

CLIENT

SEKISUI HOUSE

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

LOCAL AUTHORITY
ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

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(ii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
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STAGE	NO. OF LOTS	NEW ROAD	DRAINAGE	AREA OF PARK	TOTAL AREA
1	80	1630m	-	3,737ha	11,128ha
2	74	835m	0,0601ha	-	5,02ha
3	69	1000m	-	-	5,157ha
4	25	855m	-	1,236ha	3,965ha
FUTURE	2	20m	-	2,849ha	3,481ha
TOTAL	250	4390m	3,593ha	3,658ha	28,751ha



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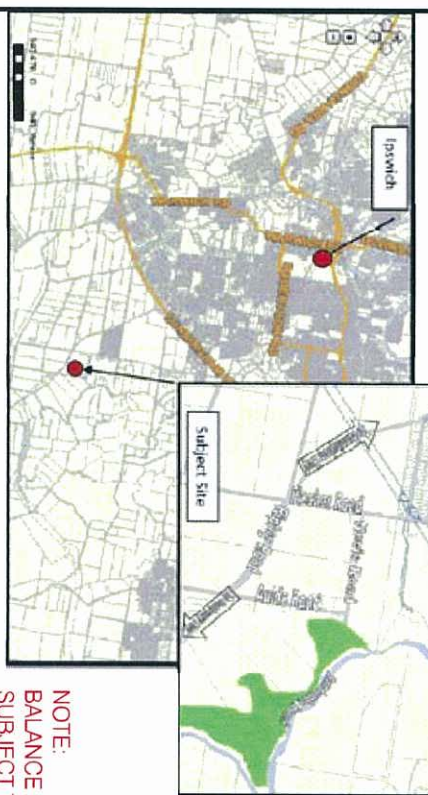
LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900KY
DRAWN	DATE 04/11/2013
CHECKED	DATE -
APPROVED	DATE -
PLAN NUMBER	SHEET 1 OF 6
BRSS3649.000-146	REV N

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

AMENDED IN RED
U 5 NOV 2013
By: *Charles Bird* (name)
MEDQ



LOCALITY PLAN



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

Legend:

—	Site Boundary
- - -	Stage Boundary
—	Open Space
—	Footpath
—	Display Home Lots
—	Proposed Easement (6m Wide)

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	22	9%
320-374m ²	42	17%
375-445m ²	73	29%
450-559m ²	96	38%
>600m ²	12	4%
Allocated to Lot 179	3	1%
Sales Centre & Cafe	1	1%
Future Development Lot 1 & 2	1	1%

STAGE 1

CLIENT

SEKISUI HOUSE

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

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

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STAGE	NO. OF LOTS	NEW ROAD	DRAINAGE	AREA OF PARK	TOTAL AREA
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2	74	885m	0,0601ha	-	5,02ha
3	69	1000m	-	-	5,157ha
4	25	855m	-	1,236ha	3,965ha
FUTURE	2	20m	-	2,849ha	3,481ha
TOTAL	250	4390m	3,593ha	3,659ha	28,751ha

SCALE BAR



SCALE 1:2000 @ A3



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LEVEL DATUM

LEVEL ORIGIN

CONTOUR INTERVAL

COMPUTER FILE

DRAWN

CHECKED

APPROVED

PLAN NUMBER

BRSS3649.000-146	SHEET 2 OF 6	REV
		N

AMENDED IN RED

05 NOV 2013

By: *Shirley Buck* (name)

MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

06 NOV 2013

MEDQ

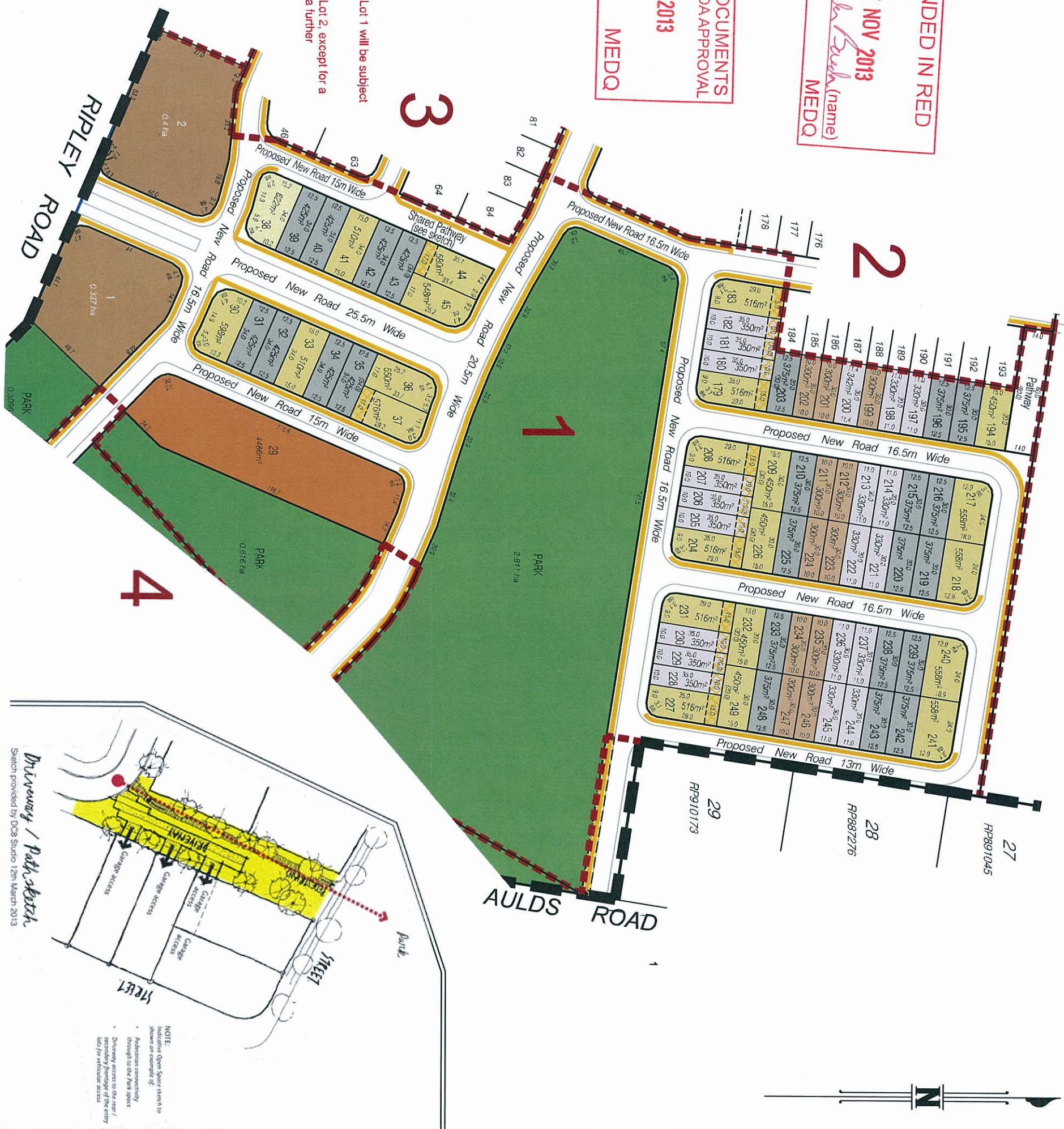
Any development on Future Development Lot 1 will be subject to a further development permit.

Any development on Future Development Lot 2, except for a Temporary Sales Office, will be subject to a further development permit.

Legend:

- Site Boundary
- Stage Boundary
- Open Space
- Footpath
- Proposed Easement (6m Wide)

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	11	14%
320-374m ²	20	25%
375-445m ²	23	30%
450-559m ²	22	28%
>600m ²	1	1%
Allocated 100m ² /99	1	1%
Sales Centre & Café	-	-
Future Development Lot 1 & 2	1	1%

