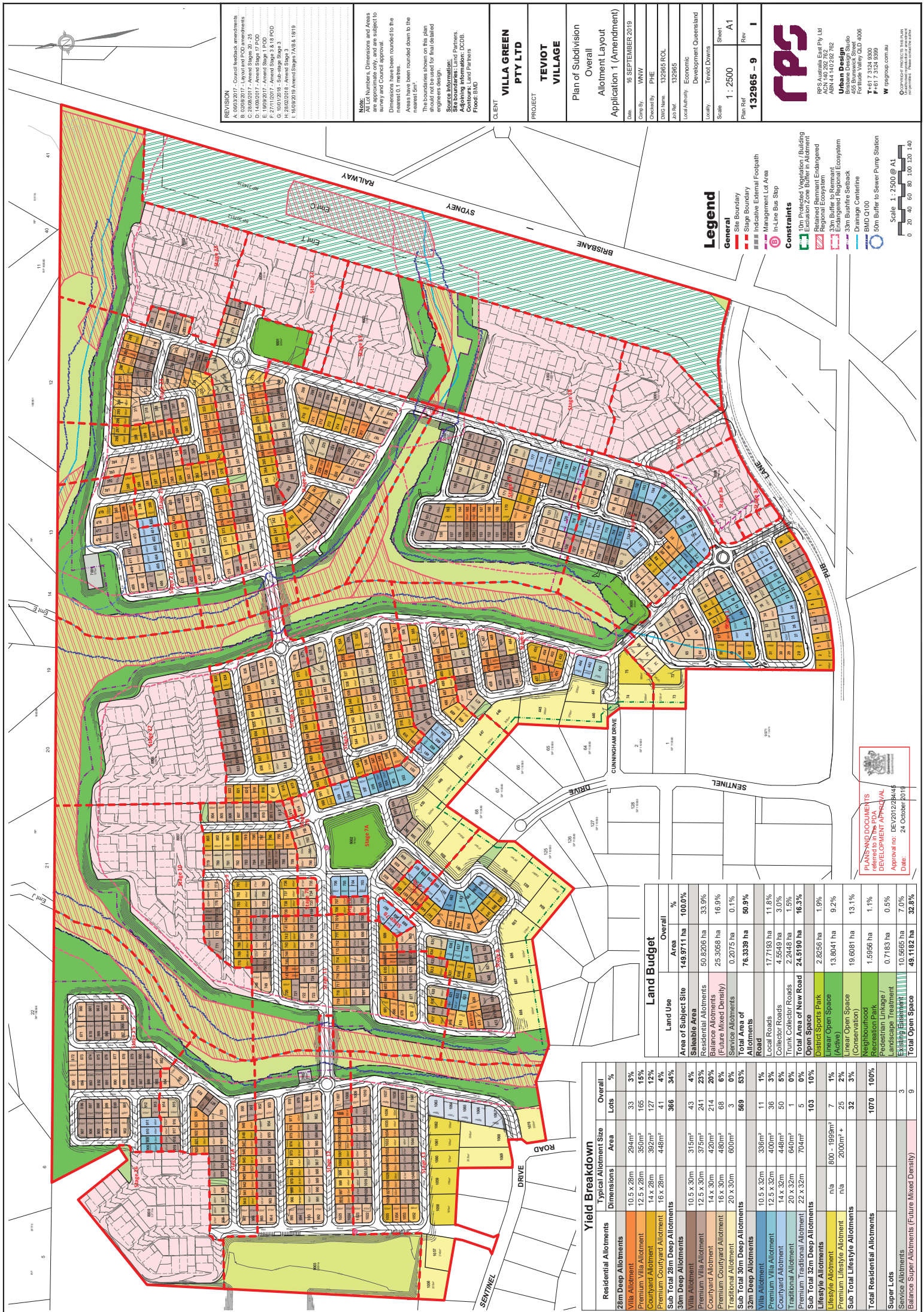




REVISION

A. 03/03/2017 - Council feedback amendments
B. 05/09/2017 - Layout and POD amendments
C. 28/08/2017 - Amend Stages 20 - 25
D. 14/09/2017 - Amend Stage 17 POD
E. 19/09/2017 - Amend Stage 1 POD
F. 27/11/2017 - Amend Stage 3 & 18 POD
G. 10/12/2018 - Sub-stage Stage 3
H. 26/03/2018 - Amend Stage 1
I. 17/05/2019 Amend Stages 7A/B & 18/19

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Land Partners
Flood: SMD

CLIENT	VILLA GREEN PTY LTD
PROJECT	TEVIOT VILLAGE
Plan of Subdivision Overall Allotment Layout Application 1 (Amendment)	
Date:	16 SEPTEMBER 2019

Comp By	WNW
Checked By	PHE
DWG Name	132965 ROL
Job Ref.	132965
Local Authority: Economic Development Queensland	
Locality	Teravot Downs
Scale	1 : 2500
Sheet	A1
Plan Ref	Rev
	132965 - 9

