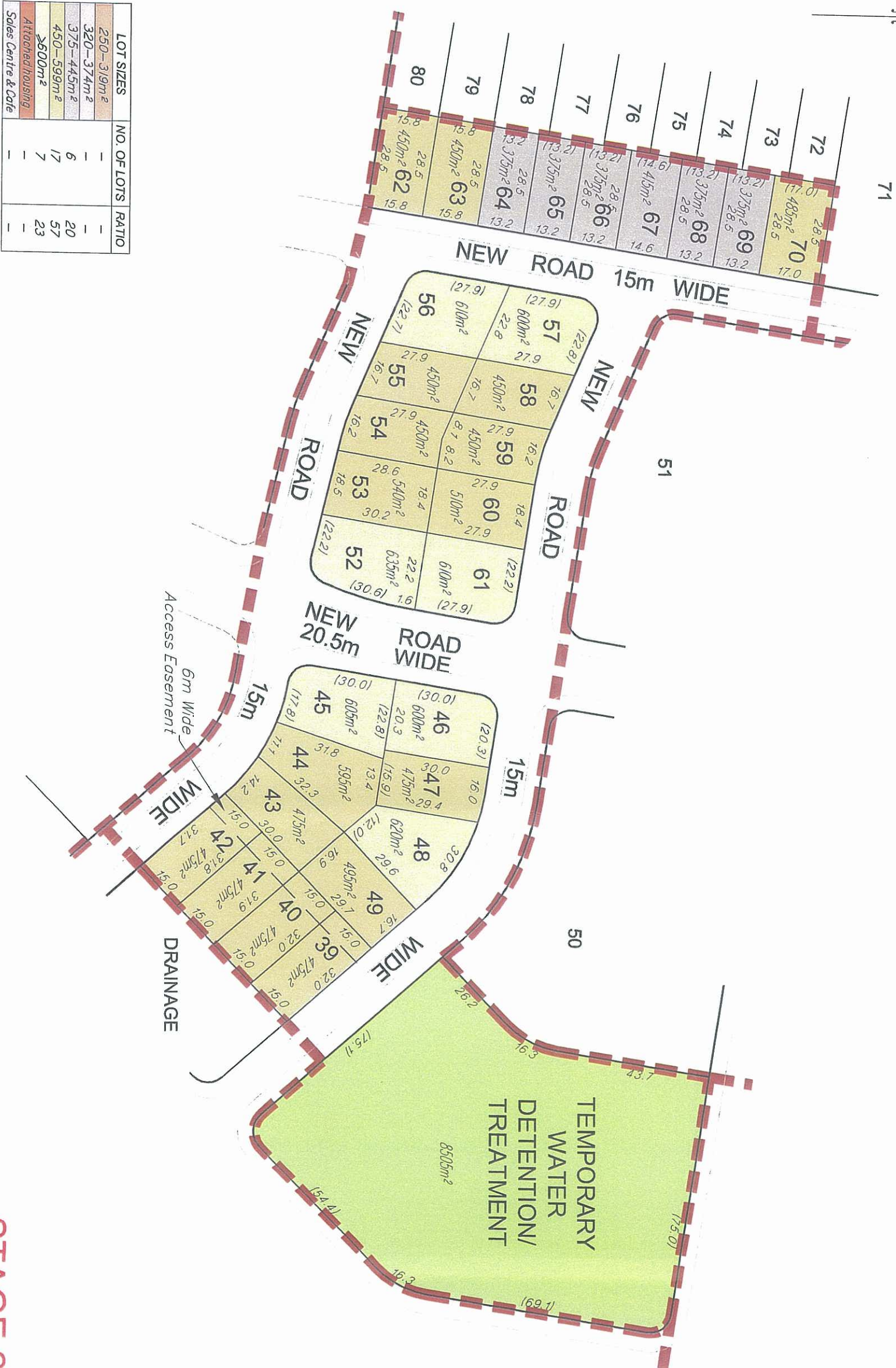
LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BU
DRAWN	LFB
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 3 OF 11 REV B
BRLB3649.000-146	

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated 18/1/14

5/8/11 AL



LOT SIZES	NO. OF LOTS	RATIO
250-319m²	1	1
320-374m²	1	1
375-445m²	6	20
450-599m²	17	57
≥600m²	7	23
Attached housing	1	1
Sales Centre & Cafe	1	1

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 2

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.
Landowners limited accept 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



SCALE 1:1250 @ A3



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
e info@landpartners.com.au
w www.landpartners.com.au
ISO 9001:2008
FS 535026

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

BRLB3649.000-146 B

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 17/11/11

518/11 AU

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	-	-



29
RP910173

28
RP887276

27
RP891045

STAGE 3

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
3	44	660m	-	3.62ha
TOTAL	257	4380m	3.347ha	34.456 ha

SCALE BAR



SCALE 1:1250 @ A3



Brisbane Office
Level 3, 99 Melbourne Street
South Brisbane QLD 4101
PO Box 3816
South Brisbane BC QLD 4101
i 07 3842 1000
f 07 3842 1001
e info@landpartners.com.au
w www.landpartners.com.au
ISO 9001:2008
FS 550053