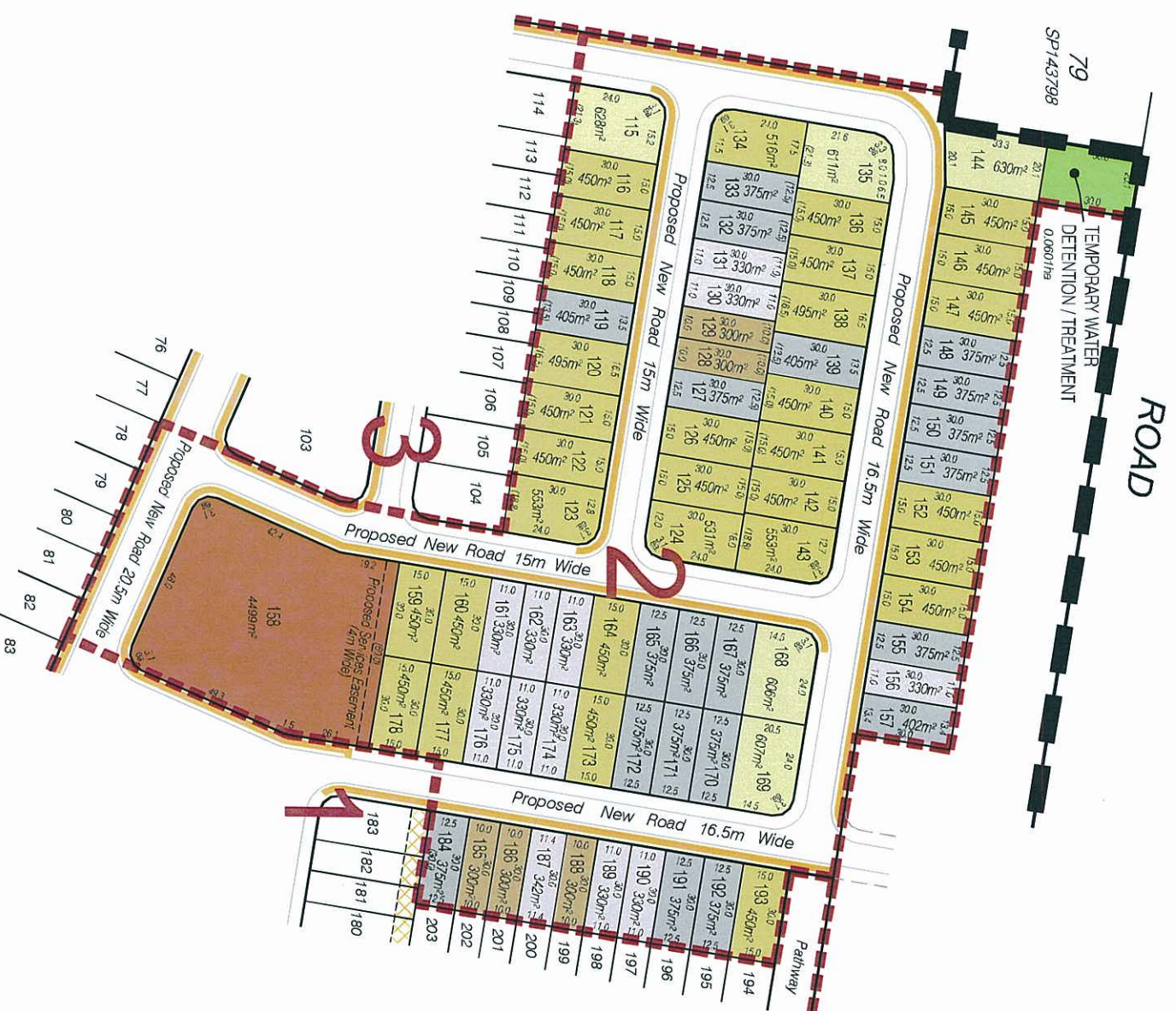


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PLANS AND DOCUMENTS
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06 NOV 2013

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

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

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STAGE	NO. OF LOTS	NEW ROAD	DRAINAGE	AREA OF PARK	TOTAL AREA
1	80	1630m	-	3.737ha	11.128ha
2	74	885m	0.0601ha	-	5.021ha
3	69	1000m	-	-	5.157ha
4	25	855m	-	1.236ha	3.965ha
FUTURE	2	20m	-	2.849ha	3.481ha
TOTAL	250	4390m	3.639ha	3.669ha	28.751ha



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Legend:		
	Site Boundary	
	Stage Boundary	
	Open Space	
	Footpath	
	Proposed Easement (6m Wide)	
LOT SIZES	NO. OF LOTS	RATIO
250-319m²	5	7%
320-374m²	12	16%
375-445m²	20	27%
450-589m²	31	42%
>600m²	5	7%
Attached Housing	1	1%
Sales Centre & Cafe	-	-
Future Development Lot 1 & 2	-	-

STAGE 2

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PLAN NUMBER	SHEET 3 OF 6	REV
BRSS3649.000-146	N	

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

LOCAL AUTHORITY
ECONOMIC DEVELOPMENT QUEENSLAND

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1	80	1630m	-	3.73ha	11.128ha
2	74	885m	0.0601ha	-	5.02ha
3	69	1000m	-	-	5.157ha
4	25	855m	-	1.208ha	3.965ha
FUTURE	2	20m	-	2.848ha	3.481ha
TOTAL	250	4390m	3.533ha	3.658ha	28.751ha