IPS

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ABN 14 140 292 762

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Land Budget		
Land Use	Area	%
Area of Subject Site	145,971 ha	100.0%
Available Area		
Residential Allocations	50,820 ha	33.9%
Balance Allocations	25,368 ha	16.9%
(Future Mixed Density)		
Service Allocations	0.2075 ha	0.1%
Total Area of Allocations	76,333 ha	50.9%
Road		
Local Roads	17,713 ha	11.8%
Collector Roads	4,549 ha	3.0%
Trunk Collector Roads	2,248 ha	1.5%
Total Area of New Road	24,510 ha	16.3%
Open Space		
Disland Sports Park	2,825 ha	1.9%
Local Open Space	13,801 ha	9.2%
Neighbourhood (Conservation)	19,608 ha	13.1%
Recreation Park	1,596 ha	1.0%
Pedestrian Linings /	0.7183 ha	0.5%
Landscaping Treatment		
Existing Wetland	10,565 ha	7.0%
Total Open Space	49,182 ha	32.8%

Yield Breakdown			
Residential Allotments	Typical Allotment Size		Overall
	Dimensions	Area	
28m Deep Allotments			
Villa Allotment	10.5 x 28m	294m ²	33
Premium Villa Allotment	12.5 x 28m	350m ²	15%
Courtyard Allotment	14.5 x 28m	392m ²	127
Premium Courtyard Allotment	16.5 x 28m	448m ²	41
Sub Total 28m Deep Allotments			366
30m Deep Allotments			
Villa Allotment	10.5 x 30m	315m ²	43
Premium Villa Allotment	12.5 x 30m	375m ²	241
Courtyard Allotment	14 x 30m	420m ²	214
Premium Courtyard Allotment	16 x 30m	480m ²	68
Traditional Allotment	20 x 30m	600m ²	3
Sub Total 30m Deep Allotments			569
32m Deep Allotments			
Villa Allotment	10.5 x 32m	336m ²	11
Premium Villa Allotment	12.5 x 32m	400m ²	36
Courtyard Allotment	14 x 32m	448m ²	50
Premium Courtyard Allotment	20 x 32m	640m ²	1
Traditional Allotment	22 x 32m	704m ²	5
Sub Total 32m Deep Allotments			103
Lifestyle Allotments			
Lifestyle Allotment	n/a	800 - 1999m ²	7
Premium Lifestyle Allotment	n/a	2000m ² +	25
Sub Total Lifestyle Allotments			32
Total Residential Allotments			1070
Super Lots			
Service Allotments			3
Balance Super Allotments (Future Mixed Density)			9

Yield Breakdown

Yield Breakdown																																
Residential Allotments	Typical Allotment Size		Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Stage 15	Stage 16	Stage 17	Stage 18	Stage 19	Stage 20	Stage 21	Stage 22	Stage 23	Stage 24	Stage 25	Stage 26	Stage 27	Overall		
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	%		
28m Deep Allotments																																
Villa Allotment	10.5 x 28m	294m²	2	—	—	5	3	2	1	1	—	—	—	5	1	—	—	—	2	—	—	—	3	3	—	—	3	1	1	—	33	3%
Premium Villa Allotment	12.5 x 28m	350m²	7	3	—	7	13	14	5	8	10	—	17	9	9	11	—	—	9	—	—	10	5	—	—	11	13	4	—	165	15%	
Courtyard Allotment	14 x 28m	392m²	14	2	—	6	9	14	3	9	10	—	12	7	2	4	—	3	—	—	—	4	6	—	—	7	12	3	—	127	12%	
Premium Courtyard Allotment	16 x 28m	448m²	—	—	—	1	6	4	4	1	4	—	1	4	4	—	—	—	—	—	—	—	4	—	—	3	3	2	—	41	4%	
Sub Total 28m Deep Allotments			23	5	—	19	31	34	13	19	24	—	35	21	15	15	—	14	—	—	—	17	18	—	—	24	29	10	—	366	34%	
30m Deep Allotments																																
Villa Allotment	10.5 x 30m	315m²	—	5	—	4	3	4	—	2	5	—	4	—	—	1	—	—	4	—	—	3	3	—	—	5	—	—	—	43	4%	
Premium Villa Allotment	12.5 x 30m	375m²	8	7	—	6	9	12	6	11	—	—	21	12	17	11	29	—	24	—	—	17	11	—	—	13	8	7	—	241	23%	
Courtyard Allotment	14 x 30m	420m²	13	10	—	11	10	7	10	1	13	—	13	20	9	12	18	—	11	—	—	17	10	—	—	8	12	9	—	214	20%	
Premium Courtyard Allotment	16 x 30m	480m²	7	3	—	2	7	4	5	2	3	—	2	4	4	3	1	—	5	—	—	5	6	—	—	2	2	1	—	68	6%	
Traditional Allotment	20 x 30m	600m²	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	0%	
Sub Total 30m Deep Allotments			31	25	—	23	29	27	11	32	—	—	40	36	30	27	48	—	44	—	—	42	30	—	—	28	22	17	—	569	53%	
32m Deep Allotments																																
Villa Allotment	10.5 x 32m	336m²	1	4	—	—	—	—	2	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11	1%	
Premium Villa Allotment	12.5 x 32m	400m²	8	10	—	—	—	—	6	6	—	—	—	—	—	—	2	—	4	—	—	—	—	—	—	—	—	—	—	36	3%	
Courtyard Allotment	14 x 32m	448m²	8	10	—	2	—	—	14	3	—	—	—	—	—	—	2	—	5	—	—	—	—	—	—	1	5	—	—	50	5%	
Traditional Allotment	20 x 32m	640m²	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	0%	
Premium Traditional Allotment	22 x 32m	704m²	—	—	—	—	—	—	—	—	—	—	—	—	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	0%	
Sub Total 32m Deep Allotments			17	24	—	3	—	—	22	13	—	—	—	—	5	—	4	—	9	—	—	—	—	—	—	—	1	5	—	103	10%	
Lifestyle Allotments																																
Lifestyle Allotment	n/a	800 - 1999m²	1	—	—	1	—	—	—	—	—	—	—	—	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7	1%	
Premium Lifestyle Allotment	n/a	2000m² +	1	—	—	5	—	—	6	8	—	—	—	—	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	25	2%	
Sub Total Lifestyle Allotments			2	—	—	6	—	—	6	8	—	—	—	—	10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	32	3%	
Total Residential Allotments																																
73	54	—	51	60	61	68	51	56	—	75	57	60	42	52	—	67	—	59	48	—	—	52	52	32	—	—	—	—	—	1070	100%	
Super Lots																																
Service Allotments																																
Balance Super Allotments (Future Mixed Density)			—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	1	—	3
Total																																