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

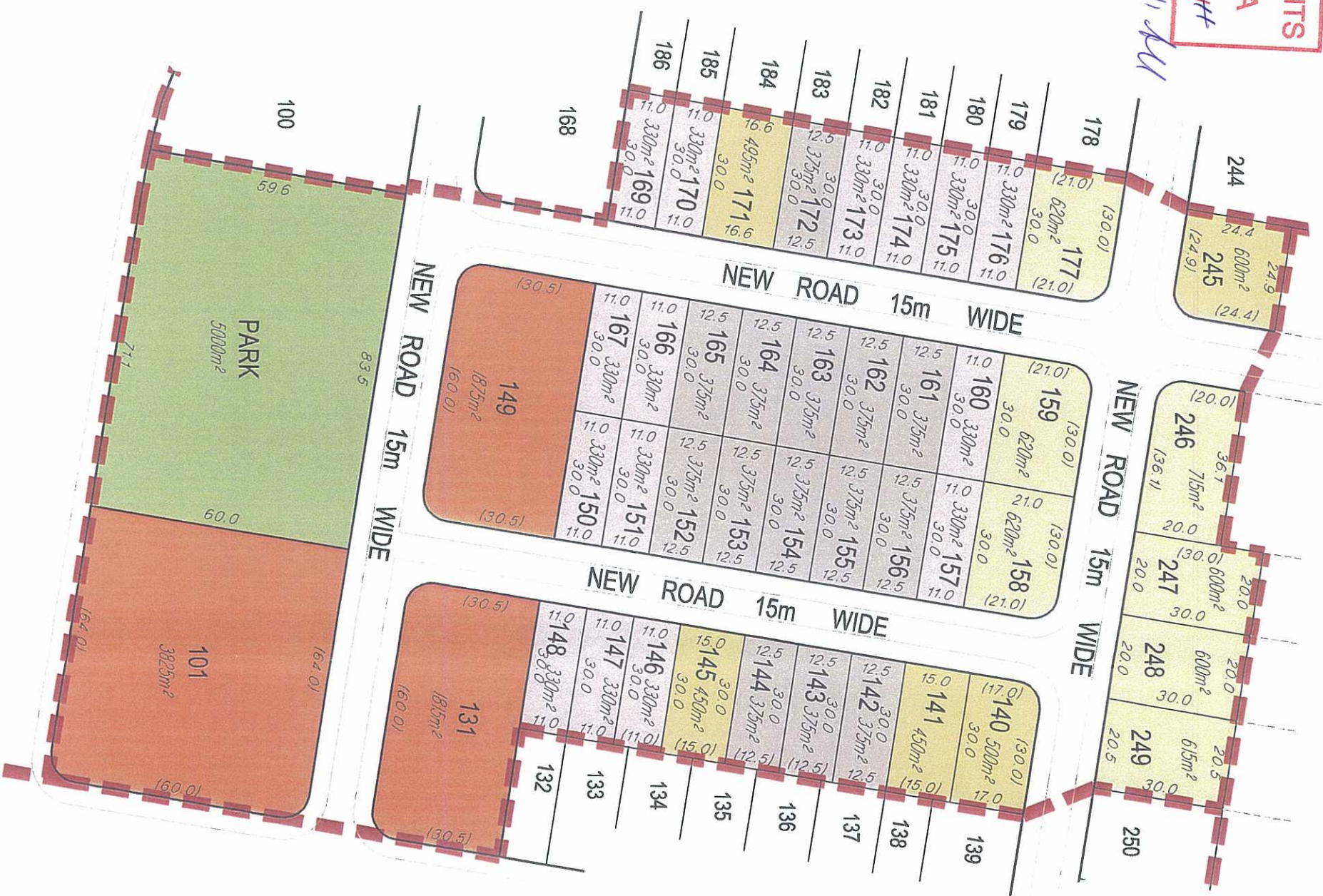
PLAN NUMBER BRLB3649.000-146 SHEET 5 OF 11 REV B

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

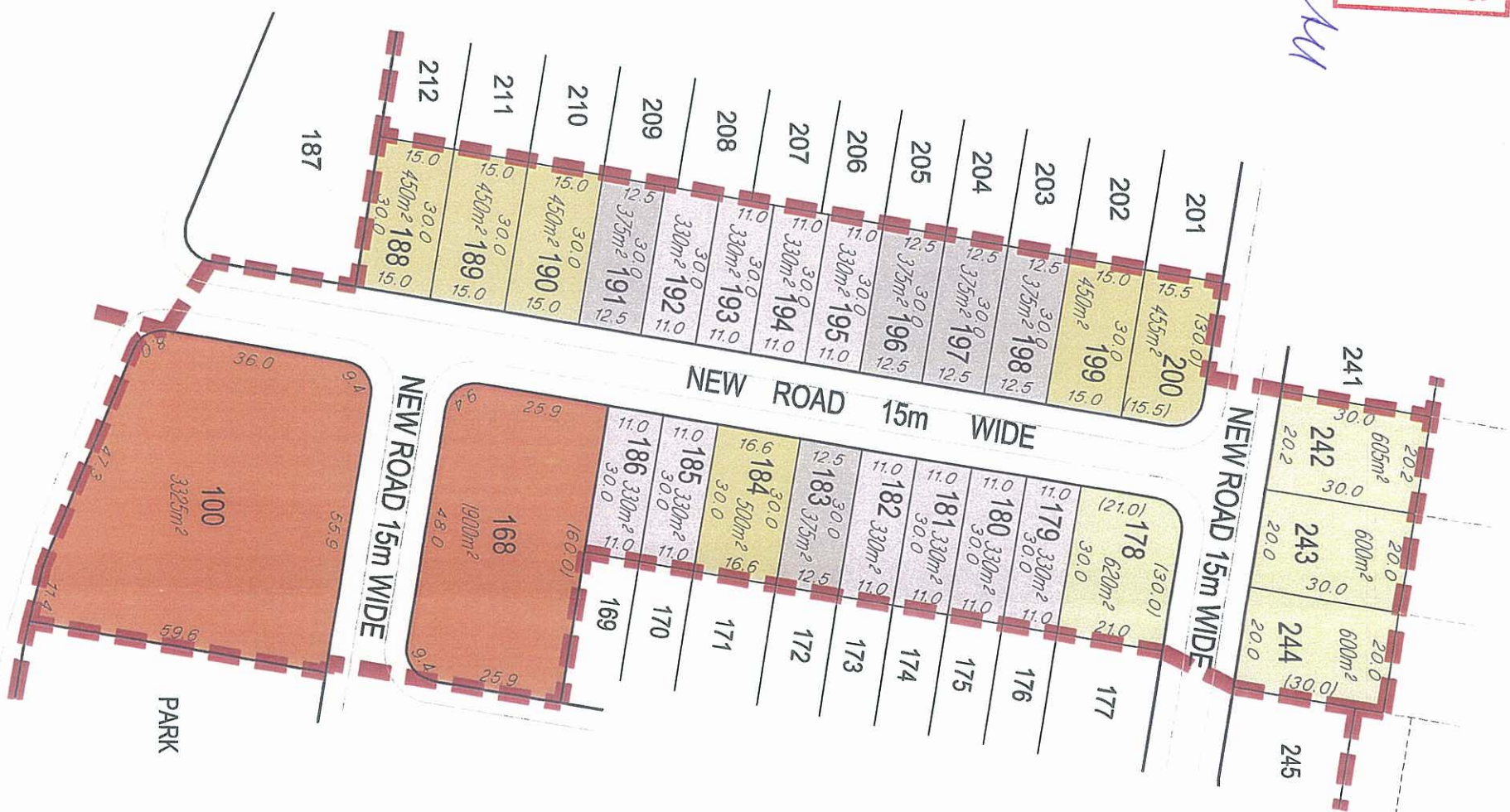
S1511860

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	1	34
320-374m ²	15	32
375-445m ²	14	11
450-599m ²	5	16
>600m ²	7	7
Attached housing	3	-
Sales Centre & Café	-	-



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

5/8/11 AL



LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	1	37
320-374m ²	10	19
375-445m ²	5	22
450-599m ²	6	15
>600m ²	4	7
Attached housing	2	-
Sales Centre & Cafe	-	-

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.

