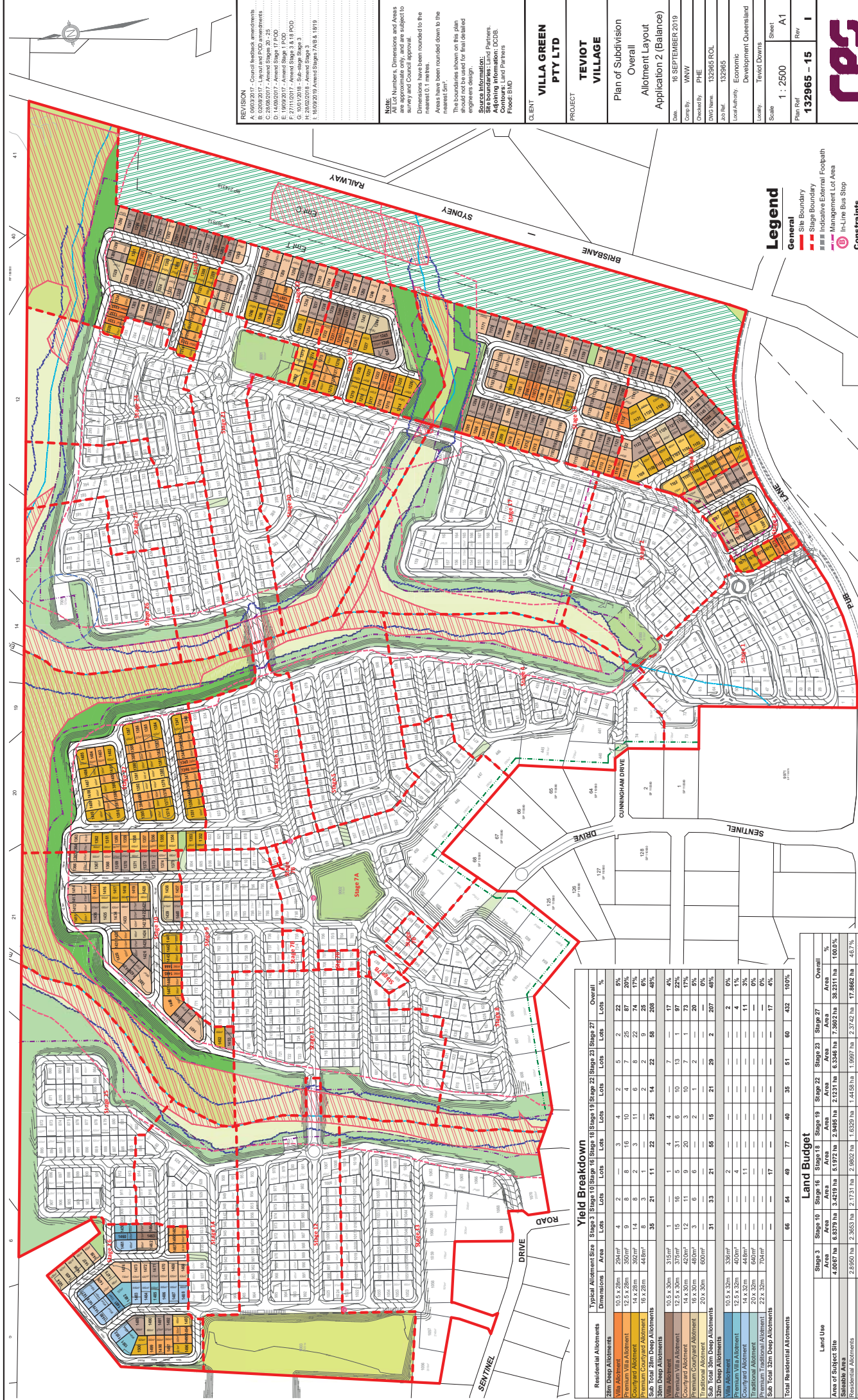




REVISION	Consent/Refund/Amendment
A	10/09/2017 - Amend Stage 1 P.O.D.
B	10/09/2017 - Amend Stage 2 P.O.D.
C	23/09/2017 - Amend Stage 20-23
D	14/09/2017 - Amend Stage 17 P.O.D.
E	19/09/2017 - Amend Stage 1 P.O.D.
F	10/01/2018 - Amend Stage 1 P.O.D.
G	10/01/2018 - Amend Stage 3
H	23/09/2018 - Amend Stage 3
I	05/09/2019 - Amend Stage 7/10/18, 18/19

Note: 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 3m². Areas shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Land Partners.
Contours: Land Partners.
Flood: BMD

CLIENT
VILLA GREEN
PTY LTD

PROJECT
TEVIOT
VILLAGE

Plan of Subdivision
Overall
Allocation Layout
Application 2 (Balance)