Land Budget

Land Use	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Stage 15	Stage 16	Stage 17	Stage 18	Stage 19	Stage 20	Stage 21	Stage 22	Stage 23	Stage 24	Stage 25	Stage 26	Stage 27	No Stage	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%	
Area of Subject Site	5,5029 ha	4,3959 ha	4,0067 ha	6,9458 ha	3,6972 ha	6,9330 ha	5,9512 ha	3,0552 ha	6,8379 ha	5,9157 ha	7,2230 ha	7,1035 ha	3,2853 ha	6,1451 ha	3,4219 ha	7,3960 ha	5,1972 ha	2,9495 ha	5,8304 ha	4,2210 ha	2,1231 ha	6,3346 ha	4,5031 ha	4,0524 ha	4,5144 ha	7,3602 ha	10,6023 ha	149,9711 ha	100.0%	
Saleable Area																														
Residential Allotments	3,5079 ha	2,3440 ha	—	3,3109 ha	2,4580 ha	2,4337 ha	4,2525 ha	3,9542 ha	2,2565 ha	—	2,9222 ha	2,3498 ha	4,1484 ha	1,7516 ha	2,1182 ha	—	2,8184 ha	—	2,5937 ha	1,9865 ha	—	—	—	2,1158 ha	2,1285 ha	1,3698 ha	—	—	50,8206 ha	33.9%
Balance Allotments (Future Mixed Density)	—	—	3,7121 ha	—	—	—	—	—	3,6042 ha	—	—	—	—	—	—	3,2730 ha	3,9976 ha	2,2038 ha	—	—	—	2,1231 ha	2,8019 ha	—	—	—	3,5901 ha	—	25,3058 ha	16.9%
Service Allotments	—	—	—	—	—	—	—	—	—	—	—	0,0400 ha	—	—	—	—	0,0400 ha	—	—	—	—	—	—	—	—	0,1275 ha	—	—	0,2075 ha	0.1%
Total Area of Allotments	3,5079 ha	2,3440 ha	3,7121 ha	3,3109 ha	2,4580 ha	2,4337 ha	4,2525 ha	3,9542 ha	2,2565 ha	3,6042 ha	2,9222 ha	2,3898 ha	4,1484 ha	1,7516 ha	2,1182 ha	3,2730 ha	2,8584 ha	3,9976 ha	2,2038 ha	2,5937 ha	1,9865 ha	2,1231 ha	2,8019 ha	2,1158 ha	2,1285 ha	1,4973 ha	3,5901 ha	76,3339 ha	50.9%	
Road																														
Local Roads	1,2882 ha	0,6309 ha	0,2946 ha	0,8653 ha	0,7913 ha	0,5844 ha	1,4323 ha	1,1828 ha	0,7627 ha	—	0,9507 ha	1,0888 ha	1,0948 ha	0,8752 ha	1,0937 ha	—	1,0976 ha	—	—	1,0474 ha	0,1272 ha	—	—	0,8931 ha	0,8987 ha	0,7196 ha	—	—	17,7193 ha	11.8%
Collector Roads	0,3356 ha	—	—	0,5959 ha	0,2360 ha	0,6791 ha	0,4180 ha	—	—	—	0,3386 ha	0,3230 ha	0,4983 ha	—	—	—	—	—	—	—	1,1304 ha	—	—	—	—	—	—	—	4,5549 ha	3.0%
Trunk Collector Roads	0,3712 ha	0,5916 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0,5914 ha	—	0,6208 ha	0,0698 ha	—	—	—	—	—	—	—	—	2,2448 ha	1.5%
Total Area of New Road	1,9950 ha	1,2225 ha	0,2946 ha	1,4612 ha	1,0273 ha	1,2635 ha	1,5503 ha	1,1828 ha	0,7627 ha	—	1,2893 ha	1,4118 ha	1,5931 ha	0,8752 ha	1,0937 ha	—	1,6890 ha	—	—	1,6682 ha	1,3274 ha	—	—	0,8931 ha	0,8987 ha	0,7196 ha	—	—	24,5190 ha	16.3%
Open Space																														
District Sports Park	—	—	—	—	—	—	—	—	—	—	2,8256 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2,8256 ha	1.9%
Linear Open Space (Active)	—	0,1987 ha	—	0,7689 ha	0,4595 ha	—	—	0,4300 ha	—	1,1217 ha	0,6297 ha	0,2483 ha	0,6149 ha	0,2847 ha	2,1676 ha	—	1,0479 ha	0,4647 ha	0,6482 ha	0,6383 ha	0,1200 ha	—	0,6123 ha	0,4060 ha	0,3359 ha	1,2956 ha	1,3102 ha	—	13,8041 ha	9.2%
Linear Open Space (Conservation)	—	0,3307 ha	—	1,3420 ha	0,5218 ha	—	—	0,3072 ha	—	2,1120 ha	1,0165 ha	0,3475 ha	0,7471 ha	0,3378 ha	0,7656 ha	—	1,8007 ha	0,6033 ha	0,0385 ha	0,9302 ha	0,2137 ha	—	2,9204 ha	1,0882 ha	0,6893 ha	1,0019 ha	2,4599 ha	0,0358 ha	19,6081 ha	13.1%
Neighbourhood Recreation Park	—	0,3000 ha	—	—	—	—	0,7918 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,5956 ha	1.1%
Pedestrian Linkage / Landscape Treatment	—	—	0,0618 ha	—	—	0,0384 ha	0,0770 ha	0,0360 ha	—	0,0580 ha	—	—	0,0360 ha	—	—	0,1489 ha	—	0,1316 ha	0,0610 ha	—	0,0696 ha	—	—	—	—	—	—	—	0,7183 ha	0.5%
Ecological Enhancement	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10,5665 ha	7.0%
Total Open Space	—	0,8294 ha	—	2,1737 ha	0,9813 ha	—	0,8302 ha	0,8142 ha	0,0360 ha	1,7042 ha	3,4214 ha	1,3620 ha	0,6585 ha	2,9332 ha	0,1489 ha	2,8486 ha	1,1996 ha	0,7457 ha	1,5685 ha	0,9071 ha	—	3,5327 ha	1,4942 ha	1,0252 ha	2,2975 ha	3,7701 ha	10,6023 ha	49,1182 ha	32.8%	