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 NEW ROAD AREA OF TOTAL

LOTS 27 320m PARK AREA 2.046ha

TOTAL 257 4.380m 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 e info@landpartners.com.au www.landpartners.com.au

BSI ISO 9001:2008 RS 55923

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 BRLB3649.000-146

SHEET 7 OF 11 REV B

© LandPartners 2011

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

5/8/11 AL

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 however 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	4,380m	3,347ha	34,456 ha



Brisbane Office
Level 3, 99 Melbourne Street
South Brisbane QLD 4101
PO Box 3916
South Brisbane BC QLD 4101
Tel: (07) 3942 1000
Fax: (07) 3942 1001
Email: info@landpartners.com.au
Website: www.landpartners.com.au
ISO 9001:2008
TS 55005

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	B

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

5/8/11 AL

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

STAGE 7

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

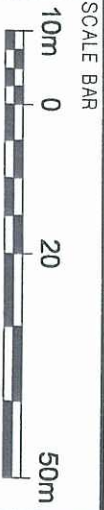
(i) This plan was prepared for the purpose and exclusive use of SEKISUI HOUSE to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
LandPartners Limited accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of the clause or clauses (i),(ii) 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	4,380m	3,347ha	34,456 ha



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
e info@landpartners.com.au
www.landpartners.com.au
ISO 9001:2008
AS 53063

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

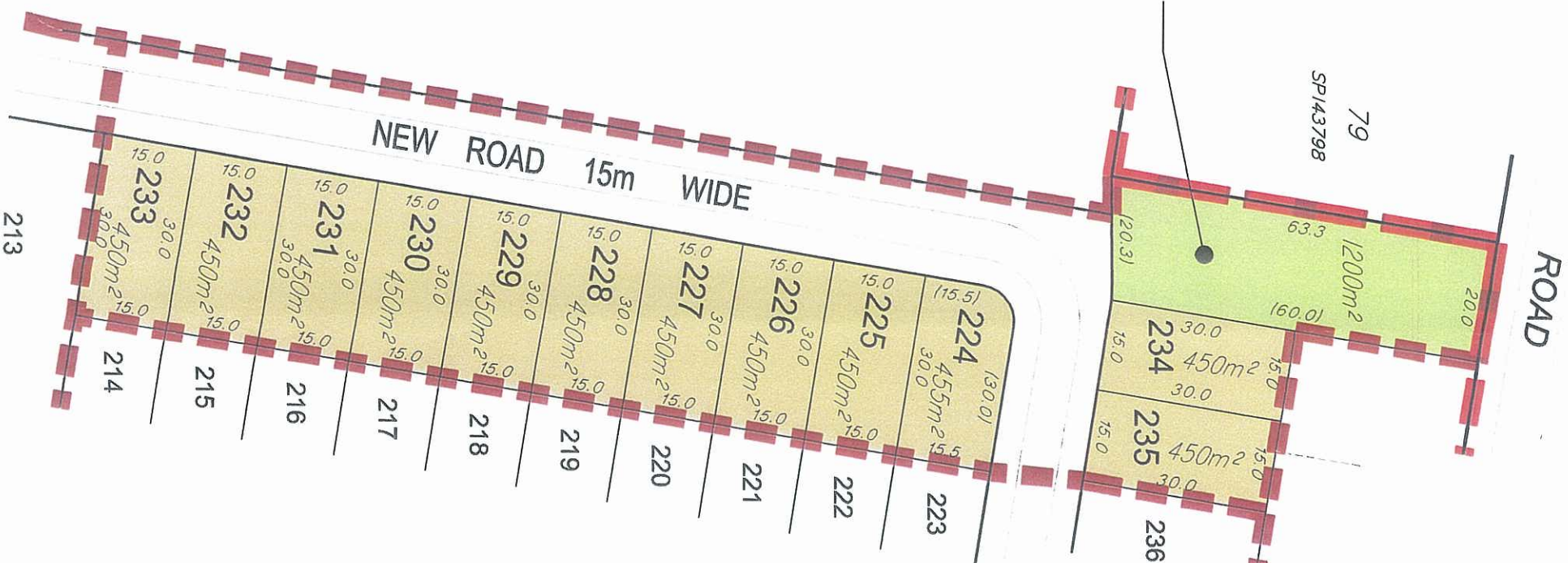
PLAN NUMBER BRLB3649.000-146 SHEET 9 OF 11 REV B

PLANS AND DOCUMENTS

referred to in the ULDA
APPROVAL dated 18/7/11

5/8/11 M/L

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.

