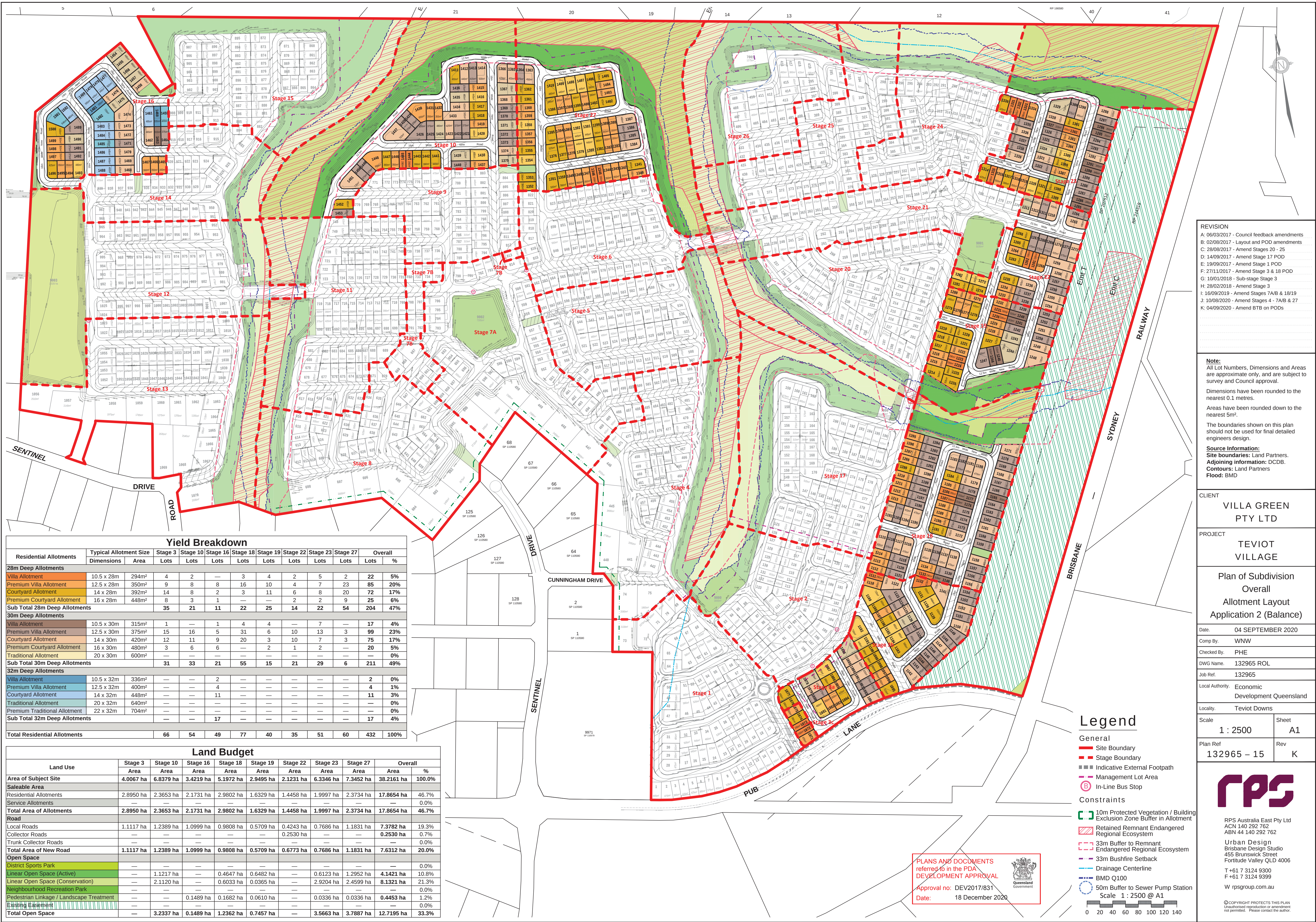




Yield Breakdown											
Residential Allotments	Typical Allotment Size Dimensions	Area	Stage 3 Lots	Stage 10 Lots	Stage 16 Lots	Stage 18 Lots	Stage 19 Lots	Stage 22 Lots	Stage 23 Lots	Stage 27 Lots	Overall Lots %
28m Deep Allotments											
Villa Allotment	10.5 x 28m	294m ²	4	2	—	3	4	2	5	2	22 5%
Premium Villa Allotment	12.5 x 28m	350m ²	9	8	8	16	10	4	7	23	85 20%
Courtyard Allotment	14 x 28m	392m ²	14	8	2	3	11	6	8	20	72 17%
Premium Courtyard Allotment	16 x 28m	448m ²	8	3	1	—	—	2	2	9	25 6%
Sub Total 28m Deep Allotments			35	21	11	22	25	14	22	54	204 47%
30m Deep Allotments											
Villa Allotment	10.5 x 30m	315m ²	1	—	1	4	4	—	7	—	17 4%
Premium Villa Allotment	12.5 x 30m	375m ²	15	16	5	31	6	10	13	3	99 23%
Courtyard Allotment	14 x 30m	420m ²	12	11	9	20	3	10	7	3	75 17%
Premium Courtyard Allotment	16 x 30m	480m ²	3	6	6	—	2	1	2	—	20 5%
Traditional Allotment	20 x 30m	600m ²	—	—	—	—	—	—	—	—	0%
Sub Total 30m Deep Allotments			31	33	21	55	15	21	29	6	211 49%
32m Deep Allotments											
Villa Allotment	10.5 x 32m	336m ²	—	—	2	—	—	—	—	2	0%
Premium Villa Allotment	12.5 x 32m	400m ²	—	—	4	—	—	—	—	4	1%
Courtyard Allotment	14 x 32m	448m ²	—	—	11	—	—	—	—	11	3%
Traditional Allotment	20 x 32m	640m ²	—	—	—	—	—	—	—	—	0%
Premium Traditional Allotment	22 x 32m	704m ²	—	—	—	—	—	—	—	—	0%
Sub Total 32m Deep Allotments			—	—	17	—	—	—	—	—	17 4%
Total Residential Allotments			66	54	49	77	40	35	51	60	432 100%