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- In-line Bus Stop

10m Protected Vegetation / Building
Exclusion Zone Buffer in Allotment
Retained Remnant Endangered
Regional Ecosystem
33m Buffer to Remnant
Endangered Regional Ecosystem
33m Bushfire Setback
Drainage Centerline

BMD Q100
50m Buffer to Sewer Pump Station
Scale 1 : 1500 @ A1

REVISION

A. 08/03/2017 - Council feedback amendments
B. 02/08/2017 - Layout and POO amendments
C. 28/08/2017 - Amend Stages 20 - 25
D. 14/09/2017 - Amend Stage 17 POO
E. 19/09/2017 - Amend Stage 1 POO
F. 27/11/2017 - Amend Stage 3 & 18 POD
G. 10/01/2018 - Sub-stage Stage 3
H. 28/02/2018 - Amend Stage 3
I. 16/09/2019 Amend Stages 7A/B & 18/19

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Land Partners

CLIENT
**VILLA GREEN
PTY LTD**

PROJECT

VILLAGE

Plan of Subdivision

Attachment 1 over

Application 1 (Amendment)

Comp By:	WNW
10 SEPTEMBER 2010	

Checked by:	PHE
EWG Name	132065 ROI

Job Ref.	132965
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Development Queensland

Scale	Sheet
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Plan Ref	Rev
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USE