STAGE 8

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 however 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	34.456 ha
-------	-----	-------	---------	-----------



SCALE 1:1000 @ A3

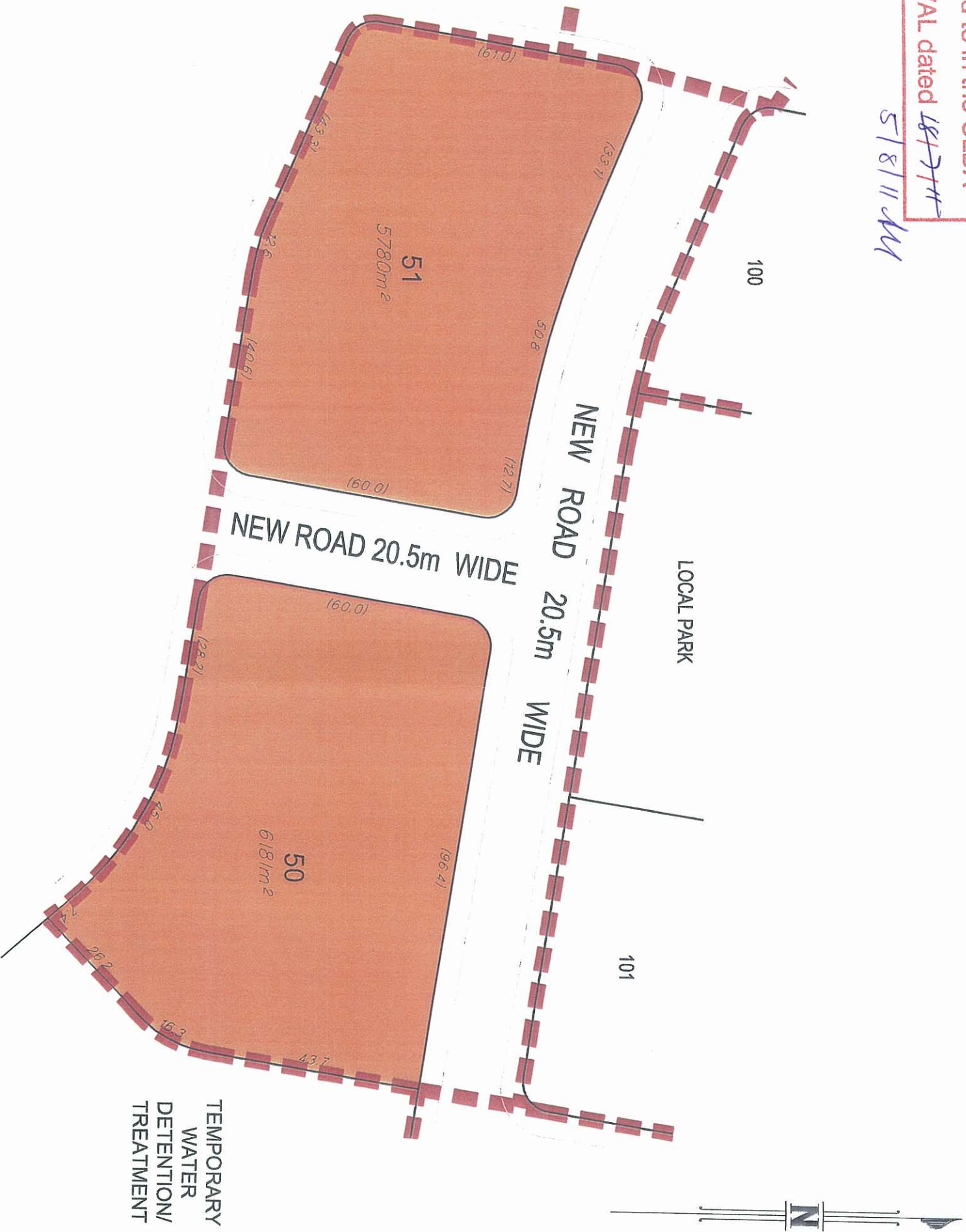


LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BU
DRAWN	LFB
CHECKED	DATE
APPROVED	DATE

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

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

5/8/11 MM



LOT SIZES	NO. OF LOTS	RATIO
250-319m²	-	-
320-374m²	-	-
375-445m²	-	-
450-599m²	-	-
>600m²	-	-
Attached housing	-	-
Sales Centre & Cafe	2	100

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 9

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



SCALE 1:1250 @ A3



Brisbane Office
Level 3, 99 Melbourne Street
South Brisbane QLD 4101
PO Box 3916
South Brisbane BC QLD 4101
Tel: (07) 3842 1000
Fax: (07) 3842 1001
e: info@landpartners.com.au
www.landpartners.com.au
ISO 9001:2008
FS 535053



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 BRLB3649.000-146 SHEET 11 OF 11 REV B

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
Front Primary Frontage	Ground Floor First Floor	3.0m 1.0m	3.0m 1.0m	3.0m 1.0m	3.0m 1.0m	4.5m 1.0m
Side – General Lots	Rear	0.0m 1.0m	0.0m 1.0m	0.0m 1.0m	0.0m 1.0m	n/a 2.0m
Build to Boundary		0.9m 1.5m	0.9m 1.5m	1.0m 2.0m	1.5m 2.0m	n/a 3.0m
Non Build to Boundary		0.9m 1.5m	1.0m 1.5m	1.5m 2.0m	2.0m 2.0m	2.0m 3.0m
Corner Lots – Secondary Frontage		1.5m 0.0m	1.5m 0.0m	2.0m 0.0m	2.0m 0.0m	3.0m 0.0m
Corner Lots – Secondary Frontage		1.5m 0.0m	1.5m 0.0m	2.0m 0.0m	2.0m 0.0m	3.0m 0.0m
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

SITE PLAN



LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	37	14
320-374m ²	53	21
375-449m ²	118	46
450-599m ²	36	14
≥600m ²	12	5
Attached housing	1	—
Sales Centre & Cafe	1	—

- 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 indicated where shown. The location of 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
 - Leaves 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
- PLANS AND DOCUMENTS**
referred to in the ULDA
APPROVAL dated 16/12/14
- 5/8/11/14
- Legend:**
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Open Space
 - Footpath
- 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 story dwelling on a lot less than 12.5m wide.**
- 12. 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**
- 13. Parking spaces on driveways do not have to comply with AS2880**
- 14. Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback**
- Site Cover and Amenities:**
- 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
- 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)**
- NOTE:**
- BALANCE LOT 900 TO BE FURTHER SUBDIVIDED**
- SUBJECT TO FUTURE ROAD CLOSURE OF AULDS ROAD**
- LOTS 1 - 38 DISPLAY VILLAGE**

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 however 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
257	4380m	3,347ha	34,456ha

SCALE BAR

80m 0 120 240m

SCALE 1:5000 @ A3

LEVEL DATUM

N/A

LEVEL ORIGIN

N/A

CONTOUR INTERVAL

N/A

COMPUTER FILE

364900BT

DRAWN

LFB

CHECKED

SRS

APPROVED

DATE

PLAN NUMBER

BRLB3649.000-133

SHEET 1 OF 11

REV

G

Landpartners

built environment consultants

Brisbane Office
Level 3, 99 Melbourne Street
South Brisbane QLD 4101
PO Box 9316
South Brisbane BC QLD 4101

(07) 3842 1000
(07) 3842 1001
e info@landpartners.com.au
w www.landpartners.com.au

BSI
ISO 9001:2008
FS 535063

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.