SCALE BAR



SCALE 1:2000 @ A3



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LEVEL DATUM
N/A

LEVEL ORIGIN
N/A

CONTOUR INTERVAL
N/A

COMPUTER FILE
364900KY

DRAWN
TEL
DATE
04/11/2013

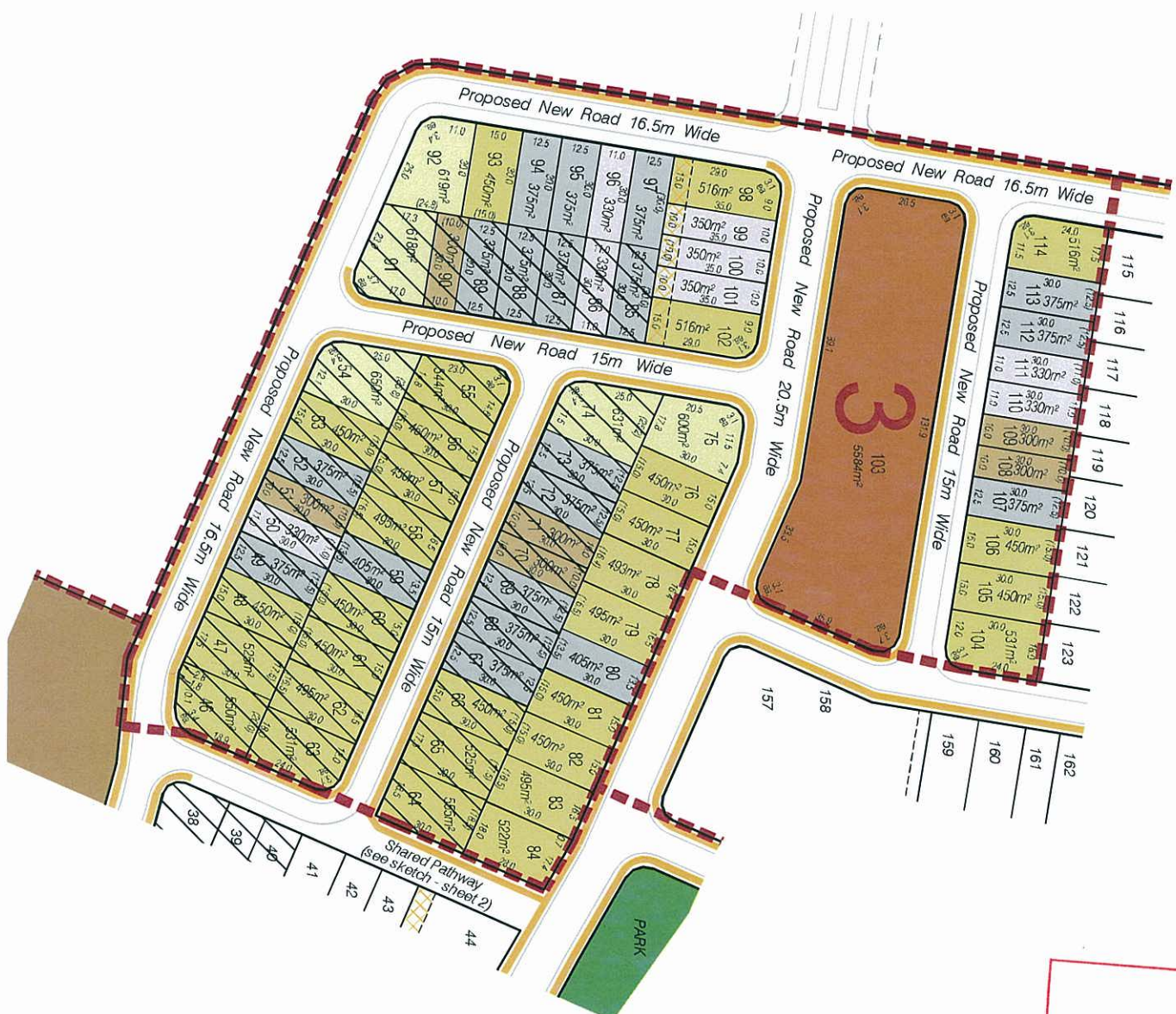
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DATE

APPROVED
DATE

PLAN NUMBER
BRSS3649.000-146

SHEET 4 OF 6
REV
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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
06 NOV 2013
MEDQ



- Legend:
- Site Boundary
 - Stage Boundary
 - Open Space
 - Footpath
 - Proposed Easement (6m Wide)

Display Home Lots

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	6	9%
320-374m ²	8	12%
375-449m ²	19	28%
450-599m ²	30	43%
>600m ²	5	7%
449m ² Housing	1	1%
Sales Centre & Cafe	-	-
Future Development Lot 1 & 2	-	-

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SEKISUI HOUSE

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

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

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1	80	1630m	-	3.737ha	11.129ha
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3	69	1000m	-	-	5.157ha
4	25	855m	-	1.26ha	3.965ha
FUTURE	2	20m	-	2.849ha	3.481ha
TOTAL	250	4390m	3.593ha	3.668ha	28.751ha

SCALE BAR



SCALE 1:2000 @ A3



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LEVEL DATUM
N/A

LEVEL ORIGIN
N/A

CONTOUR INTERVAL
N/A

COMPUTER FILE
364900KY

DRAWN
TEL
DATE
04/11/2013

CHECKED
DATE

APPROVED
DATE

PLAN NUMBER
BRSS3649.000-146
SHEET 5 OF 6
REV
N

AMENDED IN RED
05 NOV 2013
By: *Paula Bevel* (name)
MEDQ

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



PROPOSED
ROAD CLOSURE
SUBJECT TO ULDA
GUIDELINES

- Legend:
- Site Boundary
 - Stage Boundary
 - Open Space
 - Footpath
 - Proposed Easement (6m Wide)

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	2	8%
320-374m ²	11	44%
375-445m ²	12	48%
450-599m ²	-	-
>600m ²	-	-
Attached Housing	-	-
Sales Centre & Cafe	-	-
Future Development Lot 1 & 2	-	-

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

LOCAL AUTHORITY
ECONOMIC DEVELOPMENT QUEENSLAND

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FUTURE	2	20m	-	2,848ha	3,481ha
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153 9001 2008
FS 525063

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900KY
DRAWN	TEL DATE 04/11/2013
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 6 OF 6
BRSS3649.000-146	REV N