1

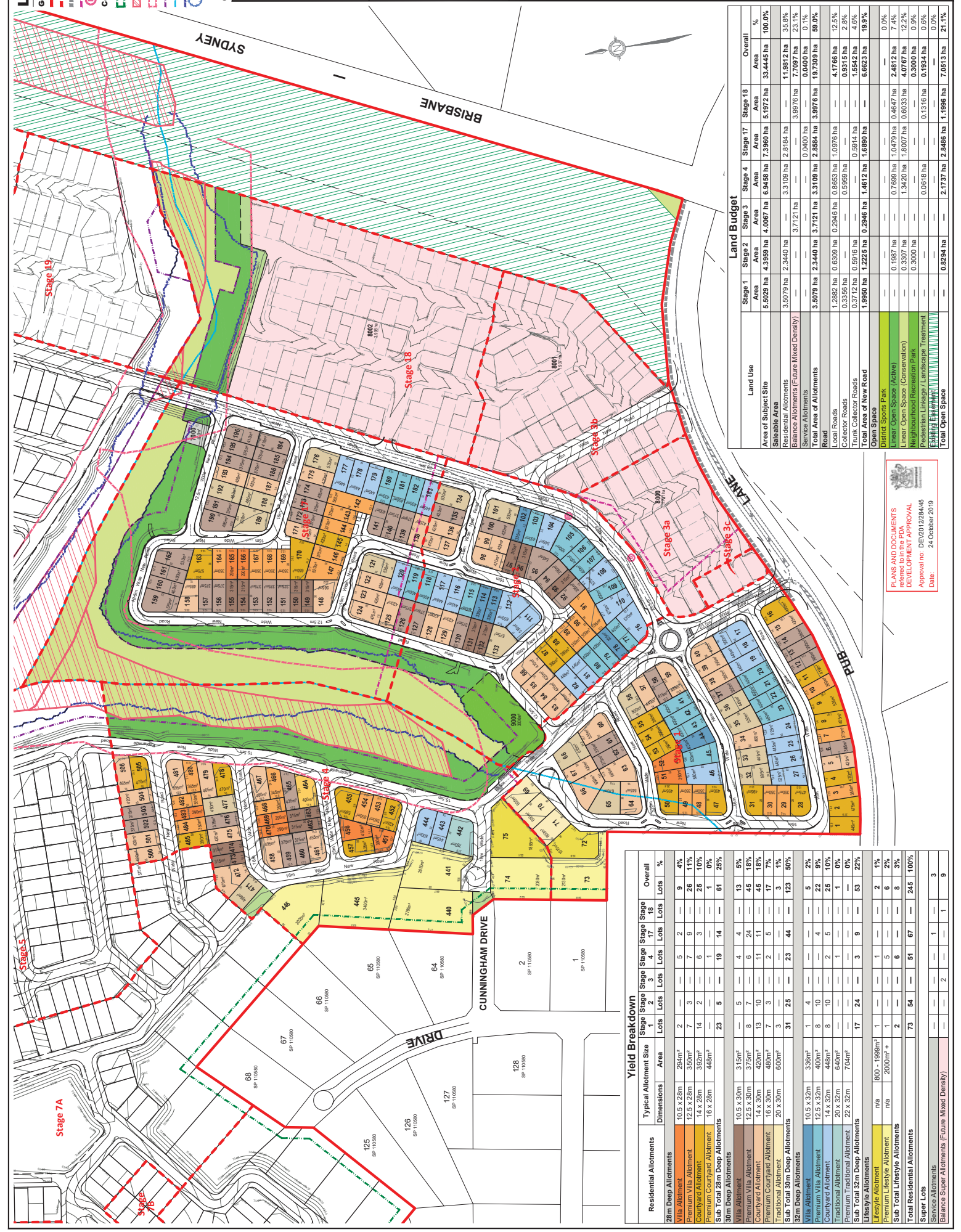
RPS Australia East Pty Ltd
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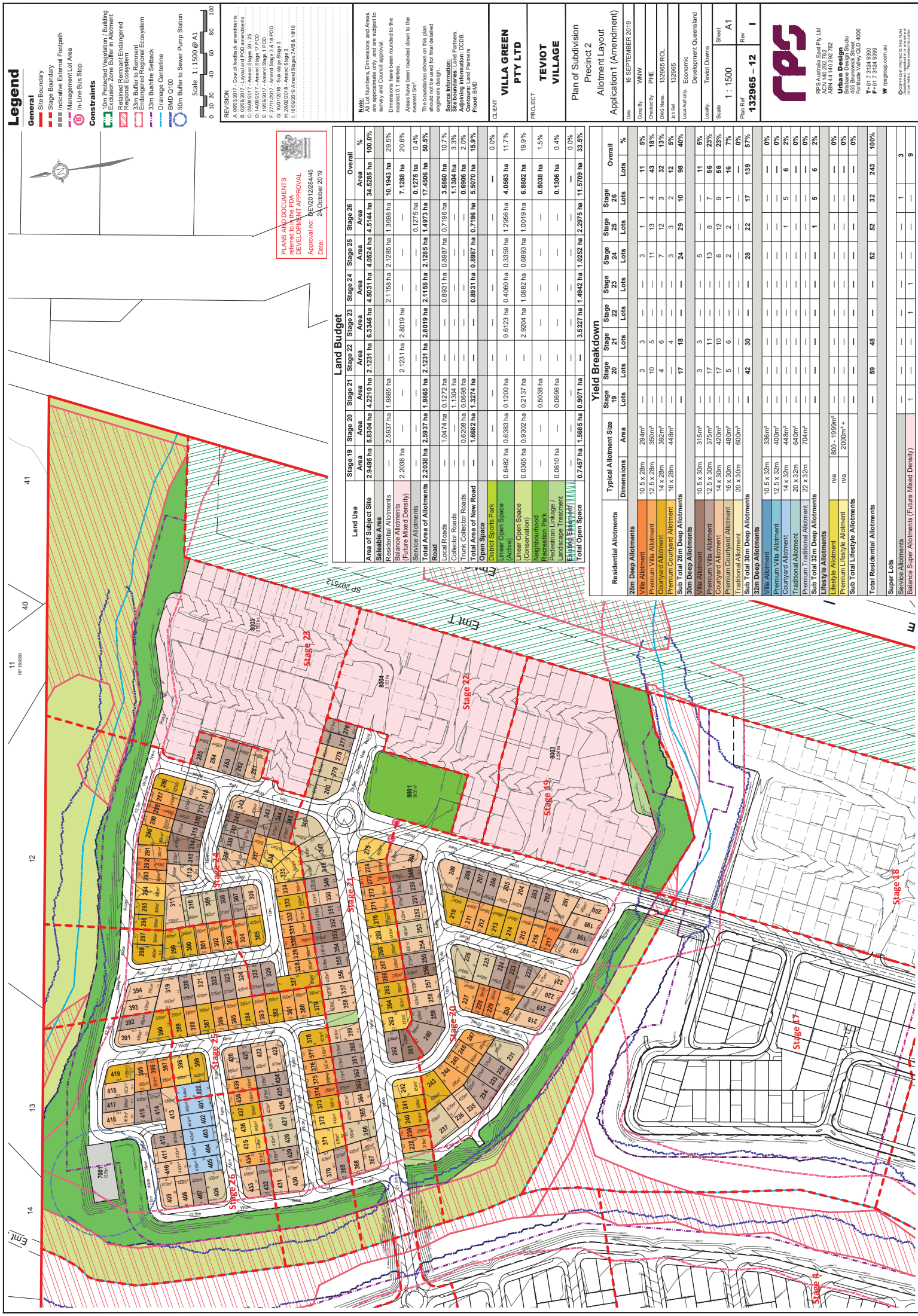
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Yield Breakdown												
Residential Allotments	Typical Allotment Size	Stage 1		Stage 2		Stage 3		Stage 4		Stage 5		Overall
		Dimensions	Area	Lots	Units	Lots	Units	Lots	Units	Lots	Units	
28m Deep Allotments												
Villa Allotment	10.5 x 28m	294m²	2	—	5	2	—	9	4%	—	—	4%
Premium Villa Allotment	12.5 x 28m	350m²	7	3	—	7	9	—	26	11%	—	11%
Courtyard Allotment	14 x 28m	392m²	14	2	—	6	3	—	25	10%	—	10%
Premium Courtyard Allotment	16 x 28m	448m²	—	—	—	—	—	—	1	0%	—	0%
Sub Total 28m Deep Allotments												
			23	5	—	19	14	—	61	25%	—	25%
30m Deep Allotments												
Villa Allotment	10.5 x 30m	315m²	8	5	—	4	4	—	13	5%	—	5%
Premium Villa Allotment	12.5 x 30m	375m²	8	7	—	6	24	—	45	18%	—	18%
Courtyard Allotment	14 x 30m	420m²	13	10	—	11	11	—	41	16%	—	16%
Premium Courtyard Allotment	16 x 30m	480m²	7	3	—	2	5	—	17	7%	—	7%
Traditional Allotment	20 x 30m	600m²	3	—	—	—	—	—	3	1%	—	1%
Sub Total 30m Deep Allotments												
			31	25	—	23	44	—	123	50%	—	50%
32m Deep Allotments												
Villa Allotment	10.5 x 32m	336m²	1	4	—	—	—	—	5	2%	—	2%
Premium Villa Allotment	12.5 x 32m	400m²	8	10	—	4	22	—	25	9%	—	9%
Courtyard Allotment	14 x 32m	448m²	8	10	—	2	5	—	25	10%	—	10%
Traditional Allotment	20 x 32m	640m²	—	—	—	1	—	—	1	0%	—	0%
Premium Traditional Allotment	22 x 32m	704m²	—	—	—	—	—	—	—	0%	—	0%
Sub Total 32m Deep Allotments												
			17	24	—	3	9	—	53	22%	—	22%
Villa Life Allotments												
Lifestyle Allotment	n/a	800 + 1998m²	1	—	—	1	—	—	2	1%	—	1%
Premium Lifestyle Allotment	n/a	2000m² +	1	—	—	1	—	—	6	2%	—	2%
Sub Total Lifestyle Allotments												
			2	—	—	6	—	—	8	3%	—	3%
Total Residential Allotments												
			73	54	—	51	67	—	245	100%	—	100%
Super Lots												
Service Allotments	—	—	—	—	—	—	—	—	1	—	—	3
Balance Super Allotments (Future Mixed Density)	—	—	—	—	2	—	—	—	—	—	—	9