SITE DEVELOPMENT TABLE	Villa Allotments(1) 250-319m ² 10-12m Frontage	Villa Allotments(2) 320-374m ² 10-15m Frontage	Courtyard Allotments(1) 375-445m ² >12m Frontage	Courtyard Allotments(2) 450-559m ² >14m Frontage	Traditional Allotments >560m ² >17m Frontage
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	2.0m
Side - General Lots	0.0m	0.0m	0.0m	0.0m	n/a
Build to Boundary	0.9m	0.9m	1.0m	1.0m	n/a
Non Build to Boundary	1.5m	1.5m	1.5m	1.5m	2.0m
Come Lots - Secondary Frontage	1.5m	1.5m	2.0m	2.0m	3.0m
Lane/Lot (from Lane/Lot Body)	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 240mm
- 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

STAGE 1

TEMPORARY WATER
DETENTION/ TREATMENT

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

5/18/11

TEMPORARY
WATER/
DETENTION
TREATMENT



DRAINAGE
1535m²

DRAINAGE
1785m²

Access Easement
6m Wide

NEW ROAD
15m WIDE

NEW ROAD
15m WIDE

NEW ROAD
15m WIDE

NEW ROAD
15m WIDE

AULDS ROAD

RP229319

RP199623

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	1	1
320-374m ²	2	5
375-445m ²	15	39
450-559m 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
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.
- (ii) LandPartners Limited accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (iii), (iv) or (v) hereof.
- (iii) 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 the application for reconfiguration.
- (iv) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
- (v) 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
0 5 10 20 30 50 80m

SCALE 1:1250 @ A3



Brisbane Office
Level 3, 99 Melbourne Street
South Brisbane QLD 4101
PO Box 2916
South Brisbane BC QLD 4101
Tel: (07) 3842 1000
Fax: (07) 3842 1001
Email: info@landpartners.com.au
Website: www.landpartners.com.au
BSI
ISO 9001:2008
RS 53093

LEVEL DATUM

LEVEL ORIGIN

CONTOUR INTERVAL

COMPUTER FILE

DRAWN

CHECKED

APPROVED

PLAN NUMBER

BRLB3649.000-133

REV. G

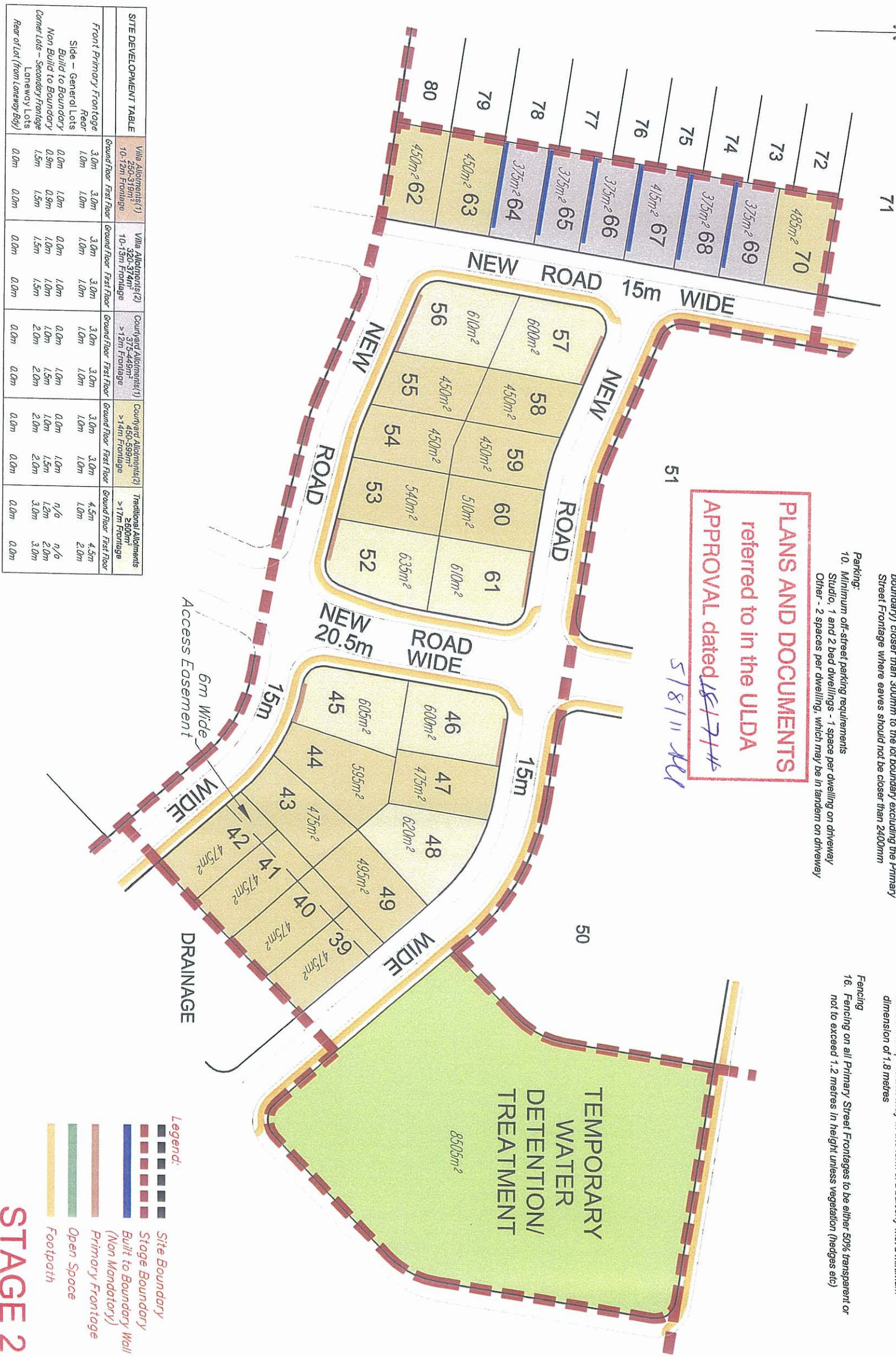
LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	-	-
320-374m ²	-	20
375-445m ²	6	57
450-599m ²	17	23
2600m ²	7	-
Attached housing	-	-
Sales Centre & Café	-	-

- 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

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18/7/14
5/8/11 AL



- 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 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 AS2880
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback

- Site Cover and Amenities:
- 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)

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

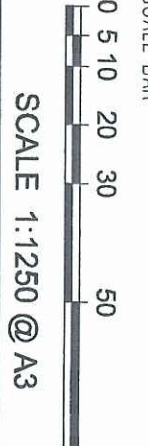
(i) This plan was prepared for the purpose and exclusive use of SEKISUI HOUSE to accompany an application to URBAN LAND DEVELOPMENT AUTHORITY for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.