Date: 18 SEPTEMBER 2019
Checked By: PHE
Drawn By: PHE
DWG Name: 132965 ROL
Job Ref: 132965
Local Authority: Economic
Development Queensland
Locality: Teviot Downs

Scale: 1: 2500
Sheet: A1
Plan Ref: 132965 - 15
Rev: I



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Legend

- General
- Site Boundary
- Indicative External Footpath
- Management Lot Area
- In-Line Bus Stop

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Ecological Community
- 33m Buffer Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centreline
- BMD Q 100
- 50m Buffer to Sewer Pump Station

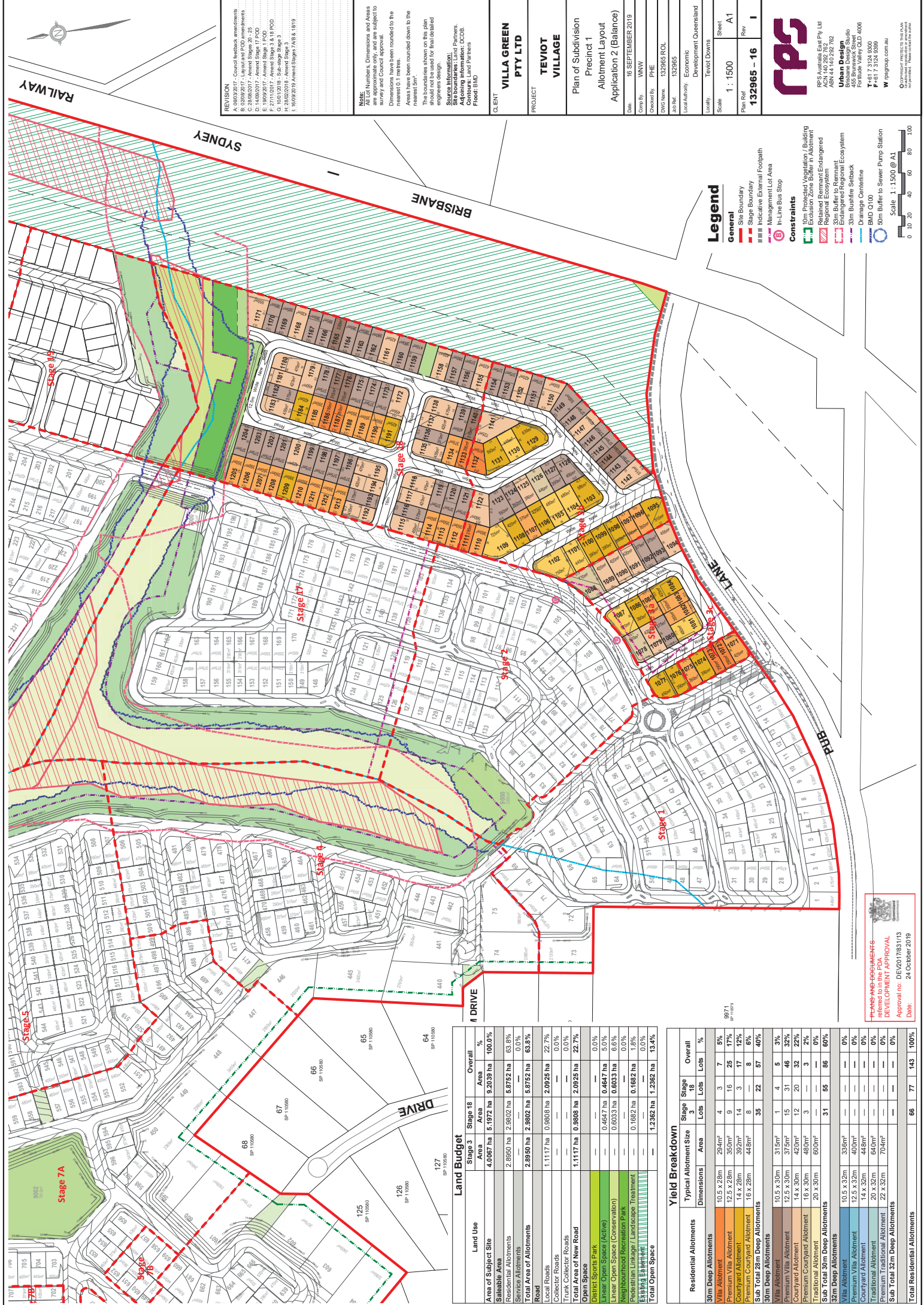


Yield Breakdown

Residential Allotments	Typical Allotment Size	Stage 3	Stage 10	Stage 16	Stage 18	Stage 19	Stage 22	Stage 23	Stage 27	Overall
Dimensions	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
20m Deep Allotments	10.5 x 28m	294m ²	4	2	3	4	2	5	2	23
Premium Villa Allotment	12.5 x 28m	350m ²	8	6	10	10	4	7	25	67
Courtyard Allotment	14 x 28m	392m ²	14	8	2	3	11	6	8	74
Premium Courtyard Allotment	16 x 28m	448m ²	6	3	1	2	2	2	9	29
Sub Total 20m Deep Allotments			35	21	11	22	25	14	22	205
30m Deep Allotments	10.5 x 30m	315m ²	1	1	4	4	1	1	7	17
Premium Villa Allotment	12.5 x 30m	375m ²	15	16	5	31	6	10	13	97
Courtyard Allotment	14 x 30m	420m ²	12	11	9	20	3	10	7	73
Premium Courtyard Allotment	16 x 30m	480m ²	3	6	5	2	1	2	20	56
Traditional Allotment	20 x 30m	600m ²	1	1	1	1	1	1	1	6
Sub Total 30m Deep Allotments			31	33	21	65	15	21	29	207
30m Deep Allotments	10.5 x 32m	336m ²	—	4	—	—	—	—	—	4
Premium Villa Allotment	12.5 x 32m	400m ²	—	11	—	—	—	—	—	11
Courtyard Allotment	14 x 32m	448m ²	—	—	—	—	—	—	—	—
Traditional Allotment	20 x 32m	640m ²	—	—	—	—	—	—	—	—
Sub Total 30m Deep Allotments			—	17	—	—	—	—	—	17
Total Residential Allotments			66	54	49	77	40	35	51	402

Land Budget

Land Use	Stage 3	Stage 10	Stage 16	Stage 18	Stage 19	Stage 22	Stage 23	Stage 27	Overall
Area of Subject Site	Area	Area	Area	Area	Area	Area	Area	Area	Area