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

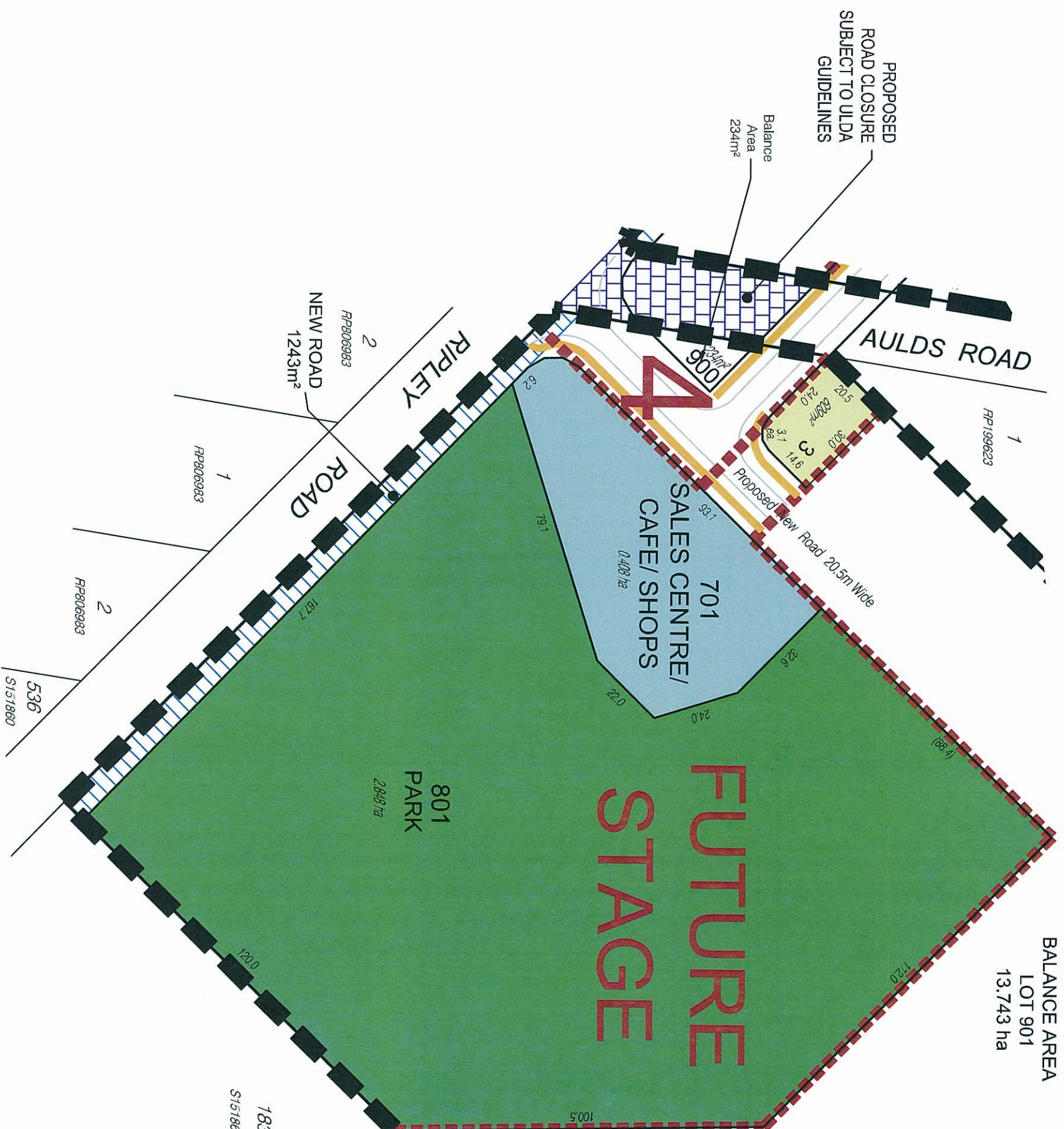
06 NOV 2013

MEDQ

AMENDED IN RED

05 NOV 2013

By: *Steele Buck* (name)
MEDQ



- Legend:**
- Site Boundary
 - Stage Boundary
 - Open Space
 - Footpath
 - Proposed Easement (6m Wide)

LOT SIZES	NO. OF LOTS	RATIO
250-319m²	-	-
320-374m²	-	-
375-445m²	1	25%
450-599m²	1	50%
>600m²	1	25%
Attached Housing	-	-
Sales Centre & Cafe	1	-
Future Development (a) 1 & 2	-	-

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(1)			Villa Allotments(2)			Courtyard Allotments(1)			Courtyard Allotments(2)			Traditional Allotments		
10-12m Frontage			10-12m Frontage			10-13m Frontage			>12m Frontage			>14m Frontage			>17m Frontage		
Ground Floor	First Floor	Second Floor	Ground Floor	First Floor	Second Floor	Ground Floor	First Floor	Second Floor	Ground Floor	First Floor	Second Floor	Ground Floor	First Floor	Second Floor	Ground Floor	First Floor	Second Floor
3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m
1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	2.0m
0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a	n/a
0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.2m	2.0m	2.0m
1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	3.0m	3.0m	3.0m
0.0m			0.0m			0.0m			0.0m			0.0m			0.0m		

AMENDED IN RED

05 NOV 2013

By: *Frank Buck* (name)

MEDQ

- Notes -
- General:
- All development is to be undertaken generally in accordance with the Development Approval.
 - These notes contained within this Plan of Development apply also to the display home lots.
 - The Sales Centre and Ancillary Car Park will operate only until the last residential lot in the estate is sold.
 - The Ancillary Car Park and all associated improvements will be removed, and the site fully remediated once the Sales Centre has ceased operation.
- 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.