LandPartners Limited accepts no responsibility for any loss or damage suffered however 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 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	4,380m	3,347ha	34,456ha



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
e: info@landpartners.com.au
w: www.landpartners.com.au
ISO 9001:2008
RS 53505

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900BT
DRAWN	LFB
CHECKED	SRS
APPROVED	DATE
PLAN NUMBER	SHEET 4 OF 11 REV
BRLB3649.000-133	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 2

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 8sqm 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 18/7/11

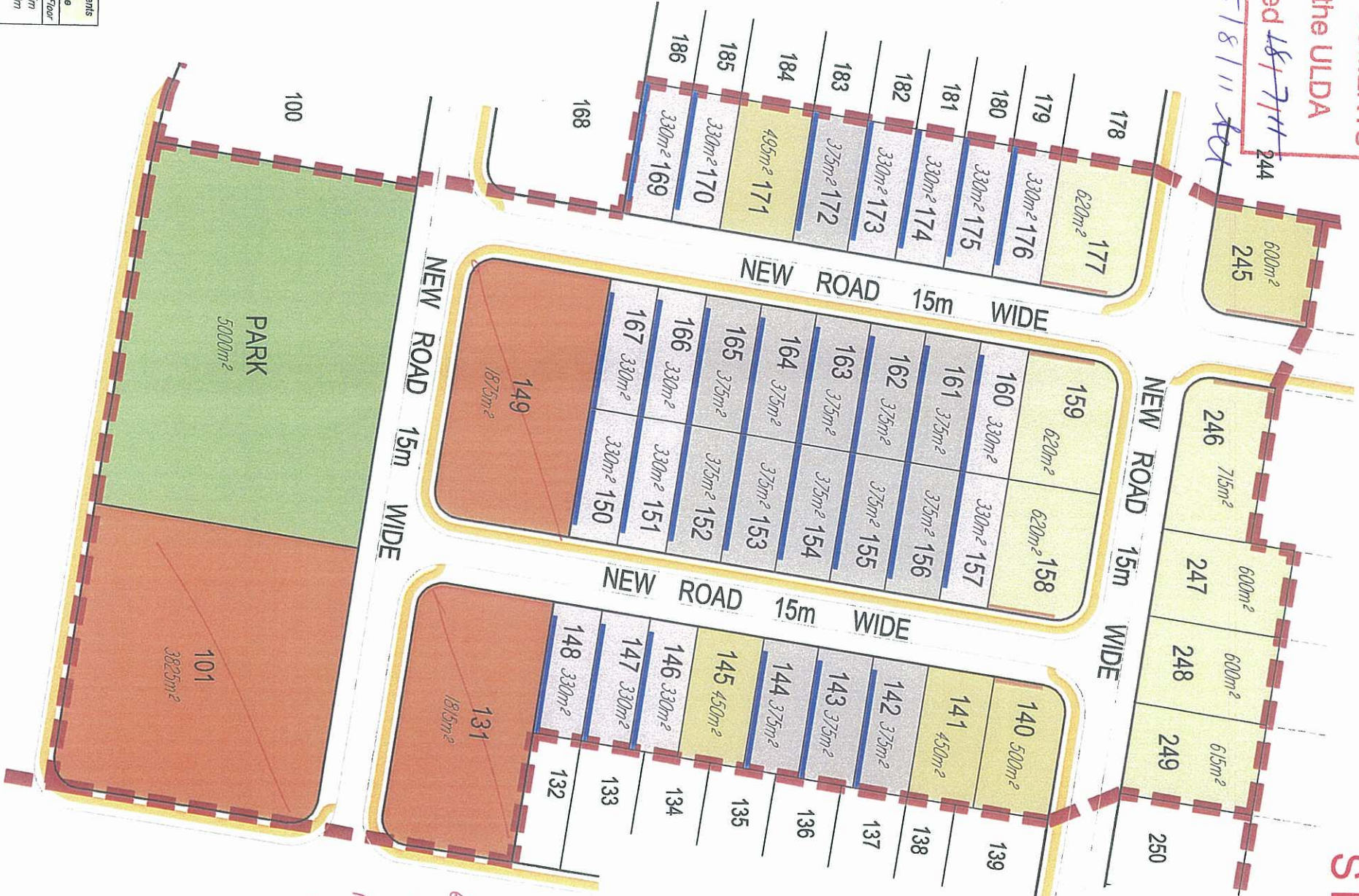
5/8/11

STAGE 4

SITE DEVELOPMENT TABLE		Villa Allotments(1) 10-12m Frontage	Villa Allotments(2) 10-15m Frontage	Courtyard Allotments(1) 37.5-44.9m >15m Frontage	Courtyard Allotments(2) 45.0-59.9m >14m Frontage	Traditional Allotments 2600m ² >17m Frontage
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	4.5m
Side - General Lots	0.0m	1.0m	1.0m	0.0m	1.0m	n/a
Build to Boundary	0.9m	1.0m	1.0m	1.0m	1.5m	2.0m
Non Build to Boundary	1.5m	1.5m	1.5m	2.0m	2.0m	3.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	2.0m	2.0m	3.0m
Laneway Lots	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Rear of Lot (from Laneway Bay)	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

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



Excluded from development

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.
- Landowners Limited accepts no responsibility for any loss or damage suffered however 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
4	44	600m	0.5ha	3.89ha
TOTAL	257	4380m	3.347ha	34.456ha