Area of Subject Site	4,067 ha	6,879 ha	5,429 ha	5,179 ha	2,946 ha	2,123 ha	6,346 ha	7,362 ha	38,231 ha
Residential Allotments	2,950 ha	2,950 ha	2,950 ha	2,950 ha	2,950 ha	2,950 ha	2,950 ha	2,950 ha	2,950 ha
Open Space	2,895 ha	2,895 ha	2,895 ha	2,895 ha	2,895 ha	2,895 ha	2,895 ha	2,895 ha	2,895 ha
Local Roads	1,117 ha	1,239 ha	1,099 ha	0,908 ha	0,570 ha	0,423 ha	0,768 ha	1,182 ha	7,374 ha
Trunk Collector Roads	—	—	—	—	—	—	—	—	—
Total Area of New Road	1,117 ha	1,239 ha	1,099 ha	0,908 ha	0,570 ha	0,423 ha	0,768 ha	1,182 ha	7,374 ha
Open Space	—	—	—	—	—	—	—	—	—
Local Open Space (Active)	—	1,217 ha	—	0,447 ha	0,442 ha	—	0,423 ha	1,302 ha	4,197 ha
Local Open Space (Passive)	—	2,110 ha	—	0,653 ha	0,558 ha	—	0,653 ha	1,612 ha	5,123 ha
Highway/Local Recreation Park	—	—	—	—	—	—	—	—	—
Pedestrian/Landscape Treatment	—	—	—	—	—	—	—	—	—
Sub Total Open Space	—	3,327 ha	—	0,149 ha	0,149 ha	—	0,149 ha	0,149 ha	3,327 ha
Total Open Space	—	3,327 ha	—	0,149 ha	0,149 ha	—	0,149 ha	0,149 ha	3,327 ha



REVISION

A	16/09/2019	Initial PD
B	16/09/2019	Initial PD
C	28/09/2019	Amend Stage 20-23
D	14/09/2019	Amend Stage 17 PD
E	19/09/2019	Amend Stage 17 PD
F	19/09/2019	Amend Stage 17 PD
G	10/10/2019	Sub-stage Stage 3
H	28/09/2019	Amend Stage 3
I	16/09/2019	Amend Stage 7A/8, 16/19

Note: 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 0.1 metres. The plan should not be used for detailed engineering design. Source Information: Site boundaries: Land Partners. Contours: Land Partners. Flood: BMD

CLIENT	VILLA GREEN PTY LTD
PROJECT	TEVIOT VILLAGE
Plan of Subdivision	Precinct 1
Allocation Layout	Application 2 (Balance)
Date	16 SEPTEMBER 2019
Drawn By	WNV
Checked By	PHE
DWG Name	132965 ROL
Job Ref	132965
Local Authority	Economic Development Queensland
Locality	Teviot Downs
Scale	1: 1500
Sheet	A1
Plan Ref	132965 - 16
Rev	I

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Legend

General

- Site Boundary
- Stage Boundary
- Indicate External Footpath
- Management Lot Area
- In-Line Bus Stop