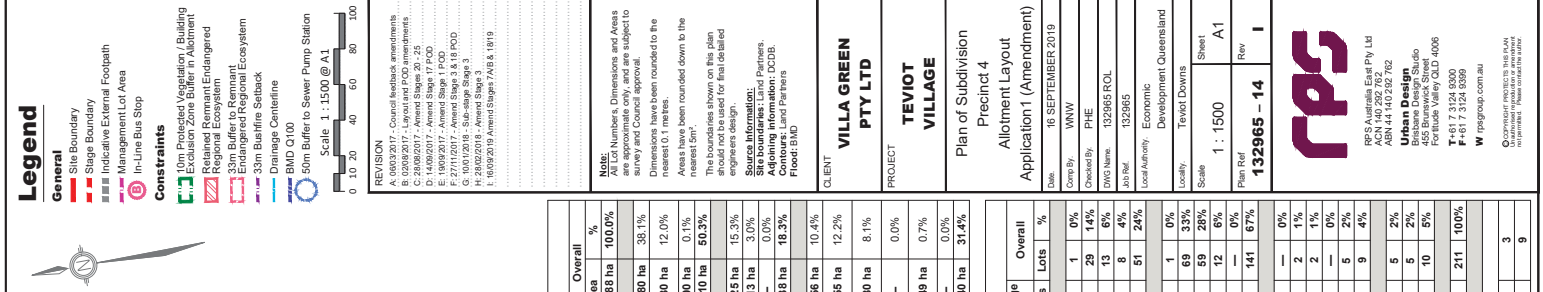


PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2012/284/45
 Date: 24 October 2019