CLIENT

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PROJECT

PLAN OF DEVELOPMENT

OF LOT 179 ON SP143798,

LOT 180 ON RP910173,

& LOT 182 ON S151860

LOCAL AUTHORITY

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2	74	885m	0.0601ha	-
3	69	1000m	-	-
4	25	855m	-	1,236ha
FUTURE	2	20m	-	2,849ha
TOTAL	250	4390m	3.593ha	3,658ha

SCALE BAR

80m 0 120 240m

SCALE 1:5000 @ A3

Legend:

- Site Boundary
- Stage Boundary
- Built to Boundary Wall (Non Mandatory)
- Primary Frontage
- Open Space
- Footpath
- Proposed Easement (6m Wide)
- Display Home Lots

Parking:

- Minimum off-street parking requirements
- 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 3.5m.
- Double garages may be permitted on a single storey dwelling on a lot less than 12.5m wide. Double garages may be permitted on double storey buildings with frontages less than 12.5m Subject to the garage being setback 1.5m behind the face of the main dwelling.

- Parking spaces on driveways do not have to comply with AS2890.
- Garages and Carports served off a Laneway must be built with a minimum 1.0 metre Rear Setback.

Site Cover and Amenity:

- Site cover for each lot is not to exceed 60% of the lot except on Multi Family Allotments where the site cover shall not exceed 70% of the lot.
- Private amenity space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments (including Lot 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 vegetated (hedges etc).

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FS 553063

LANDPARTNERS

built environment consultants

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	364900KY
DRAWN	TEL
CHECKED	-
APPROVED	-
PLAN NUMBER	BRSS3649.000-133
SHEET 1 OF 6	REV V

LOT SIZES	NO. OF LOTS	RATIO
250.319m ²	22	9%
320.374m ²	42	17%
375.445m ²	73	29%
450.559m ²	95	38%
>600m ²	12	4%
Attached Housing	3	1%
Sales Centre & Café	1	1%
Future Development Lot 1 & 2	2	1%

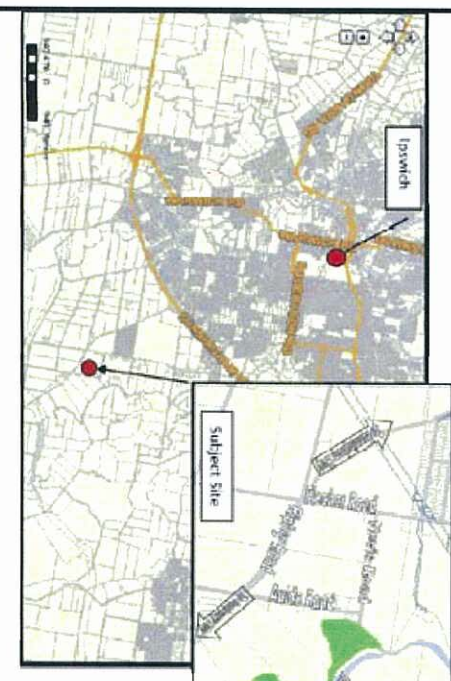
* LOT 1 & 2 in Stage 1 to be provided with a Plan of Development in future

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

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SITE PLAN

SITE DEVELOPMENT TABLE	Villa Allotments(1) 250-319m ² 10-12m Frontage	Villa Allotments(2) 320-349m 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
From 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 LGS	0.0m	0.0m	0.0m	0.0m	n/a
Built to Boundary	0.9m	0.9m	1.0m	1.0m	n/a
Not Built to Boundary	1.5m	1.5m	1.0m	1.5m	2.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	2.0m	2.0m	3.0m
Lane/LGS	0.0m	0.0m	0.0m	0.0m	0.0m
Rear of Lot (from Lane/LGS)	0.0m	0.0m	0.0m	0.0m	0.0m

Notes -

General:

- a. All development is to be undertaken generally in accordance with the Development Approval.
- b. These notes contained within this Plan of Development apply also to the display home lots.
- c. The Sales Centre and Ancillary Car Park will operate only until the last residential lot in the estate is sold.
- d. The Ancillary Car Park and all associated improvements will be removed, and the site fully remediated once the Sales Centre has ceased operation.
- e. 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 Plan of Development for each stage. 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 2100mm.

Parking:

- Minimum off-street parking requirements
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 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 Lane/LGS 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
16. Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetated (hedges etc.).



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

CLIENT

SEKISUI HOUSE

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

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

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- (ii) 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 (i) or (ii) hereof.
- (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
- (iv) The plan may not be copied unless these notes are included.

STAGE	No. OF LOTS	NEW ROAD	DRAINAGE AREA OF PARK	TOTAL AREA
1	80	1630m	3,737ha	11,128ha
2	74	885m	0,0601ha	5,021ha
3	69	1000m	-	5,157ha
4	25	855m	-	1,239ha
FUTURE	2	20m	2,848ha	3,481ha
TOTAL	260	4990m	3,593ha	26,751ha

SCALE BAR



SCALE 1:2000 @ A3



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ISO 9001:2008
FS 535306

LEVEL DATUM

N/A

LEVEL ORIGIN

N/A

CONTOUR INTERVAL

N/A

COMPUTER FILE

364900KY

DRAWN

TEL

DATE

04/11/2013

CHECKED

DATE

-

APPROVED

DATE

-

PLAN NUMBER
BRSS3649.000-133

SHEET 3 OF 6
REV V

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(1) 250-319m ² 10-12m Frontage	Villa Allotments(2) 320-374m ² 10-13m Frontage	Courtyard Allotments(1) 375-445m ² >12m Frontage	Courtyard Allotments(2) 450-599m ² >14m Frontage	Traditional Allotments >17m Frontage ≥600m ²
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor
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	0.0m	0.0m	0.0m	1.0m	n/a
Non Built to Boundary	0.9m	0.9m	1.0m	1.5m	2.0m
Corner 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 Body)	0.0m	0.0m	0.0m	0.0m	0.0m

MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
06 NOV 2013

MEDQ

- Notes -**
- General:
- a. All development is to be undertaken generally in accordance with the Development Approval.
 - b. These notes contained within this Plan of Development apply also to the display home lots.
 - c. The Sales Centre and Ancillary Car Park will operate only until the last residential lot in the estate is sold.
 - d. The Ancillary Car Park and all associated improvements will be removed, and the site fully remediated once the Sales Centre has ceased operation.
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 Plan of Development for each stage. 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 2100mm.

- Parking:
10. Minimum off-street parking requirements
 - 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 be permitted 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.

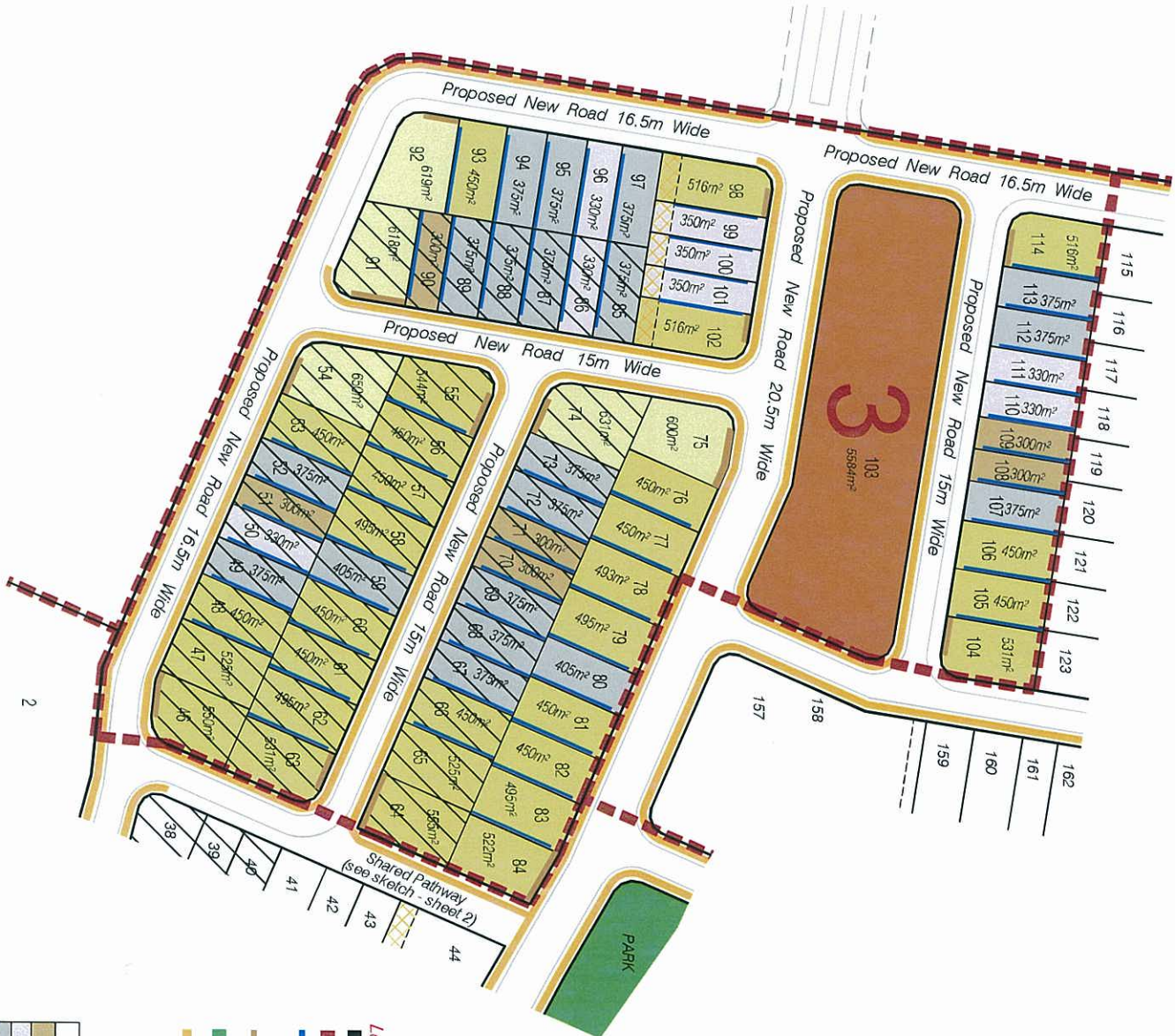
12. Parking spaces on driveways do not have to comply with AS2890.

13. Garages and Carports served off a Lane/way 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 50% of the lot except on Multi Family Allotments
15. 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 1sqm 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
16. Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetated (hedges etc.).