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 30m Buffer to Remnant Regional Ecosystem
- 30m Buffer to Substation
- 30m Buffer to Substation
- Drainage Contourline
- BMD O100
- 50m Buffer to Sewer Pump Station

Scale: 1: 1500 @ A1

0 20 40 60 80 100

Land Budget

Land Use	Stage 3	Stage 18	Overall
Area of Subject Site	4.0067 ha	5.1972 ha	9.2039 ha
Salable Area	—	—	100.0%
Residential Allotments	2.8950 ha	2.9802 ha	5.8752 ha
Service Allotments	—	—	0.0%
Total Area of Allotments	2.8950 ha	2.9802 ha	5.8752 ha
Road	1.1117 ha	0.9808 ha	2.0925 ha
Local Roads	—	—	22.7%
Collector Roads	—	—	0.0%
Trunk Collector Roads	—	—	0.0%
Total Area of New Road	1.1117 ha	0.9808 ha	2.0925 ha
Open Space	—	—	22.7%
Linear Open Space (Active)	—	0.4647 ha	5.0%
Linear Open Space (Conservation)	—	0.6033 ha	6.5%
Highly Resourced Recreation Park	—	—	0.0%
Medium Resourced Recreation Park	—	0.1682 ha	1.8%
Low Resourced Recreation Park	—	—	0.0%
Total Open Space	—	1.2362 ha	13.4%

Yield Breakdown

Residential Allotments	Dimensions	Area	Stage 3	Stage 18	Overall
30m Deep Allotments	10.5 x 28m	294m ²	4	3	5%
Villa Allotment	12.5 x 28m	350m ²	9	16	17%
Premium Villa Allotment	14 x 28m	392m ²	14	3	12%
Courtyard Allotment	16 x 28m	448m ²	8	8	8%
Sub Total 30m Deep Allotments	—	—	35	22	40%
30m Deep Allotments	10.5 x 30m	315m ²	1	4	5%
Villa Allotment	12.5 x 30m	375m ²	15	31	32%
Premium Villa Allotment	14 x 30m	420m ²	12	32	22%
Courtyard Allotment	16 x 30m	480m ²	3	—	2%
Traditional Allotment	20 x 30m	600m ²	—	—	0%
Sub Total 30m Deep Allotments	—	—	31	68	60%
32m Deep Allotments	10.5 x 32m	336m ²	—	—	0%
Villa Allotment	12.5 x 32m	400m ²	—	—	0%
Premium Villa Allotment	14 x 32m	448m ²	—	—	0%
Courtyard Allotment	20 x 32m	640m ²	—	—	0%
Traditional Allotment	22 x 32m	704m ²	—	—	0%
Sub Total 32m Deep Allotments	—	—	—	—	0%
Total Residential Allotments	—	—	66	77	100%

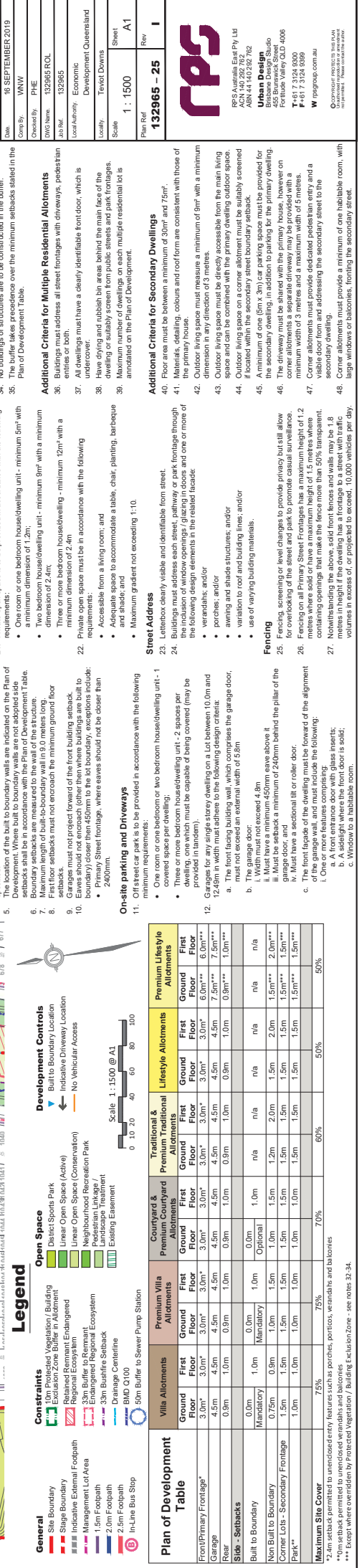
PLANS AND ASSUMPTIONS

Refer to the PD for details.

DEVELOPMENT APPROVAL

Approval no: DEV2017831/13

Date: 24 October 2019

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