Land Use	Land Budget											
	Stage 19	Stage 20	Stage 21	Stage 22	Stage 23	Stage 24	Stage 25	Stage 26	Overall			
Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	2,949 ha	5,830 ha	4,220 ha	2,123 ha	6,336 ha	4,937 ha	4,052 ha	4,514 ha	34,526 ha	100.0%		
Serviceable Area	—	2,593 ha	1,986 ha	—	2,159 ha	2,126 ha	1,368 ha	10 ha	10,943 ha	29.6%		
Residential Allocations	—	—	—	—	—	—	—	—	7,128 ha	20.6%		
Commercial Allocations (Future Land Density)	2,208 ha	—	2,123 ha	2,801 ha	—	—	—	—	4,127 ha	0.4%		
Service Allocations	—	—	—	—	—	—	—	—	1,275 ha	3.6%		
Total Area of Allocations	2,208 ha	2,593 ha	1,986 ha	2,123 ha	2,801 ha	2,158 ha	2,126 ha	1,497 ha	17,456 ha	50.2%		
Local Roads	—	1,047 ha	1,127 ha	—	0,893 ha	0,898 ha	719 ha	3,680 ha	10.7%			
Collector Roads	—	—	1,130 ha	—	—	—	—	1,130 ha	3.3%			
Trunk Collector Roads	—	0,620 ha	0,069 ha	—	—	—	—	0,690 ha	2.0%			
Total Area of New Road	—	1,667 ha	1,327 ha	—	0,893 ha	0,898 ha	719 ha	5,507 ha	15.9%			
Open Space	—	—	—	—	—	—	—	—	—	—		
District Open Space	—	—	—	—	—	—	—	—	—	0.0%		
Linear Open Space	0,642 ha	0,898 ha	1,200 ha	—	0,612 ha	0,400 ha	0,339 ha	1,296 ha	4,063 ha	11.7%		
Linear Open Space (Conservation)	0,086 ha	0,902 ha	0,213 ha	—	2,920 ha	1,082 ha	0,693 ha	1,001 ha	6,802 ha	19.9%		
Regional Open Space	—	—	—	—	—	—	—	—	—	—		
Regional Open Space (Conservation)	—	—	0,930 ha	—	—	—	—	—	0,930 ha	1.5%		
Regional Open Space (Recreation)	—	—	—	—	—	—	—	—	—	—		
Recreation Land	0,081 ha	—	0,089 ha	—	—	—	—	—	0,130 ha	0.4%		
Recreation Land (Treatment)	—	—	—	—	—	—	—	—	—	—		
Recreation Land (Conservation)	—	—	—	—	—	—	—	—	—	—		
Recreation Land (Recreation)	—	—	—	—	—	—	—	—	—	—		
Recreation Land (Open Space)	—	—	—	—	—	—	—	—	—	—		
Total Open Space	0,747 ha	1,565 ha	0,907 ha	—	3,532 ha	1,494 ha	1,052 ha	2,297 ha	11,709 ha	33.8%		

Yield Breakdown																		
Residential Allotments	Typical Allotment Size		Stage 19		Stage 20		Stage 21		Stage 22		Stage 23		Stage 24		Stage 25		Overall	
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	%	
5m Deep Allotments																		
Via Allotment	10.5 x 28m	294m²	—	3	3	—	—	—	—	—	3	1	1	1	11	5%	—	
Premium Via Allotment	12.5 x 28m	350m²	—	10	5	—	—	—	—	—	11	13	4	43	18%	—	—	
Courtyard Allotment	14 x 28m	392m²	—	4	6	—	—	—	—	—	7	12	3	32	13%	—	—	
Premium Courtyard Allotment	16 x 28m	448m²	—	—	—	—	—	—	—	—	3	3	2	12	5%	—	—	
Sub Total 28m Deep Allotments			—	17	18	—	—	—	—	—	24	29	10	98	40%	—	—	
5m Deep Allotments																		
Via Allotment	10.5 x 30m	315m²	—	3	3	—	—	—	—	—	5	—	—	—	11	5%	—	
Premium Via Allotment	12.5 x 30m	375m²	—	17	11	—	—	—	—	—	13	8	7	58	23%	—	—	
Courtyard Allotment	14 x 30m	420m²	—	17	10	—	—	—	—	—	8	12	9	58	23%	—	—	
Premium Courtyard Allotment	16 x 30m	480m²	—	5	6	—	—	—	—	—	2	2	1	16	7%	—	—	
Traditional Allotment	20 x 30m	600m²	—	—	—	—	—	—	—	—	—	—	—	—	0%	—	—	
Sub Total 30m Deep Allotments			—	42	30	—	—	—	—	—	28	22	17	139	57%	—	—	
2m Deep Allotments																		
Via Allotment	10.5 x 32m	338m²	—	—	—	—	—	—	—	—	—	—	—	—	—	0%	—	
Premium Via Allotment	12.5 x 32m	400m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Courtyard Allotment	14 x 32m	448m²	—	—	—	—	—	—	—	—	1	5	6	2%	—	—	—	
Traditional Allotment	20 x 32m	640m²	—	—	—	—	—	—	—	—	—	—	—	—	—	0%	—	
Premium Traditional Allotment	22 x 32m	704m²	—	—	—	—	—	—	—	—	—	—	—	—	—	0%	—	
Sub Total 32m Deep Allotments			—	—	—	—	—	—	—	—	1	5	6	2%	—	—	—	
Lifestyle Allotments																		
Lifestyle Allotment	800 - 1998m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%	—	
Premium Lifestyle Allotment	2000m² +	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%	—	
Sub Total Lifestyle Allotments			—	—	—	—	—	—	—	—	—	—	—	—	—	0%	—	
Old Residential Allotments																		
Old Residential Allotments	—	—	59	48	—	—	—	—	—	—	52	52	32	243	100%	—	—	
Super Lots																		
Service Allotments	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	3	
Advanced Super Allotments (Future Mixed Density)	1	—	—	—	—	—	—	—	—	—	1	1	—	—	—	—	9	

[illegible][illegible]

Notes:

General

1. Development is to be undertaken in accordance with the Development Approval.
2. The maximum height of buildings shall not exceed two (2) storeys.
3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.
4. Setbacks are as per the Plan of Development Table unless otherwise specified.

Setbacks

5. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls, the setbacks shall be in accordance with the Plan of Development Table.
6. Boundary setbacks are measured to the wall of the structure.
7. Maximum length of built-to-boundary wall in 0.0 metres
8. First floor setbacks must not encroach the minimum ground floor setbacks.
9. Garages must not project forward of the front building setback.
10. Garages must not encroach other rear where buildings are built to boundary closer than 450mm to the lot boundary, exceptions include:
 - a. Primary Street Frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

11. Off street car park is to be provided in accordance with the following minimum requirements:
 - a. One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - b. Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).

