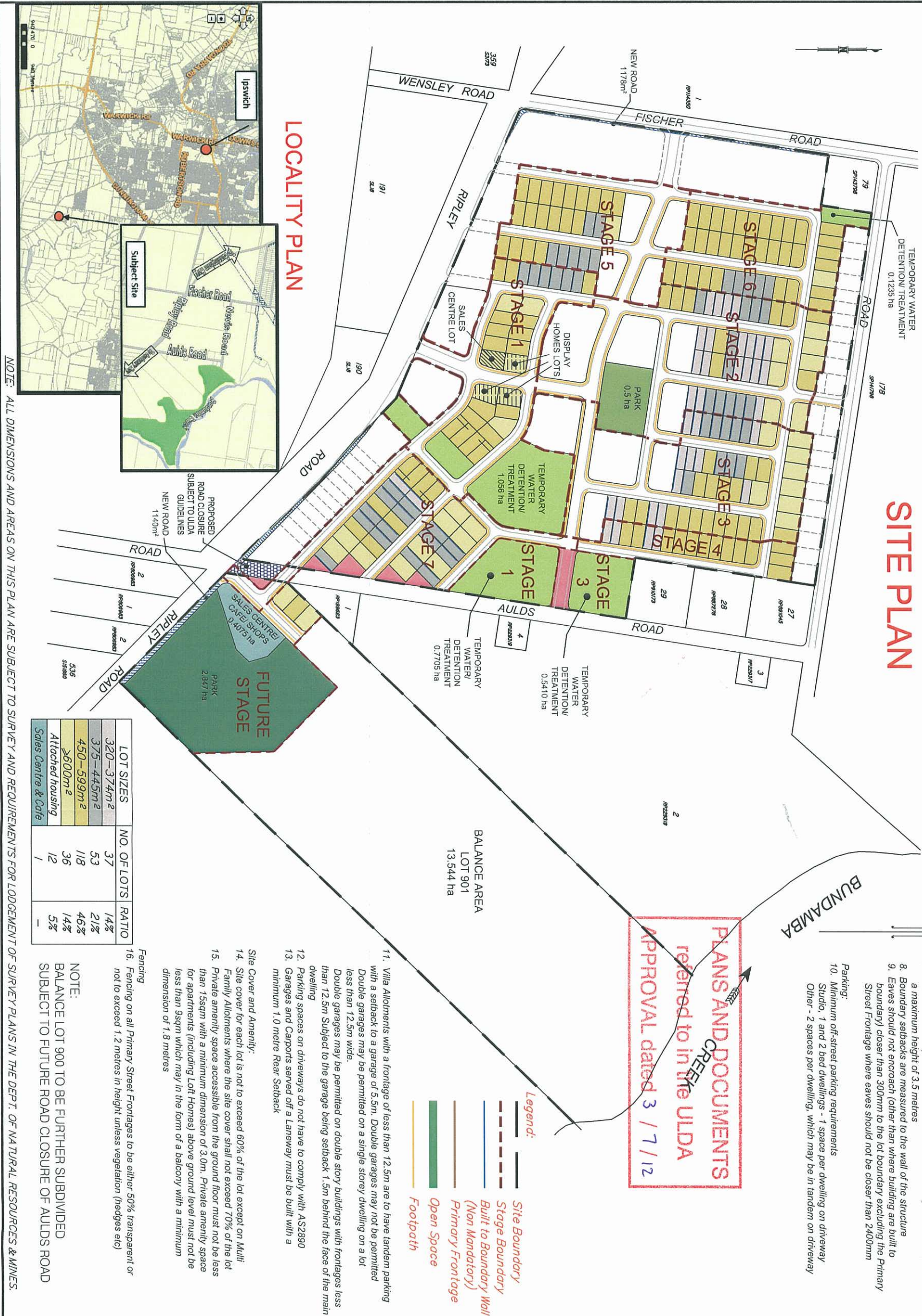


SITE DEVELOPMENT TABLE	Villa Allotments(2) 320-374m ² 10-13m Frontage	Courtyard Allotments(1) 375-449m ² >12m Frontage	Courtyard Allotments(2) 450-599m ² >14m Frontage	Traditional Allotments ≥600m ² >17m Frontage
Front Primary Frontage	3.0m	3.0m	3.0m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m
Side – General Lots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



LOT SIZES	NO. OF LOTS	RATIO
320-374m ²	37	14%
375-445m ²	53	21%
450-599m ²	118	46%
≥600m ²	36	14%
Attached housing	12	5%
Sales Centre & Cafe	1	—

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:

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

PLANS AND DOCUMENTS

Submitted to in the ULDA

APPROVAL dated 3 / 7 / 12

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 less than 12.5m wide.

Double garages may be permitted on a single storey dwelling on a lot 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

e 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

encing

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

NOTE:

BALANCE LOT 900 TO BE FURTHER SUBDIVIDED

SUBJECT TO FUTURE ROAD CLOSURE OF AULDS ROAD

CLIENT

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 causes (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	44.70m	3.347ha	34.456ha

SCALE 1:5000 @ A3

LANDPARTNERS
built environment consultants

Brisbane Office
13 Railway Terrace
Million QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

T (07) 3942 1000
F (07) 3942 1001
e info@landpartners.com.au
w www.landpartners.com.au

BSI
ISO 9001:2008
FS 535063

LEVEL DATUM N/A

LEVEL ORIGIN N/A

CONTOUR INTERVAL N/A

COMPUTER FILE 364900FM

DRAWN	CMA	DATE
CHECKED	ADR	DATE

APPROVED	SS	DATE
PLAN NUMBER	BRSS3649.000-133	SHEET 1 OF 9

- 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 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 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 (hedgess etc)



SITE DEVELOPMENT TABLE		Villa Allotments(2) 320-374m ² 10-15m Frontage	Courtyard Allotments(1) 375-445m ² >16m Frontage	Courtyard Allotments(2) 450-599m ² >14m Frontage	Traditional Allotments >600m ² >17m Frontage
Front Primary Frontage	Ground Floor First Floor	3.0m 3.0m	3.0m 3.0m	3.0m 3.0m	4.5m 4.5m
Rear	Ground Floor First Floor	1.0m 1.0m	1.0m 1.0m	1.0m 1.0m	2.0m 2.0m
Side - General Lots	Ground Floor First Floor	0.0m 1.0m	0.0m 1.0m	0.0m 1.0m	n/a n/a
Build to Boundary	Ground Floor First Floor	1.0m 1.0m	1.0m 1.0m	1.0m 1.0m	2.0m 2.0m
Non Build to Boundary	Ground Floor First Floor	1.0m 1.0m	1.0m 1.0m	1.0m 1.0m	3.0m 3.0m
Corner Lots - Secondary Frontage	Ground Floor First Floor	1.5m 1.5m	2.0m 2.0m	2.0m 2.0m	3.0m 3.0m
Laneway Lots	Ground Floor First Floor	0.0m 0.0m	0.0m 0.0m	0.0m 0.0m	0.0m 0.0m
Rear of Lot (from Laneway 80y)	Ground Floor First Floor	0.0m 0.0m	0.0m 0.0m	0.0m 0.0m	0.0m 0.0m

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

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 NATURAL RESOURCES & MINES.

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 whatsoever 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), (iii) 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
1	30	840m	-	4.672ha
TOTAL	257	4470m	3.347ha	34.456ha



Brisbane Office
13 Railway Terrace
Million QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

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

ISO 9001:2008
FS 53063

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A

COMPUTER FILE	364900FM
DRAWN	CMA
CHECKED	ADR
APPROVED	SS

PLAN NUMBER	SHEET 2 OF 9	REV
BRSS3649.000-133		i

LOCAL AUTHORITY

URBAN LAND DEVELOPMENT AUTHORITY

NOTES

(i) This is not prepared for the purpose and exclusive use of SEKISU 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) 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 purposes 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	50	915m	0.5ha	5.19ha
TOTAL	257	4470m	3.347ha	34.456ha

SCALE BAR



SCALE 1:1500 @ A3



Brisbane Office
13 Railway Terrace
Million QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