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
e info@landpartners.com.au
w www.landpartners.com.au
AS 9001:2008
FS 535053

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

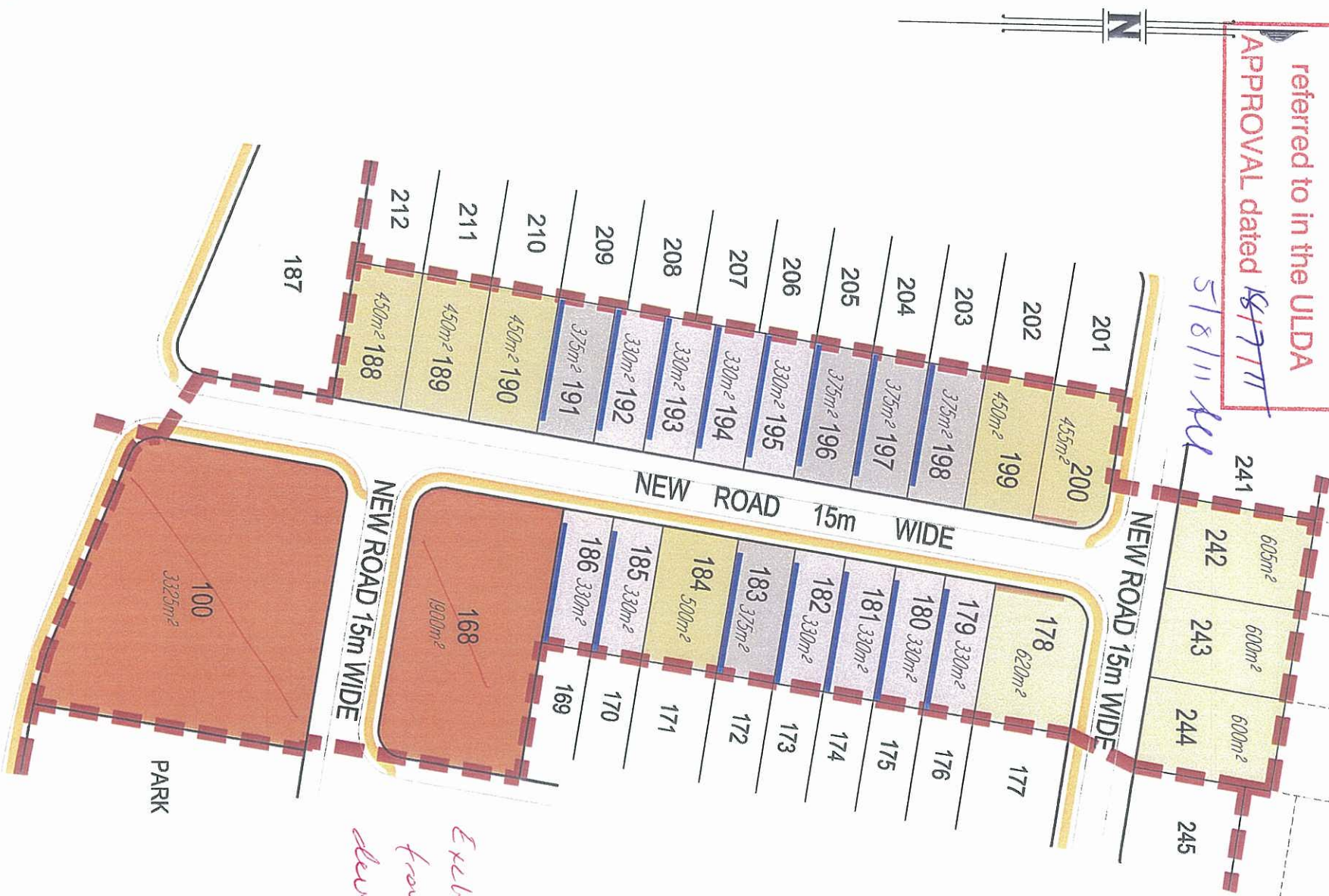
APPROVED
DATE

PLAN NUMBER
BRLB3649.000-133
SHEET 6 OF 11
REV
G

PLANS AND DOCUMENTS

referred to in the ULDA
APPROVAL dated 18/7/11

5/8/11



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

STAGE 5

Excluded from plan of development.

SITE DEVELOPMENT TABLE	Villa Allotments(1) 250-319m ² 10-12m Frontage	Villa Allotments(2) 320-374m ² 10-15m Frontage	Country Allotments(1) 375-449m ² >12m Frontage	Country Allotments(2) 450-599m ² >14m Frontage	Traditional Allotments ≥600m ² >17m Frontage
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	4.5m
Side - General Lots	1.0m	1.0m	1.0m	1.0m	1.0m
Non Built to Boundary	0.9m	1.0m	1.0m	1.0m	1.0m
Come Lots - Secondary Frontage	1.5m	1.5m	2.0m	2.0m	3.0m
Rear of Lot (from Lane/way Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m

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

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)

- 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
5. 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 Lane/way must be built with a minimum 1.0 metre Rear Setback

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.

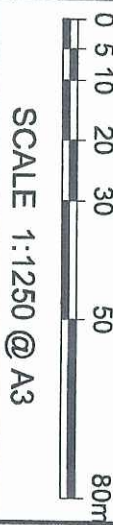
LandPartners Limited accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii),(iii) or (iv) hereof.

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



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
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 7 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 story 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 Amenities:

- 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	5	1/8
375-445m ²	22	7/9
450-559m ²	1	3
≥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 10-15m Frontage	Courtyard Allotments(1) 375-445m ² >12m Frontage	Courtyard Allotments(2) 450-559m ² >14m Frontage	Traditional Allotments ≥600m ² >17m Frontage
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m
Side - General Lots	0.0m	1.0m	0.0m	1.0m	n/a
Built to Boundary	0.9m	0.9m	1.0m	1.5m	2.0m
Non Built to Boundary	1.5m	1.5m	2.0m	2.0m	3.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	2.0m	2.0m	3.0m
Laneway Lots	0.0m	0.0m	0.0m	0.0m	0.0m
Rear of Lot (from Laneway Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m

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

5/8/11 by 235



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

- 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 (i),(ii) or (iv) hereof.
- 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.
- The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
- 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
-------	-----	-------	---------	----------



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
e info@landpartners.com.au
www.landpartners.com.au

ISO 9001:2008
FS 536035

LEVEL DATUM	N/A
-------------	-----

LEVEL ORIGIN	N/A
--------------	-----

CONTOUR INTERVAL	N/A
------------------	-----

COMPUTER FILE	3649008T
---------------	----------

DRAWN	LFB	DATE	21/03/2011
-------	-----	------	------------

CHECKED	SRS	DATE	21/03/2011
---------	-----	------	------------

APPROVED	DATE
----------	------

PLAN NUMBER	SHEET 8 OF 11	REV
BRLB3649.000-133		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.