Legend:

- Site Boundary
- Stage Boundary
- Built to Boundary Wall (Non Mandatory)
- Primary Frontage
- Open Space
- Footpath
- Proposed Easement (6m Wide)
- Display Home Lots

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	6	9%
320-374m ²	8	12%
375-445m ²	19	28%
450-599m ²	30	43%
>600m ²	5	7%
Attracting Housing	7	1%
Sales Centre & Café	-	-
Future Development Lot 1 & 2	-	-

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

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

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STAGE	No. OF LOTS	NEW ROAD	DRAINAGE AREA OF PARK	TOTAL AREA
1	80	1630m	3,273ha	11,128ha
2	74	885m	0,0601ha	5,02ha
3	69	1000m	-	5,157ha
4	25	855m	-	1,238ha
FUTURE	2	20m	2,849ha	3,481ha
TOTAL	250	4390m	3,533ha	28,751ha

SCALE BAR



SCALE 1:2000 @ A3



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ISO 9001:2008
FS 55358

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	3649001KY
DRAWN	TEL
CHECKED	DATE
APPROVED	DATE
PLAN NUMBER	SHEET 4 OF 6
BRSS3649.000-133	REV V

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	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	0.0m	n/a
Built to Boundary	0.9m	1.0m	1.0m	1.0m	1.2m
Non Built to Boundary	1.5m	1.5m	2.0m	2.0m	2.0m
Cornel Lots - Secondary Frontage	0.0m	0.0m	0.0m	0.0m	0.0m
Lane-way Lots	0.0m	0.0m	0.0m	0.0m	0.0m
Road of Less than Lane-way Bdy	0.0m	0.0m	0.0m	0.0m	0.0m

Notes -

General:

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Orientation:

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Setbacks

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- 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 2100mm.

Parking:

- Minimum off-street parking requirements
- 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 be permitted on a single storey dwelling on a lot less than 12.5m wide. 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.
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Site Cover and Amenities:

- Site cover for each lot is not to exceed 50% of the lot except on Multi Family Allotments
- Where the site cover shall not exceed 70% of the lot.
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- Fencing
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PLANS AND DOCUMENTS referred to in the PDA APPROVAL

06 NOV 2013

MEDQ

CLIENT

SEKISUI HOUSE

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

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

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- (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
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STAGE	No. OF LOTS	NEW ROAD	DRAINAGE	AREA OF PARK	TOTAL AREA
1	80	1630m	-	3,737ha	11,128ha
2	74	885m	0.0601ha	-	5,021ha
3	69	1000m	-	-	5,157ha
4	25	855m	-	1,236ha	3,965ha
FUTURE	2	20m	-	2,849ha	3,481ha
TOTAL	250	4390m	3,593ha	3,658ha	28,751ha

SCALE BAR



SCALE 1:2000 @ A3



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ISS 9201/2008
FS 535063

LEVEL DATUM N/A

LEVEL ORIGIN N/A

CONTOUR INTERVAL N/A

COMPUTER FILE 364900KY

DRAWN TEL DATE 04/11/2013

CHECKED DATE

APPROVED DATE

PLAN NUMBER BRSS3649.000-133 SHEET 5 OF 6 REV V

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	Ground Floor	Ground Floor	Ground Floor	Ground Floor
Rear	3.0m	3.0m	3.0m	3.0m	4.5m
Side - General Lots	1.0m	1.0m	1.0m	1.0m	1.0m
Built to Boundary	0.0m	0.0m	0.0m	0.0m	n/a
Not Built to Boundary	0.0m	0.0m	0.0m	0.0m	n/a
Corner Lots - Secondary Frontage	0.0m	0.0m	1.0m	1.0m	2.0m
Lane/Lot	1.5m	1.5m	1.5m	1.5m	3.0m
Rear of Lot (from Lane/Lot)	0.0m	0.0m	2.0m	2.0m	3.0m

- Legend:**
- Site Boundary
 - Slag Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Primary Frontage
 - Open Space
 - Footpath
 - Proposed Easement (6m Wide)

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

BALANCE AREA
LOT 901
13.743 ha

PROPOSED
ROAD CLOSURE
SUBJECT TO ULDA
GUIDELINES

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2. The maximum height of building shall not exceed 9m.

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12. Parking spaces on driveways do not have to comply with AS2890.
13. Garages and Carports served off a Lane/Lot 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.
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16. Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetated (treedged etc.).

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FUTURE STAGE

LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	-	-
320-374m ²	-	-
375-449m ²	-	-
450-599m ²	-	-
>600m ²	1	50%
Attached Housing	-	-
Sales Centre & Cafe	1	50%
Future Development Lot 1 & 2	-	-

CLIENT
SEKISUI HOUSE

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

LOCAL AUTHORITY
ECONOMIC DEVELOPMENT QUEENSLAND

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SCALE BAR
0 5 10 20 30 50 80m

SCALE 1:1250 @ A3

LANDPARTNERS
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ISO 9001:2008
75535268

LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	N/A		
COMPUTER FILE	364900K.Y		
DRAWN	TEL	DATE	04/11/2013
CHECKED	-	DATE	-
APPROVED	-	DATE	-

PLAN NUMBER	SHEET 6 OF 6	REV
BRSS3649.000-133	V	