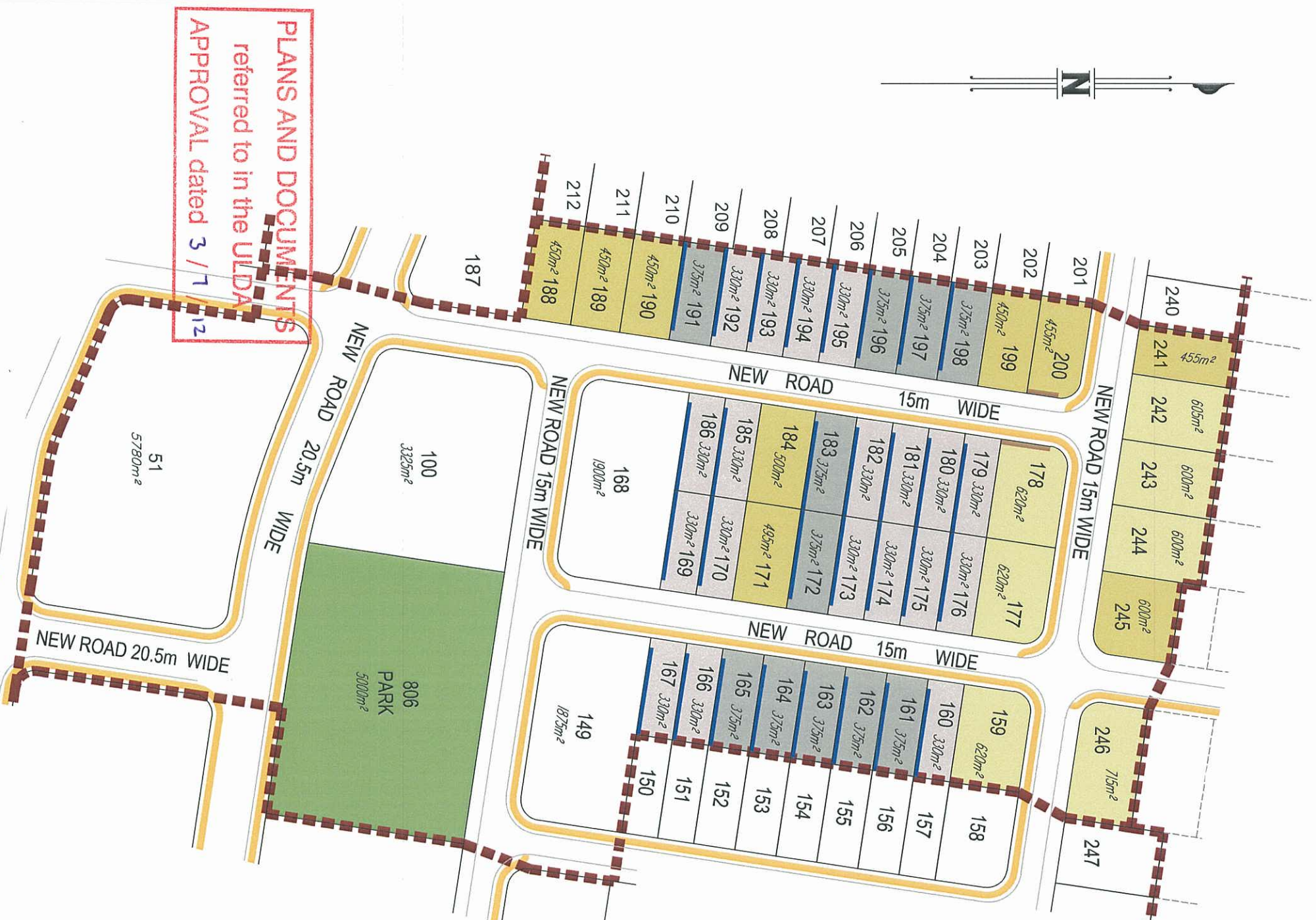
f (07) 3642 1000
t (07) 3842 1001
e info@landpartners.com.au
w www.landpartners.com.au

 **BSI**
ISO 9001:2015

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900FM
DRAWN	CMA
CHECKED	ADR
APPROVED	SS
DATE	29/05/2012
DATE	29/05/2012
DATE	29/05/2012

PLAN NUMBER SHEET 3
BRSS3649.000-133

BR253649.000-133



PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 3 / 7 / 12

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

STAGE 2

Legend:

Site Boundary

Stage Boundary

Built to Boundary Wall

(Non Mandatory)

Primary Frontage

Open Space

1. 1

LOT SIZES	NO. OF LOTS	RATIO
320-374m ²	19	38%
375-445m ²	11	22%
450-599m ²	9	18%
≥600m ²	7	14%
Attached housing	4	8%
Sales Centre & Cafe	-	-

SITE DEVELOPMENT TABLE				
Village Allocations(2) 320-37,44m ² 10-15m Frontage	Courtyard Allocations(1) 317-5-445m ² >12m Frontage	Courtyard Allocations(2) 450-599m ² >14m Frontage	Traditional Allocations ≥600m ² >17m Frontage	
Ground Floor First Floor	Ground Floor First Floor	Ground Floor First Floor	Ground Floor First Floor	
Front Primary Frontage Side – General Reor Build to Boundary Non Build to Boundary Corner Lots –Secondary Frontage Lanesway Lots Rear of Lot (from Lanesway Side)	3.0m 1.0m 1.0m 1.0m 1.0m 1.5m 0.0m	3.0m 1.0m 1.0m 1.0m 1.5m 2.0m 0.0m	3.0m 1.0m 1.0m 1.0m 1.5m 2.0m 0.0m	4.5m 4.5m 2.0m 2.0m 2.0m 3.0m 0.0m

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)

Site Cover and Amenities:

14. Site cover for each lot is not to exceed 60% of the lot except on Multi-Family Allocations 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

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

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

11. *Villa Allouments 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.*

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

boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2400mm

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

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

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

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

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
3	51	720m	-	4.387ha
TOTAL	257	4470m	3.347ha	34.456ha





LANDPARTNERS
built environment consultants

Brisbane Office
13 Railway Terrace
Milton QLD 4064
PO Box 5916
South Brisbane BC QLD 4101

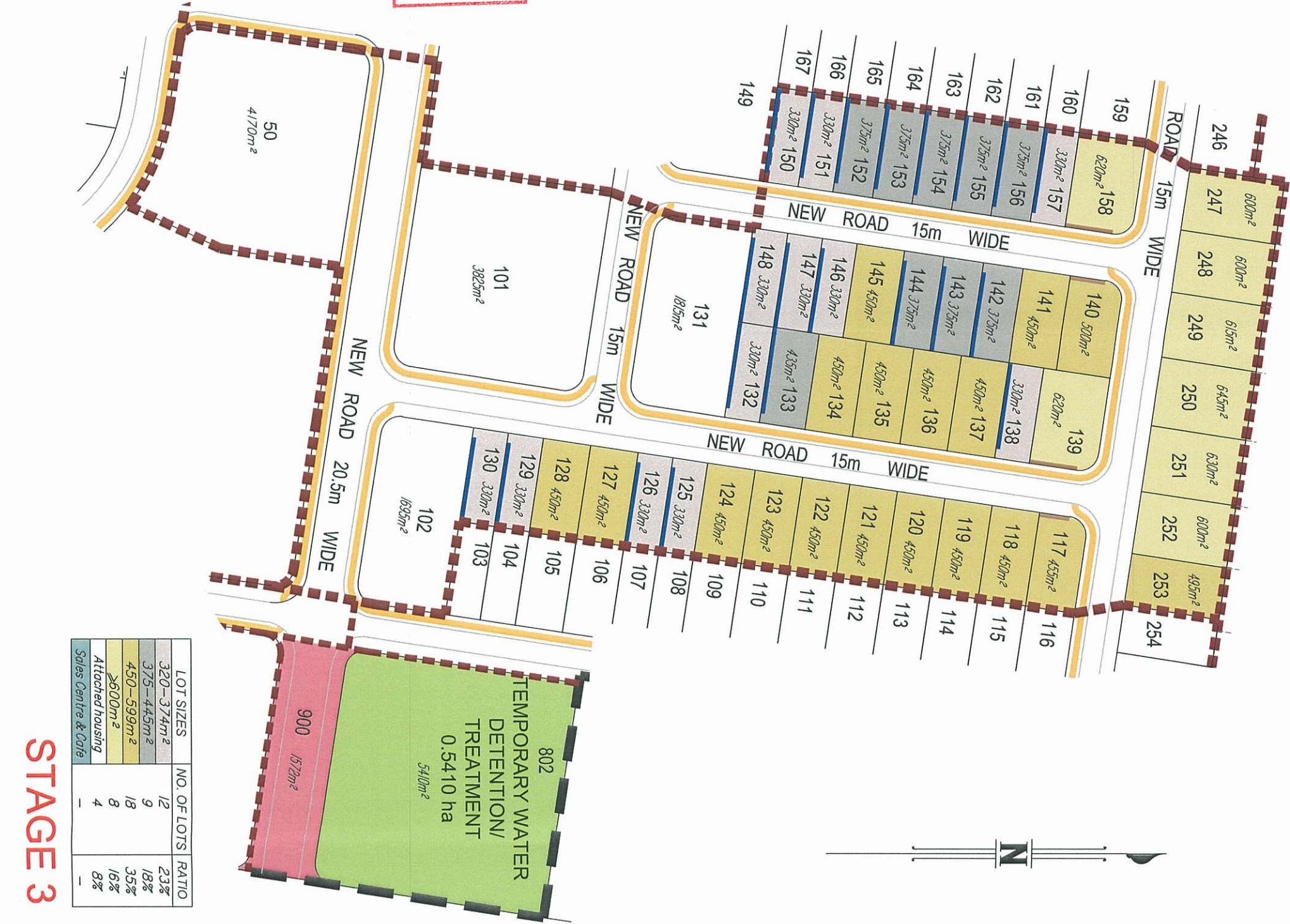
T (07) 3942 1000
F (07) 3942 1001
E info@landpartners.com.au
W www.landpartners.com.au

ISO 9001:2008
FS 53063

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900FM
DRAWN	CMA
CHECKED	ADR
APPROVED	SS
PLAN NUMBER	BRSS3649.000-133

LOT SIZES	NO. OF LOTS	RATIO
320-374m ²	12	23%
375-445m ²	9	18%
450-599m ²	18	35%
≥600m ²	8	16%
Attached housing	4	8%
Sales Centre & Cafe	-	-