- 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:
Entrances - 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 dwellings, 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 Amenities:
- 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
 - Stoage 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 600-899m 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	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a
Built to Boundary	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.2m	2.0m
Non Built to Boundary	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m	3.0m	3.0m
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	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Reel 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 18/7/11

5/8/11 AL



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

STAGE 7

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

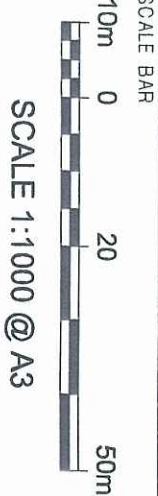
PROJECT
**PLAN OF DEVELOPMENT
OF LOT 179 ON SP143798,
LOT 180 ON RP910173,
& LOT 182 ON S151860**

LOCAL AUTHORITY
URBAN LAND DEVELOPMENT AUTHORITY

NOTES

- The 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.
- Landowners Limited accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (i), (ii) or (iv) hereof.
- 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.
- The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
- 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



Brisbane Office
Level 3, 99 Melbourne Street
South Brisbane QLD 4101
PO Box 3516
South Brisbane BC QLD 4101

(07) 3842 1000
(07) 3842 1001
e info@landpartners.com.au
www.landpartners.com.au

ISO 9001:2008
FS 55006

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	3649008T

COMPUTER FILE	N/A		
364900BT			
DRAWN	LFB	DATE	21/03/2011
CHECKED	SRS	DATE	21/03/2011
APPROVED		DATE	
PLAN NUMBER	SHEET 9 OF 11 REV		

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

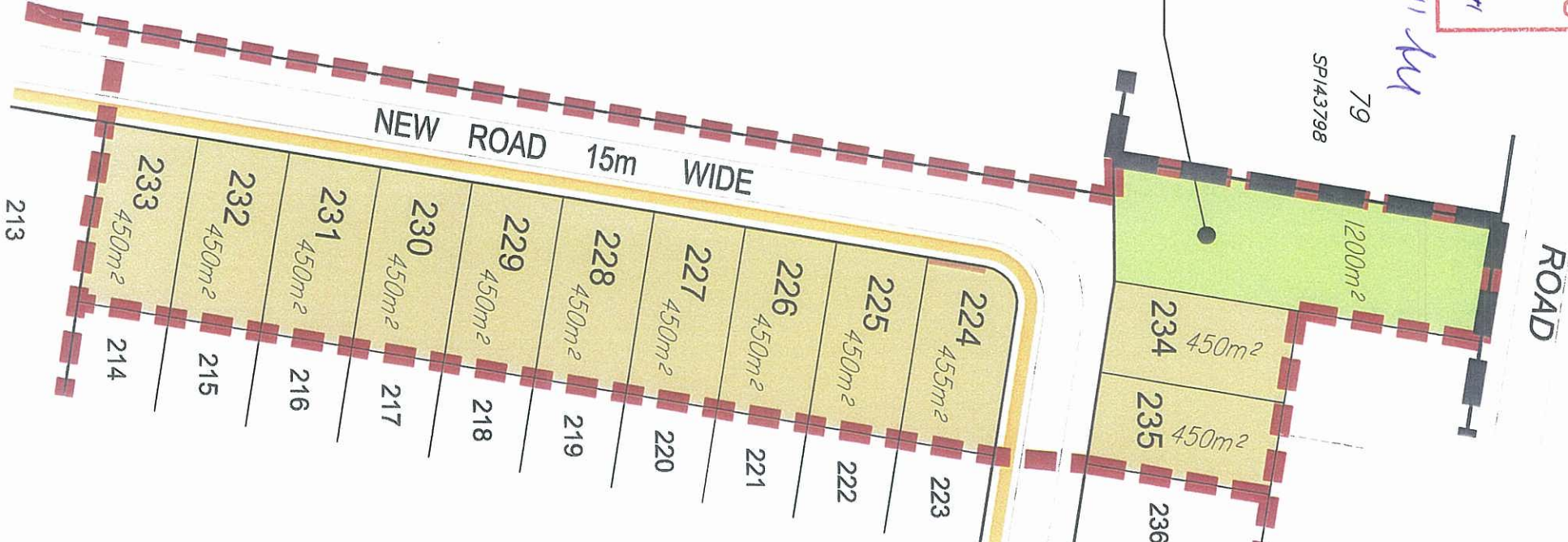
- Site Cover and Amenities:
14. Site cover for each lot is not to exceed 60% of the lot except on Multi-Family Allotments where the site cover shall not exceed 70% of the lot
15. Private amenity space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m. Private 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)

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

5/8/11

TEMPORARY
WATER
DETENTION/
TREATMENT



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

LOT SIZES	NO. OF LOTS	RATIO
250-319m²	-	-
320-374m²	-	-
375-445m²	-	-
450-599m²	12	100
>600m²	-	-
Attached Housing	-	-
Sales Centre & Cafe	-	-

SITE DEVELOPMENT TABLE		Villa Allotments(1) 250-319m² 10-12m Frontage	Villa Allotments(2) 320-374m² 10-15m Frontage	Courtyard Allotments(1) 375-449m² >12m Frontage	Courtyard Allotments(2) 450-599m² >14m Frontage	Traditional Allotments >600m² >17m Frontage
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	4.5m
Side - General Lots	0.0m	1.0m	0.0m	1.0m	1.0m	1.0m
Built to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m
Non Built to Boundary	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Laneway Lots	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Rear of Lot (from Laneway Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m

STAGE 8

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

- (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	3.4456ha
-------	-----	-------	---------	----------



SCALE 1:1000 @ A3



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
w www.landpartners.com.au
ASD 9201/2008
75 035003

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 10 OF 11 REV G