General

12. Garages must not encroach other rear where buildings are built to boundary closer than 450mm to the lot boundary, exceptions include:
 - a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.8m
 - b. The garage door:
 - i. Must not exceed 4.8m
 - ii. Must be a minimum 450mm above the lot boundary
 - iii. Must be setback a minimum of 2400mm behind the pillar of the garage door, and
 - iv. Must have a sectional lift or roller door.
 - c. The front facade of the dwelling must be forward of the front facade of the garage wall, and must include the following:
 - i. One or more features comprising:
 - a. A front entrance door with glass inserts;
 - b. A sideglint where the front door is solid;
 - ii. A front verandah, portico or porch connecting to the front entrance, which extends a minimum of 1600mm forward of the front facade
 - iii. The verandah, portico or porch is to include front of the lot
 - iv. Driveways must be a minimum 3.5m in width at the boundary on lots between 10.0m and 12.4m wide.

General

13. Tandem garages are permitted on any lot less than 12.5m wide.
14. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
15. All double garages should be setback behind the main face of the lot, and must not be setback behind a mix of materials and colours, or staggered.

Legend

- General**
- 1.0m Protected Vegetation / Building Exclusion Zone Buffer in Allment
 - Retained Easement Endangered
 - 35m Buffer to Remnant
 - Endangered Regional Ecosystem
 - 33m Bushfire Setback
 - 2.5m Footpath
 - 1.5m Footpath
 - Management Lot Area
 - Indicative External Footpath
 - Indicative Internal Footpath
 - Indicative Driveway Location
 - Indicative Driveway Location
 - No Vehicle Access
- Open Space**
- Distal Sports Park
 - Linear Open Space (Active)
 - Linear Open Space (Conservation)
 - Neighbourhood Recreation Park
 - Pedestrian Linings /
 - Existing Easement
- Constraints**
- 1.0m Protected Vegetation / Building Exclusion Zone Buffer in Allment
 - Retained Easement Endangered
 - 35m Buffer to Remnant
 - Endangered Regional Ecosystem
 - 33m Bushfire Setback
 - 2.5m Footpath
 - 1.5m Footpath
 - Management Lot Area
 - Indicative External Footpath
 - Indicative Internal Footpath
 - Indicative Driveway Location
 - Indicative Driveway Location
 - No Vehicle Access
- Development Controls**
- BMD Q100
 - 50m Buffer to Sewer Pump Station

Building Articulation

30. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
 - a. Windows recessed into the facade
 - b. Balconies, porches or verandahs
 - c. Window Hood/Screens
 - d. Window Hood/Screens
 - e. Window Hood/Screens
 - f. Window Hood/Screens
 - g. Window Hood/Screens
 - h. Window Hood/Screens
 - i. Window Hood/Screens
 - j. Window Hood/Screens
 - k. Window Hood/Screens
 - l. Window Hood/Screens
 - m. Window Hood/Screens
 - n. Window Hood/Screens
 - o. Window Hood/Screens
 - p. Window Hood/Screens
 - q. Window Hood/Screens
 - r. Window Hood/Screens
 - s. Window Hood/Screens
 - t. Window Hood/Screens
 - u. Window Hood/Screens
 - v. Window Hood/Screens
 - w. Window Hood/Screens
 - x. Window Hood/Screens
 - y. Window Hood/Screens
 - z. Window Hood/Screens
31. Canopies and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
32. All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate:
 - a. Verandah / Porch
 - b. Roof Overhangs
 - c. Window Hood/Screens
 - d. Window Hood/Screens
 - e. Window Hood/Screens
 - f. Window Hood/Screens
 - g. Window Hood/Screens
 - h. Window Hood/Screens
 - i. Window Hood/Screens
 - j. Window Hood/Screens
 - k. Window Hood/Screens
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 - m. Window Hood/Screens
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 - o. Window Hood/Screens
 - p. Window Hood/Screens
 - q. Window Hood/Screens
 - r. Window Hood/Screens
 - s. Window Hood/Screens
 - t. Window Hood/Screens
 - u. Window Hood/Screens
 - v. Window Hood/Screens
 - w. Window Hood/Screens
 - x. Window Hood/Screens
 - y. Window Hood/Screens
 - z. Window Hood/Screens
33. The vegetation in the 10m Protected Vegetation / Building Exclusion Zone Buffer is to be preserved and maintained.
34. No buildings or structures are to be constructed in the buffer.
35. The buffer takes precedence over the minimum setbacks stated in the Plan of Development Table.

Additional Criteria for Multiple Residential Allotments

36. Buildings must address all street frontages with driveways, pedestrian entries or both.
37. Dwellings must have a clearly identifiable front door, which is to be setback a minimum of 3 metres from the front boundary.
38. Have drying and rubbish bin areas behind the main line of the dwelling or suitably screen from public streets and park frontages.
39. Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

40. Floor area must be between a minimum of 30m² and 75m².
41. Materials, detailing, colours and roof form are consistent with those of the primary house.
42. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
43. Outdoor living space must be directly accessible from the primary house and must be combined with the primary dwelling outdoor space.
44. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
45. A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
46. The primary dwelling must be setback with the primary house, however corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
47. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
48. The secondary dwelling must have a minimum of one habitable room, with large windows or balconies, fronting the secondary street.