STAGE 3



SITE DEVELOPMENT TABLE	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	3.0m	3.0m	3.0m	3.0m
Rear	1.0m	1.0m	1.0m	1.0m
Side - General Lots	0.0m	0.0m	0.0m	0.0m
Non-Build to Boundary	1.0m	1.0m	1.0m	1.0m
Come Lots - Secondary Frontage	1.5m	1.5m	2.0m	2.0m
Lane-way Lots	0.0m	0.0m	0.0m	0.0m
Rear of Lot (from Lane-way Bdy)	0.0m	0.0m	0.0m	0.0m

Legend:

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

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 7 / 12

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

- 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 Lane-way 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 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
4	17	265m	-	1,097ha

TOTAL	257	4,470m	3,347ha	34.456ha
-------	-----	--------	---------	----------



Brisbane Office
13 Railway Terrace
Milton QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

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

BSI
ISO 9001:2008
FS 535053

LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	N/A		
COMPUTER FILE	364900FM		
DRAWN	CMA	DATE	29/05/2012
CHECKED	ADR	DATE	29/05/2012
APPROVED	SS	DATE	29/05/2012

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:

- Front doors of dwellings are generally to address the Primary Street
- 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 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

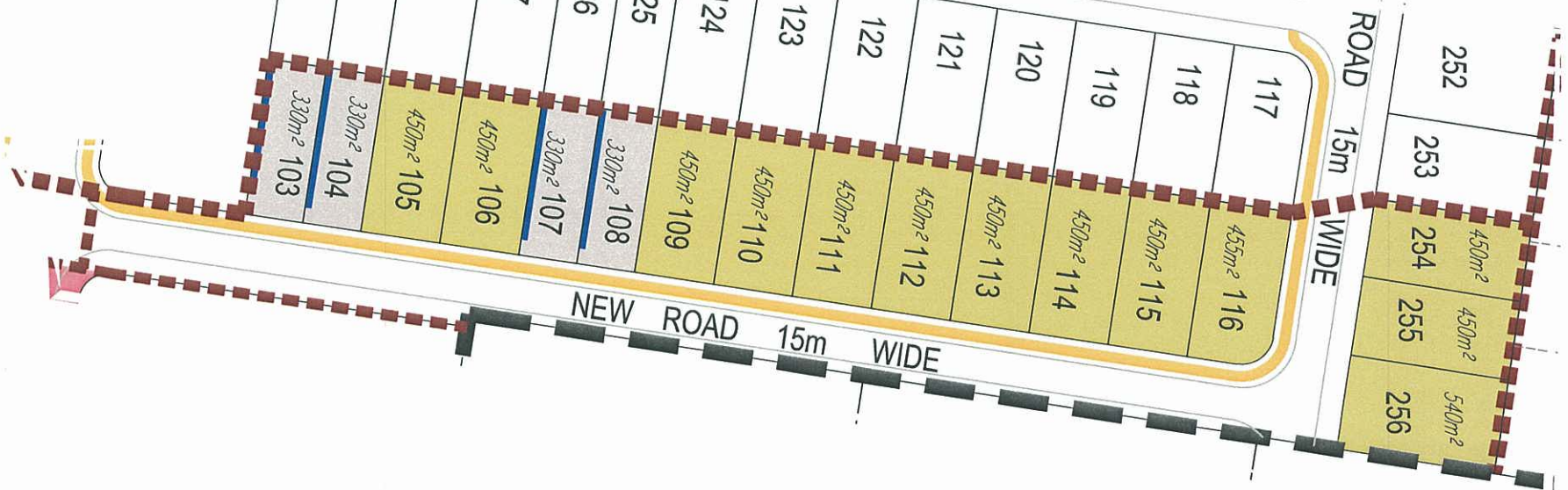
- Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetation (hedges etc)

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 7 / 12

LOT SIZES	NO. OF LOTS	RATIO
320-374m ²	4	24%
375-445m ²	-	-
450-599m ²	1/3	76%
≥600m ²	-	-
Attached housing	-	-
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 NATURAL RESOURCES & MINES.



SITE DEVELOPMENT TABLE	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	3.0m	3.0m	3.0m	4.5m
Rear	1.0m	1.0m	1.0m	4.5m
Side - General Lots	0.0m	0.0m	0.0m	n/a
Built to Boundary	1.0m	1.0m	1.0m	n/a
Non Built to Boundary	1.0m	1.0m	1.5m	2.0m
Come Lots - Secondary Frontage	1.5m	2.0m	2.0m	3.0m
Rear of Lot (from Laneway Body)	0.0m	0.0m	0.0m	0.0m

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

SITE DEVELOPMENT TABLE	Villa Allotments(2)		Countryd Allotments(1)		Countryd Allotments(2)		Traditional Allotments	
	10-13m Frontage	>12m Frontage	>14m Frontage	>17m Frontage	2800m ²	3600m ²	4500m ²	5400m ²
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Side – General Lots	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a
Build to Boundary	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m	2.0m	2.0m
Non Build to Boundary	1.5m	1.5m	2.0m	2.0m	3.0m	3.0m	3.0m	3.0m
Come Lots – Secondary Frontage	1.5m	1.5m	2.0m	2.0m	3.0m	3.0m	3.0m	3.0m
Lane way Lots	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Rear of lot (from Lane way Rwy)	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 Lane way 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)



STAGE 5

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

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 (ii),(iii) 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
5	31	535m	-	2,764ha
			(incl. Flood Reserve)	0.052ha
TOTAL	257	4470m	3.347ha	34.456ha

SCALE BAR



SCALE 1:1000 @ A3

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 7 / 12

LANDPARTNERS
built environment consultants

Brisbane Office
13 Railway Terrace
Million QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

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

BSI
ISO 9001:2008
FS 53963

LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	N/A		
COMPUTER FILE	364900FM		
DRAWN	CMA	DATE	29/05/2012
CHECKED	ADR	DATE	29/05/2012
APPROVED	SS	DATE	29/05/2012
PLAN NUMBER	SHEET 6 OF 9		
BRSS3649.000-133	REV		
	i		

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 whatsoever 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	39	435m	-	2,528ha
TOTAL	257	4470m	3,347ha	34,456ha



Brisbane Office
13 Railway Terrace
Millton QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

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

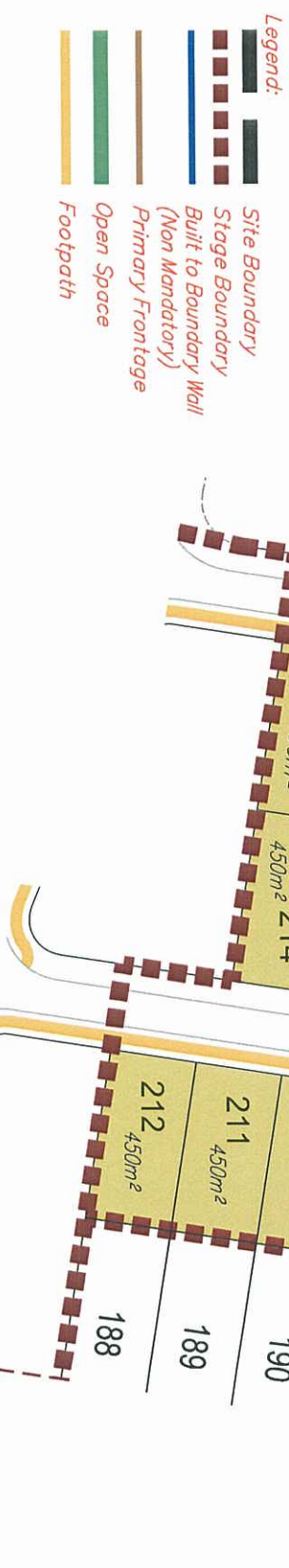
BSI
FS 53063

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A

COMPUTER FILE	364900FM
DRAWN	CMA
CHECKED	ADR
APPROVED	SS

PLAN NUMBER	BRSS3649.000-133	SHEET 7 OF 9	REV
			1

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 7 / 12



SITE DEVELOPMENT TABLE		Villa Allotments(2) 320-374m ² 10-3m Frontage	Countynd Allotments(1) 375-449m ² >12m Frontage	Countynd 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
Rear	1.0m	1.0m	1.0m	1.0m	2.0m
Side - General Lots	0.0m	1.0m	0.0m	0.0m	n/a
Build to Boundary	1.0m	1.0m	1.0m	1.0m	2.0m
Non Build to Boundary	1.5m	1.5m	2.0m	2.0m	3.0m
Come Lots - Secondary Frontage	1.5m	1.5m	2.0m	2.0m	3.0m
Lane way Lots	0.0m	0.0m	0.0m	0.0m	0.0m
Rear of Lot (from Lane way Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m

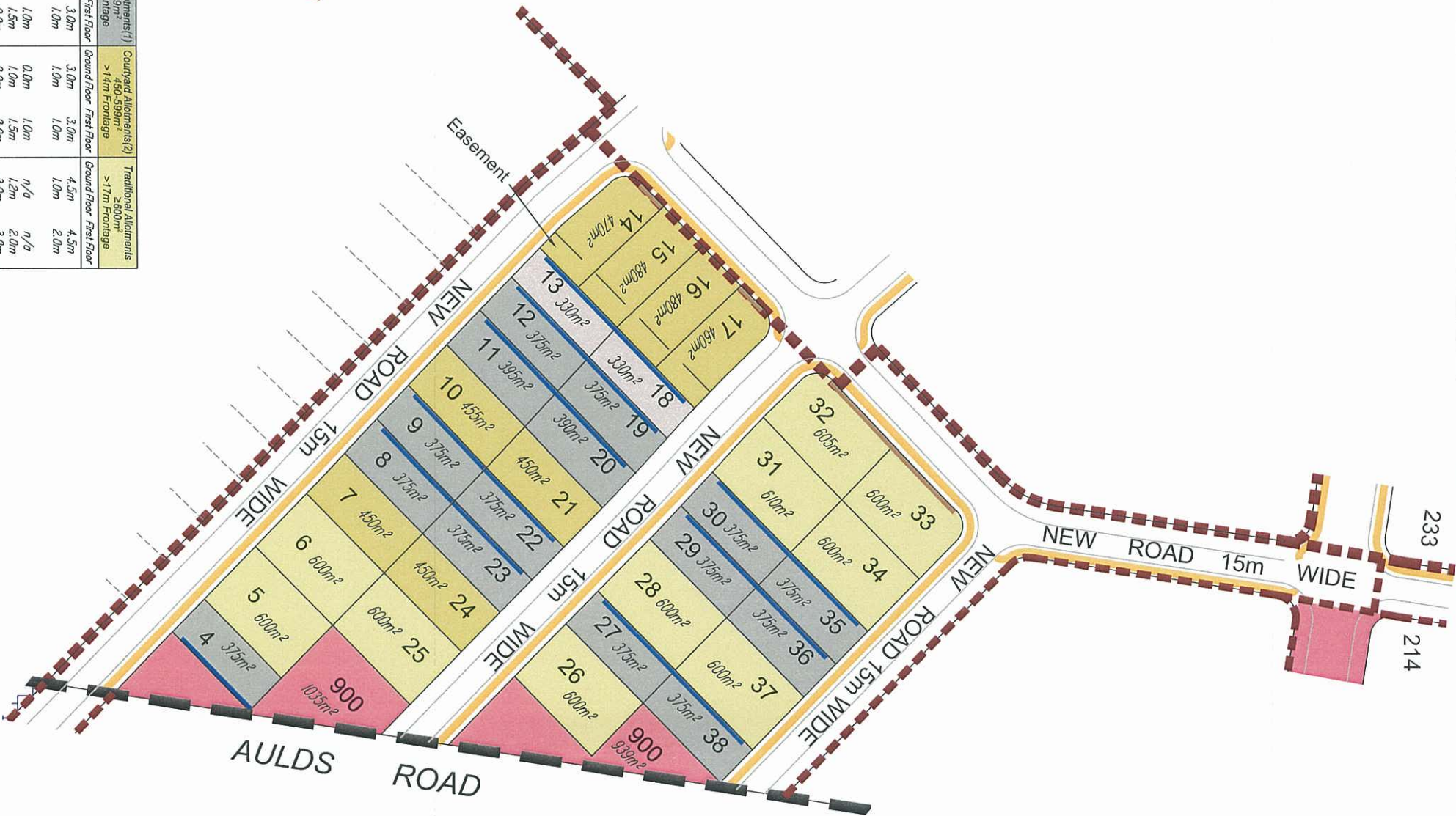
NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

STAGE 6



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

SITE DEVELOPMENT TABLE		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 3.0m	3.0m 3.0m	3.0m 3.0m	4.5m 4.5m
Rear	Ground Floor First Floor	1.0m 1.0m	1.0m 1.0m	1.0m 1.0m	2.0m 2.0m
Side – General Lots	Ground Floor First Floor	0.0m 1.0m	0.0m 1.0m	0.0m 1.0m	n/a n/a
Built to Boundary	Ground Floor First Floor	1.0m 1.0m	1.0m 1.5m	1.0m 1.5m	1.2m 2.0m
Non Built to Boundary	Ground Floor First Floor	1.5m 1.5m	2.0m 2.0m	2.0m 2.0m	3.0m 3.0m
Corner Lots – Secondary Frontage	Ground Floor First Floor	1.5m 1.5m	2.0m 2.0m	2.0m 2.0m	3.0m 3.0m
Lane-way Lots	Ground Floor First Floor	0.0m 0.0m	0.0m 0.0m	0.0m 0.0m	0.0m 0.0m
Rear of lot (from Lane-way Bay)	Ground Floor First Floor	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
 - 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 AS2990
 - Garages and Carports served off a Lane-way 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 3 / 7 / 12

LOT SIZES	NO. OF LOTS	RATIO
320-374m ²	2	6%
375-445m ²	15	43%
450-599m ²	8	23%
≥600m ²	10	28%
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 NATURAL RESOURCES & MINES.

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	35	700m	-	2.9ha
TOTAL	257	4470m	3.347ha	34.456ha



Brisbane Office
13 Railway Terrace
Milton QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

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

BSI
ISO 9001:2008
FS 53903

LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	N/A		
COMPUTER FILE	364900FM		
DRAWN	CMA	DATE	29/05/2012
CHECKED	ADR	DATE	29/05/2012
APPROVED	SS	DATE	29/05/2012
PLAN NUMBER	SHEET 8 OF 9		
BRSS3649.000-133	REV		
	!		

SITE DEVELOPMENT TABLE	Villa Allotments(2)		Countryed Allotments(1)		Countryed Allotments(2)		Traditional Allotments	
	10-13m Frontage	>12m Frontage	>12m Frontage	>14m Frontage	>14m Frontage	>17m Frontage	280m ² 280m ²	280m ² 280m ²
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m	2.0m
Side - General Lots	0.0m	1.0m	0.0m	1.0m	0.0m	n/a	n/a	n/a
Non Build to Boundary	1.0m	1.0m	1.0m	1.5m	1.0m	1.2m	2.0m	2.0m
Come Lots - Secondary Frontage	1.5m	1.5m	2.0m	2.0m	2.0m	3.0m	3.0m	3.0m
LaneWAY Lots	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Rear of Lot (from LaneWAY Rd)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m

PROPOSED
ROAD CLOSURE
SUBJECT TO ULDA
GUIDELINES

- 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:

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

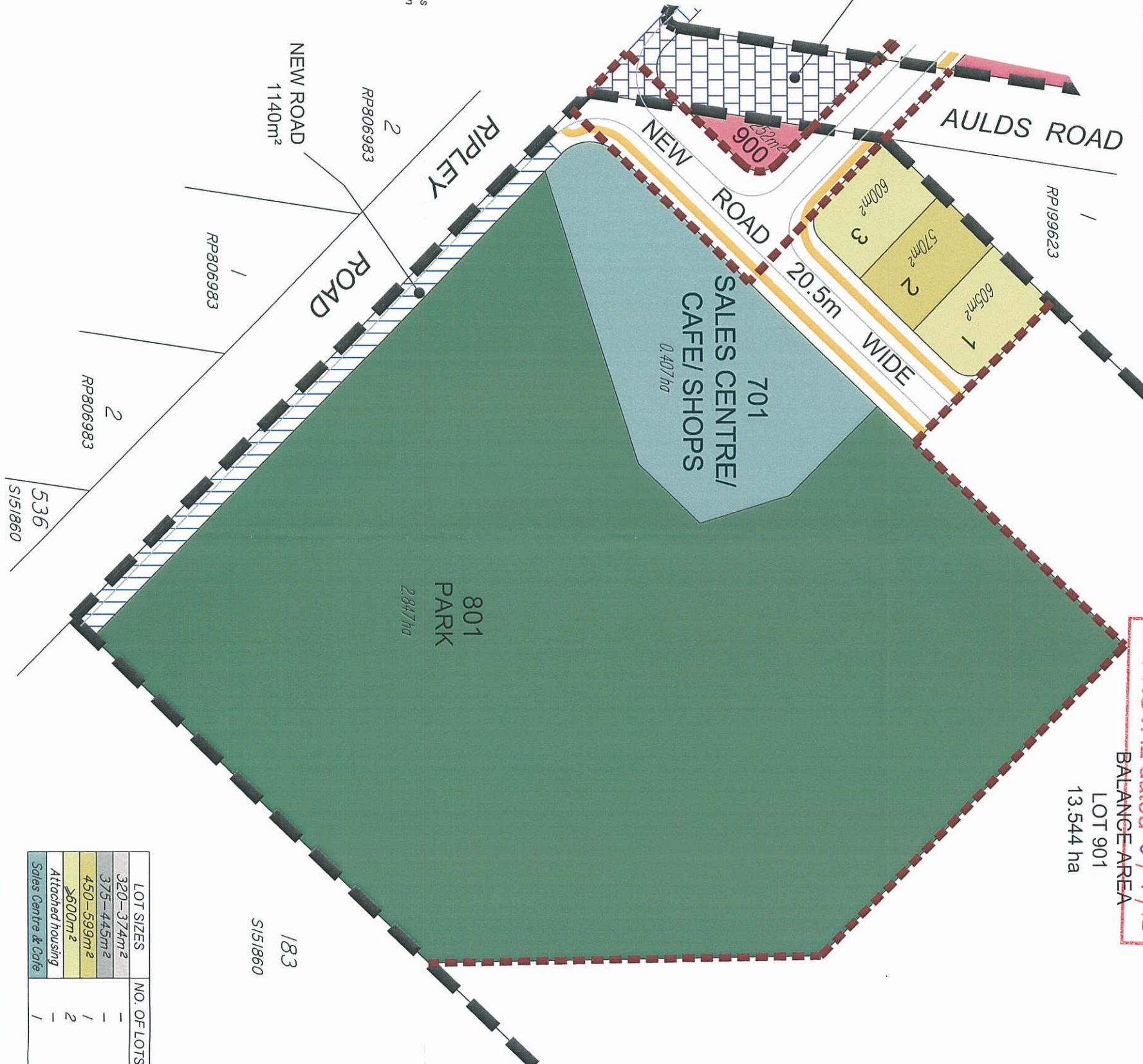
- Setbacks
- Setbacks are as per the Site Development Table unless otherwise specified.
 - Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Site Development Plan. Where built to boundary walls are not adopted side setbacks shall be in accordance 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
 - Stoage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Open Space
 - Footpath



FUTURE STAGE

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated 3 / 7 / 12

BALANCE AREA

LOT 901

13.544 ha

LOT SIZES	NO. OF LOTS	RATIO
320-374m ²	-	-
375-445m ²	-	-
450-599m ²	1	25%
>600m ²	2	50%
Attached housing	-	-
Sales Centre & Cafe	1	25%

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

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 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.
- 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
FUTURE	4	60m	2.847ha	3.677ha
TOTAL	257	4470m	3.347ha	34.456ha



Brisbane Office
13 Parkway Terrace
Million QLD 4064
PO Box 3916
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 53063

LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	N/A		
COMPUTER FILE	364900FM		
DRAWN	CMA	DATE	29/05/2012
CHECKED	ADR	DATE	29/05/2012
APPROVED	SS	DATE	29/05/2012
PLAN NUMBER	SHEET 9 OF 9		REV
BRSS3649.000-133			1

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	4470m	3,347ha
			34,456ha



Brisbane Office
13 Railway Terrace
Wilton QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

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

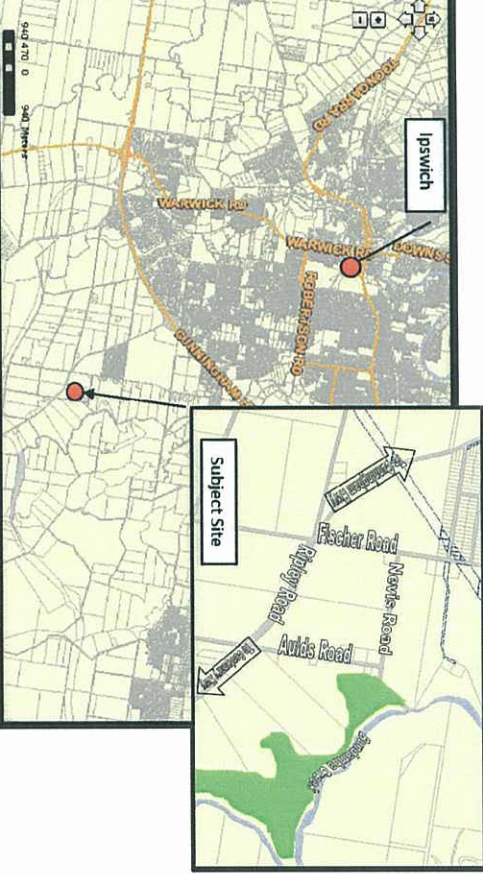
ISO 9001:2008
FS 535023

LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	0.5m		
COMPUTER FILE	364900FL		
DRAWN	CMA	DATE	29/05/2012
CHECKED	ADR	DATE	29/05/2012
APPROVED	SS	DATE	29/05/2012
PLAN NUMBER	SHEET 1 OF 9		
BRSS3649.000-146	REV D		

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 7 /12



LOCALITY PLAN



SITE PLAN

LOT SIZES	NO. OF LOTS	RATIO
320-374m ²	37	14%
375-445m ²	53	21%
450-599m ²	118	46%
>600m ²	36	14%
Attached housing	12	5%
Sales Centre & Cafe	1	-

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

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	30	84.0m	-	4,872ha
TOTAL	257	4470m	3,347ha	34,456ha



Brisbane Office
13 Railway Terrace
Milton QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

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

BSI
ISO 9001:2008
FS 32903

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	0.5m
COMPUTER FILE	364900FL
DRAWN	CMA DATE 29/05/2012
CHECKED	ADR DATE 29/05/2012
APPROVED	SS DATE 29/05/2012

PLAN NUMBER	SHEET 2 OF 9	REV
BRSS3649.000-146	D	

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 7 / 12



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

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 NATURAL RESOURCES & MINES.

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	50	915m	0.5ha	5.191ha
TOTAL	257	4470m	3.347ha	34.456ha



Brisbane Office
13 Railway Terrace
Milton QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

1 (07) 3942 1000
1 (07) 3942 1001
e info@landpartners.com.au
w www.landpartners.com.au

BSI
ISO 9001:2008
FS 535003

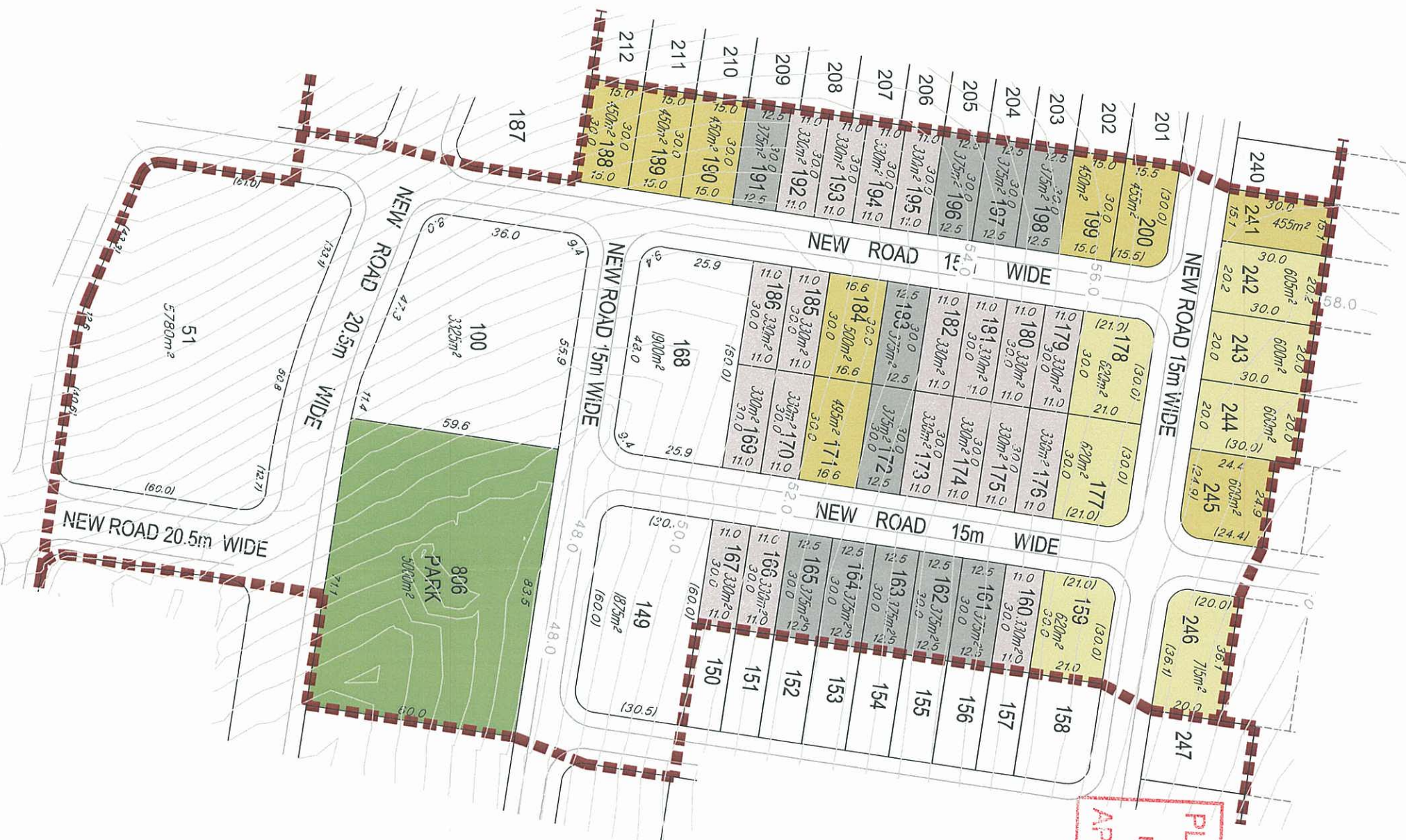
LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	0.5m		
COMPUTER FILE	364900FL		
DRAWN	CMA	DATE	29/05/2012

PLAN NUMBER	SHEET 3 OF 9	REV
BRSS3649.000-146	D	

STAGE 2

LOT SIZES	NO. OF LOTS	RATIO
320-374m ²	19	38%
375-445m ²	11	22%
450-599m ²	9	18%
>600m ²	7	14%
Attached housing	4	8%
Sales Centre & Café	-	-

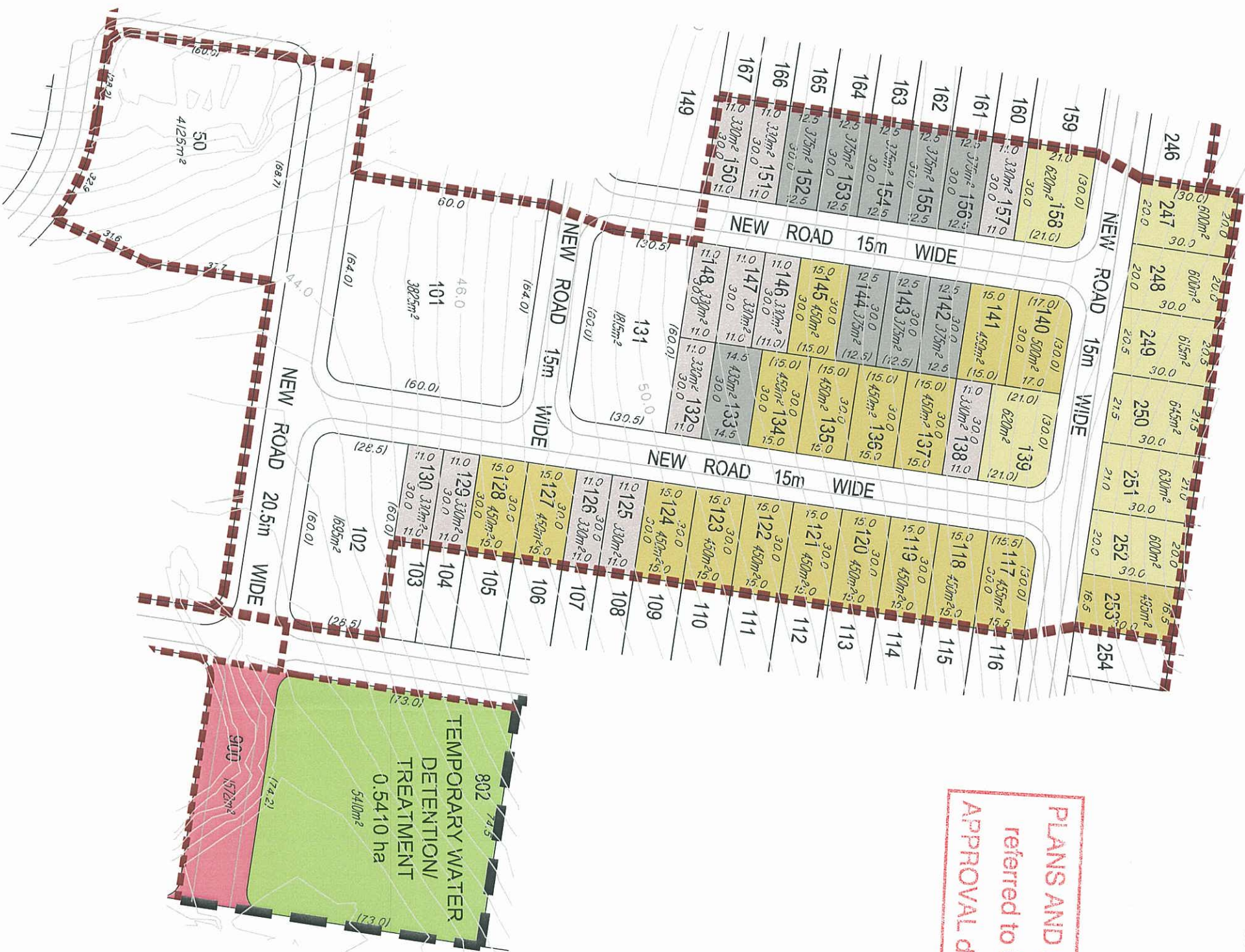
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 1 / 12



NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

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

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 7 / 12



LOT SIZES	NO. OF LOTS	RATIO
320-374m ²	12	23%
375-445m ²	9	18%
450-599m ²	18	35%
>600m ²	8	16%
Attached housing	4	8%
Sales Centre & Café	-	-

STAGE 3

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

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.
- (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	51	720m	-	4.387ha
TOTAL	257	4470m	3.347ha	34.456ha

SCALE BAR

0m 20 60 100m

SCALE 1:1500 @ A3



Brisbane Office
13 Hawkey Terrace
Milton QLD 4064
PO Box 3916
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 535963

LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	0.5m		
COMPUTER FILE	364900FL		
DRAWN	CMA	DATE	29/05/2012
CHECKED	ADR	DATE	29/05/2012
APPROVED	SS	DATE	29/05/2012
PLAN NUMBER	SHEET 4 OF 9		
BRSS3649.000-146	REV D		

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
4	17	265m	-	1,097ha
TOTAL	257	4470m	3,347ha	34,456ha

SCALE BAR



SCALE 1:1250 @ A3



Brisbane Office
13 Railway Terrace
Milton QLD 4061
PO Box 3916
South Brisbane BC QLD 4101

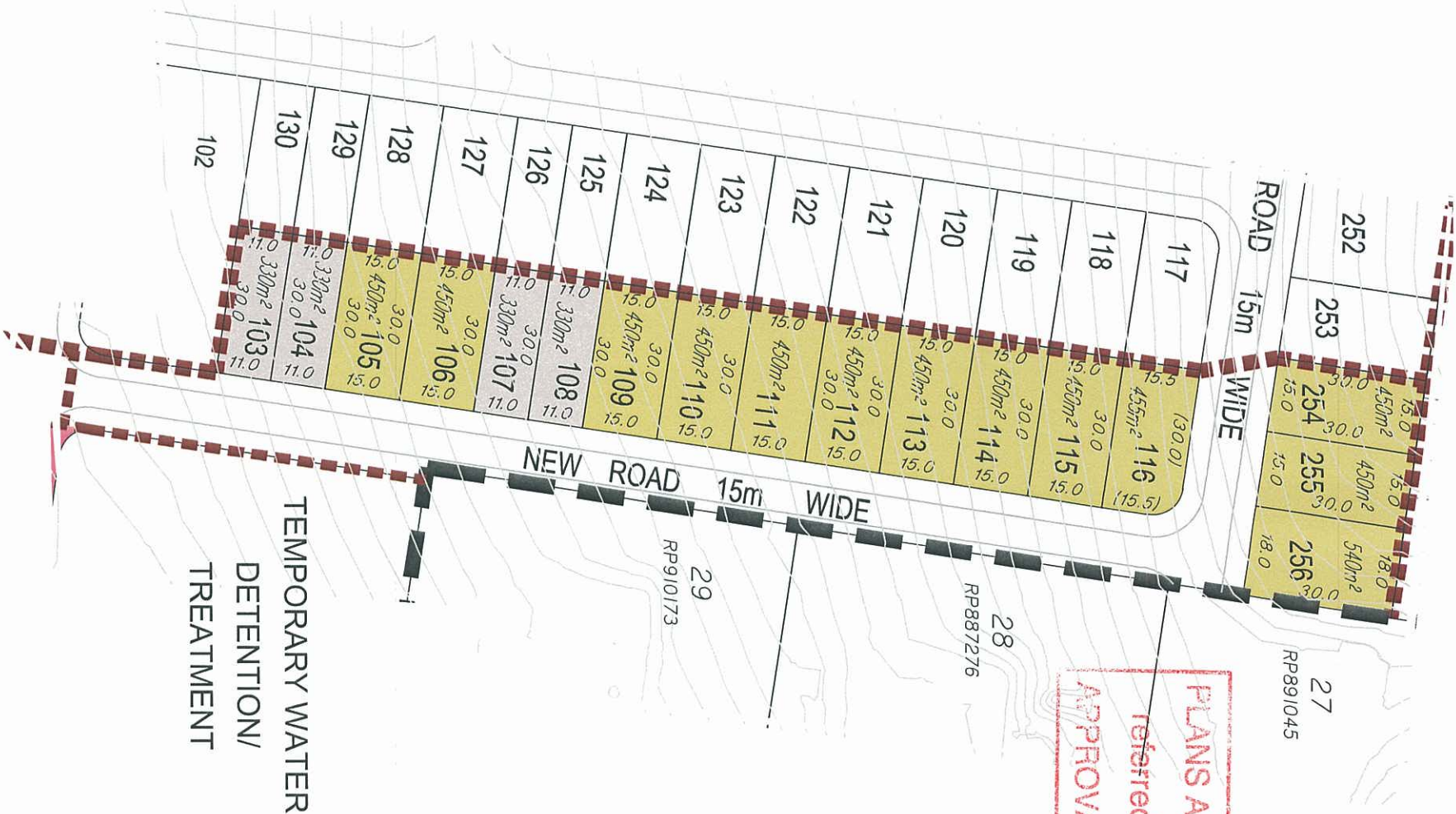
(07) 3842 1000
(07) 3842 1001
info@landpartners.com.au
www.landpartners.com.au

BSI
ISO 9001:2008
FS 332063

LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	0.5m		
COMPUTER FILE	364900FL		
DRAWN	CMA	DATE	29/05/2012

PLAN NUMBER	SHEET 5 OF 9	REV
BRSS3649.000-146	D	

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 7 / 12



TEMPORARY WATER
DETENTION/
TREATMENT

LOT SIZES	NO. OF LOTS	RATIO
320-374m ²	4	24%
375-445m ²	-	-
450-599m ²	13	76%
>600m ²	-	-
Attached housing	-	-
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 NATURAL RESOURCES & MINES.

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
5	31	535m	-	2.764ha
			Incl 0.052ha Road Reserve	
TOTAL	257	4470m	3.347ha	34.456ha



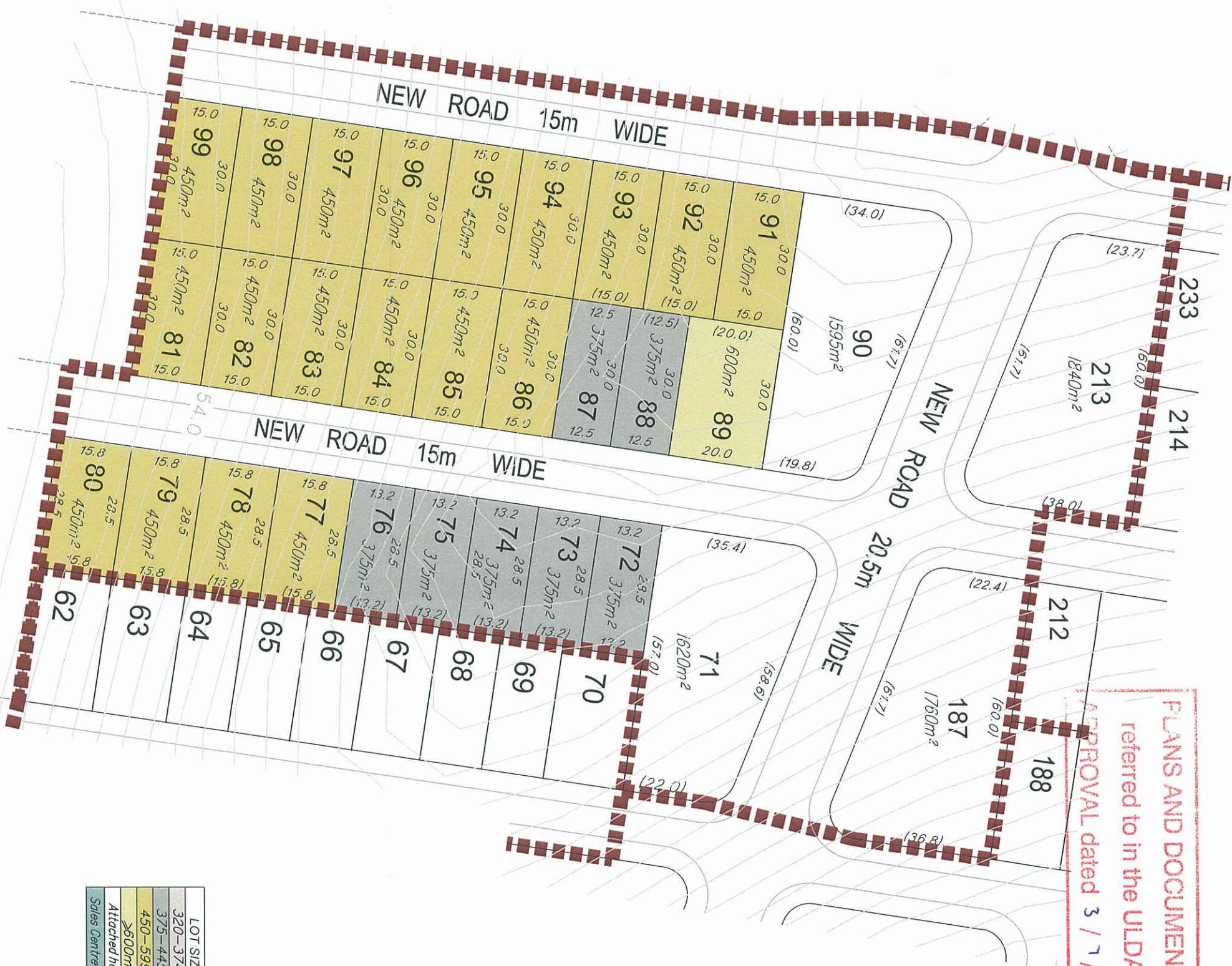
Brisbane Office
13 Railway Terrace
Milton QLD 4054
PO Box 3916
South Brisbane BC QLD 4101

1 (07) 3842 1000
1 (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	0.5m		
COMPUTER FILE	364900FL		
DRAWN	CMA	DATE	29/05/2012
CHECKED	ADR	DATE	29/05/2012
APPROVED	SS	DATE	29/05/2012
PLAN NUMBER	SHEET 6 OF 9		
BRSS3649.000-146	REV D		

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 NATURAL RESOURCES & MINES.

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	39	4.35m	-	2.528ha
TOTAL				44.70m
TOTAL				3.347ha
TOTAL				34.456ha

SCALE BAR



SCALE 1:1250 @ A3



Brisbane Office
13 Railway Terrace
Million QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

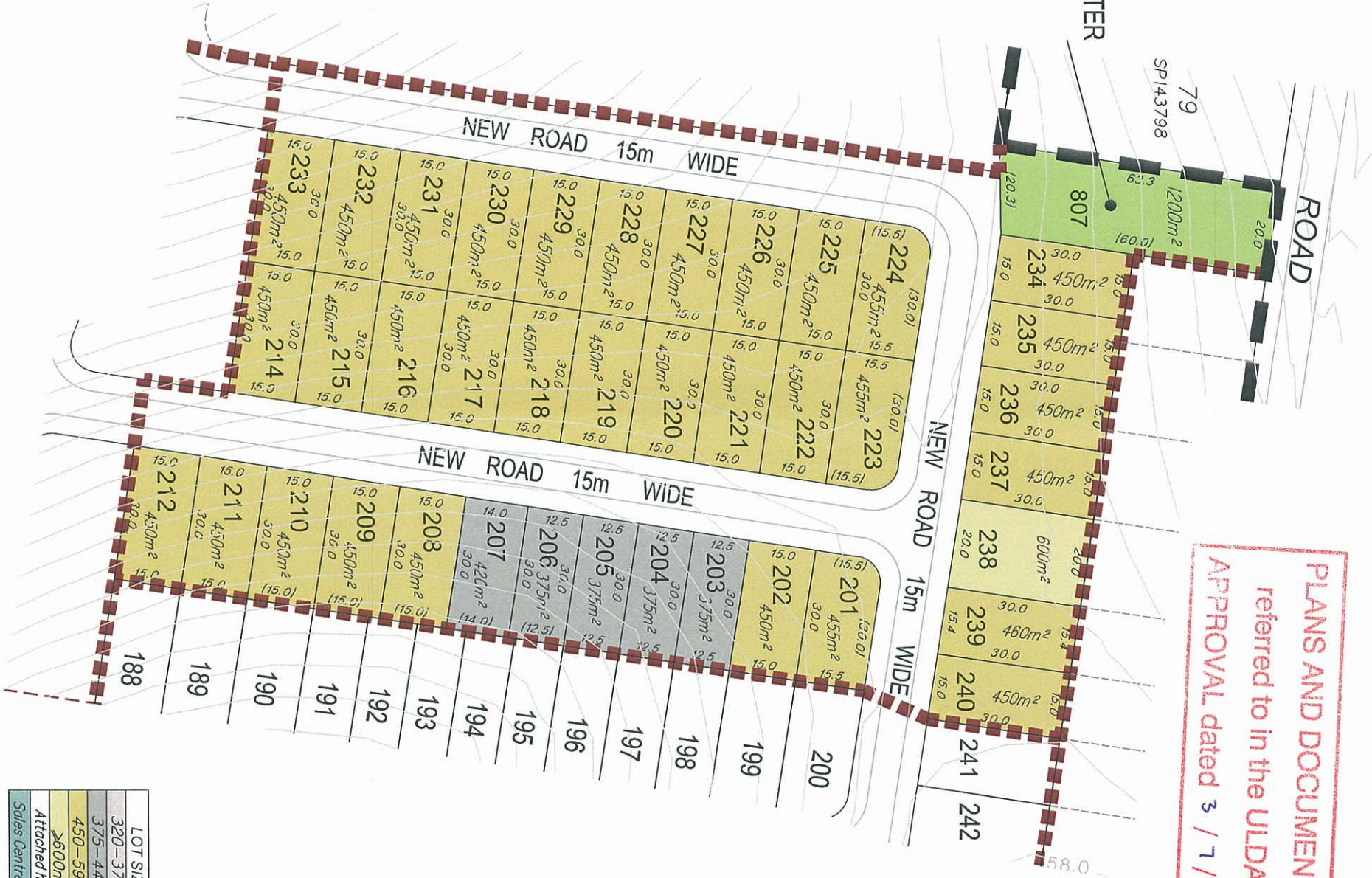
(07) 3842 1000
(07) 3842 1001
info@landpartners.com.au
www.landpartners.com.au

BSI
ISO 9001:2008
FS 335963

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	0.5m
COMPUTER FILE	364900FL
DRAWN	CMA
CHECKED	ADR
APPROVED	SS
PLAN NUMBER	BRSS3649.000-146

STAGE 6

LOT SIZES	NO. OF LOTS	RATIO
320-374m ²	5	13%
375-445m ²	33	85%
450-599m ²	1	2%
>600m ²	-	-
Attached housing	-	-
Sales Centre & Cafe	-	-

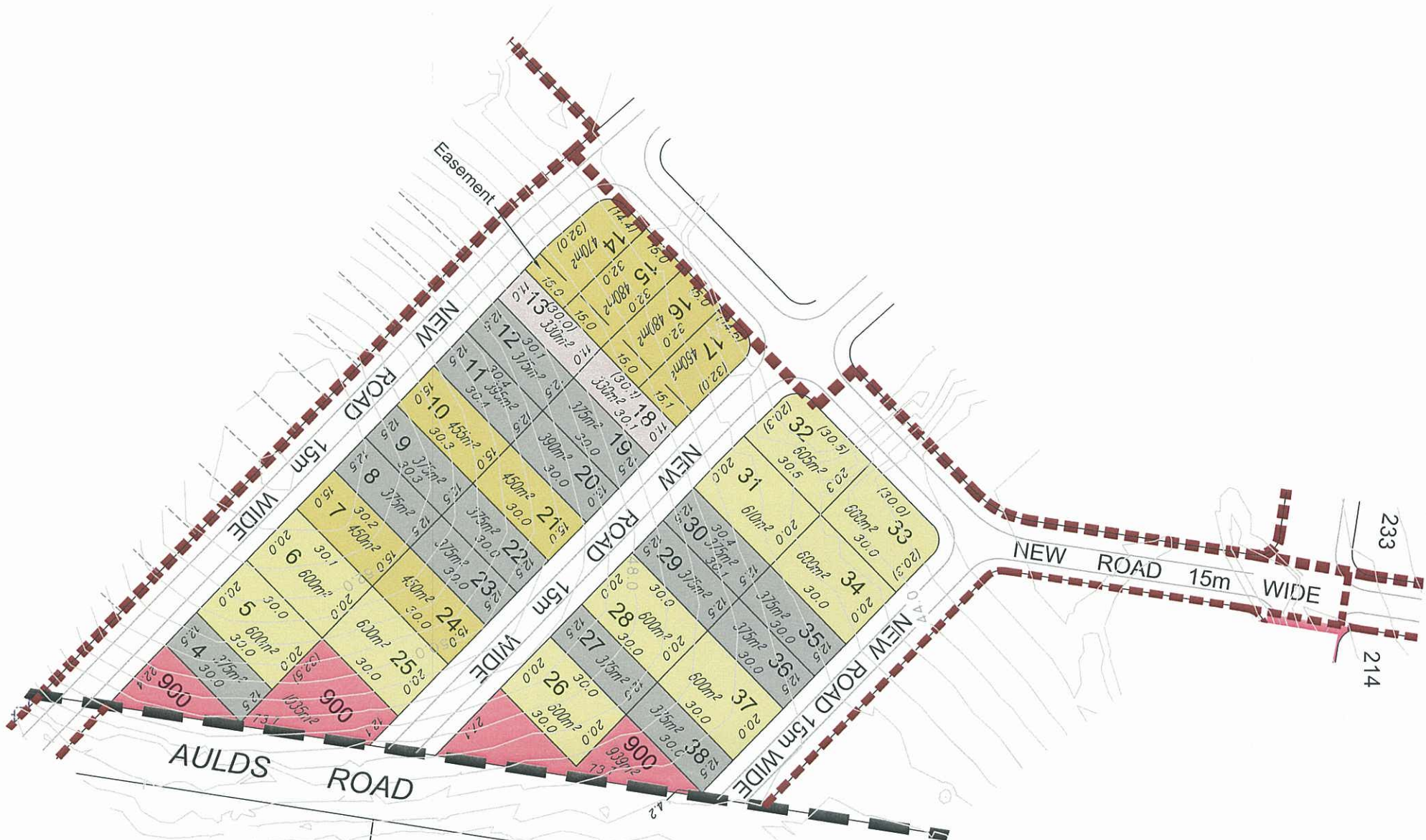


TEMPORARY WATER
DETENTION/
TREATMENT

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

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

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 7 / 12



LOT SIZES	NO. OF LOTS	RATIO
320-374m²	2	6%
375-445m²	15	43%
450-599m²	8	23%
>600m²	10	28%
Attached housing	-	-
Sales Centre & Café	-	-

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 NATURAL RESOURCES & MINES.

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 whatsoever 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	35	700m	-	2.9ha
TOTAL	257	4470m	3.347ha	34.456ha



Brisbane Office
13 Railway Terrace
Million QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

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

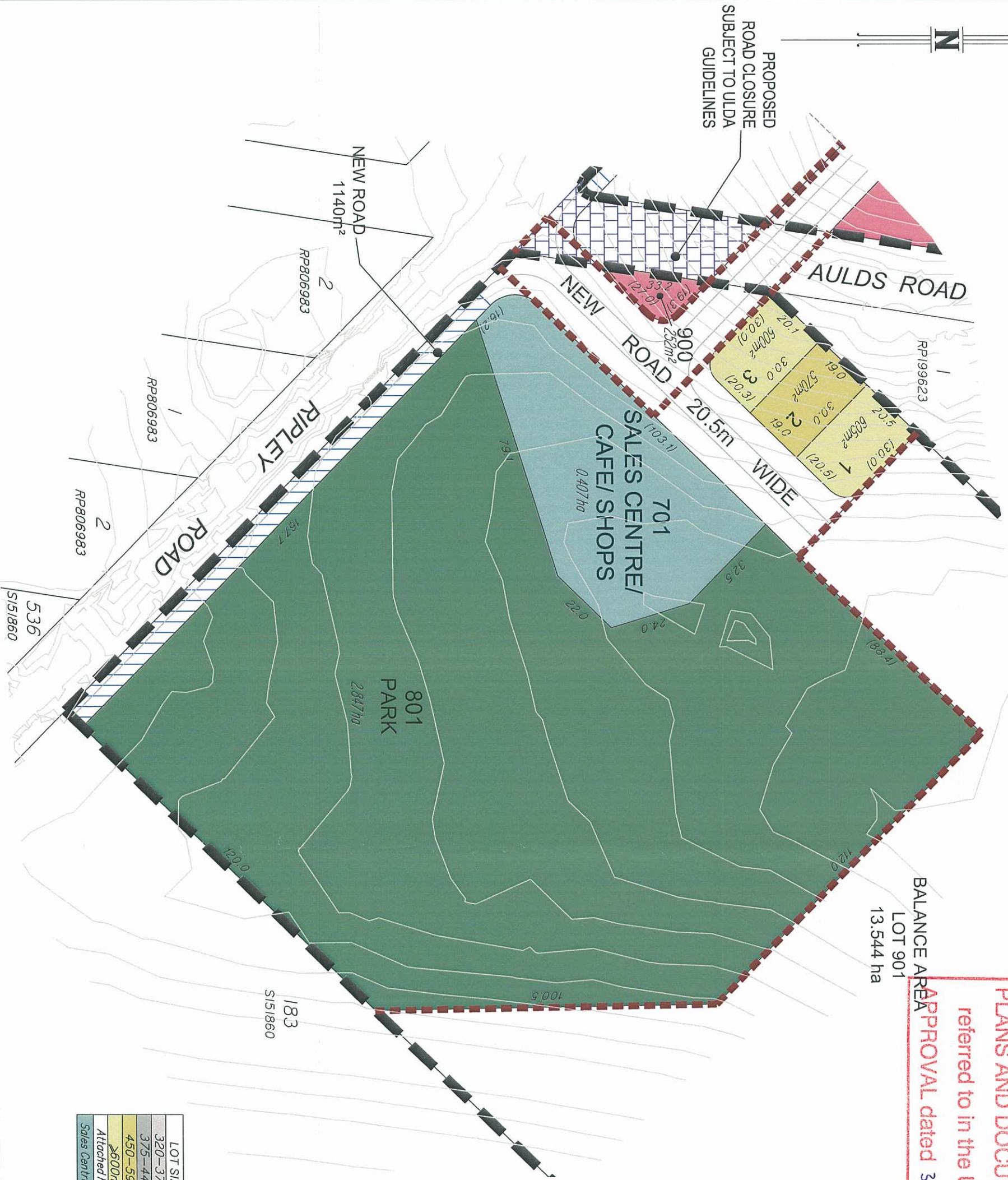
BSI
ISO 9001:2008
FS 530083

LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	0.5m		
COMPUTER FILE	364900FL		
DRAWN	CMA	DATE	29/05/2012
CHECKED	ADR	DATE	29/05/2012
APPROVED	SS	DATE	29/05/2012
PLAN NUMBER	BRSS3649.000-146		SHEET 8 OF 9
	REV		D

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

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 7 / 12

BALANCE AREA
LOT 901
13.544 ha



LOT SIZES	NO. OF LOTS	RATIO
320-374m ²	-	-
375-445m ²	-	-
450-599m ²	1	25%
>600m ²	2	50%
Attached housing	-	-
Sales Centre & Cafe	1	25%

FUTURE STAGE

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

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
FUTURE	4	60m	2.847ha	3.677ha
TOTAL	257	4470m	3.347ha	34.456ha

SCALE BAR



SCALE 1:1250 @ A3



Brisbane Office
13 Railway Terrace
Milton QLD 4064
PO Box 3916
South Brisbane BC QLD 4101

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

BSI
ISO 9001:2008
FS 535963

LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	0.5m		
COMPUTER FILE	364900FL		
DRAWN	CMA	DATE	29/05/2012
CHECKED	ADR	DATE	29/05/2012
APPROVED	SS	DATE	29/05/2012
PLAN NUMBER	BRSS3649.000-146		
	SHEET 9	OF 9	REV
			D