Land Budget									
Land Use	Stage 3 Area	Stage 10 Area	Stage 16 Area	Stage 18 Area	Stage 19 Area	Stage 22 Area	Stage 23 Area	Stage 27 Area	Overall Area %
Area of Subject Site	4.0067 ha	6.8379 ha	3.4219 ha	5.1972 ha	2.9495 ha	2.1231 ha	6.3346 ha	7.3452 ha	38.2161 ha 100.0%
Saleable Area									
Residential Allotments	2.8950 ha	2.3653 ha	2.1731 ha	2.9802 ha	1.6329 ha	1.4458 ha	1.9997 ha	2.3734 ha	17.8654 ha 46.7%
Service Allotments									0.0%
Total Area of Allotments	2.8950 ha	2.3653 ha	2.1731 ha	2.9802 ha	1.6329 ha	1.4458 ha	1.9997 ha	2.3734 ha	17.8654 ha 46.7%
Road									
Local Roads	1.1117 ha	1.2389 ha	1.0999 ha	0.9808 ha	0.5709 ha	0.4243 ha	0.7686 ha	1.1831 ha	7.3782 ha 19.3%
Collector Roads						0.2530 ha			0.7%
Trunk Collector Roads									0.0%
Total Area of New Road	1.1117 ha	1.2389 ha	1.0999 ha	0.9808 ha	0.5709 ha	0.6773 ha	0.7686 ha	1.1831 ha	7.6312 ha 20.0%
Open Space									
District Sports Park									0.0%
Linear Open Space (Active)		1.1217 ha		0.4647 ha	0.6482 ha		0.6123 ha	1.2952 ha	4.1421 ha 10.8%
Linear Open Space (Conservation)		2.1120 ha		0.6033 ha	0.0365 ha		2.9204 ha	2.4599 ha	8.1321 ha 21.3%
Neighbourhood Recreation Park									0.0%
Pedestrian Linkage / Landscape Treatment			0.1489 ha	0.1682 ha	0.0610 ha		0.0336 ha	0.0336 ha	0.4453 ha 1.2%
Existing Easement									0.0%
Total Open Space		3.2337 ha	0.1489 ha	1.2362 ha	0.7457 ha		3.5663 ha	3.7887 ha	12.7195 ha 33.3%

REVISION

A: 06/03/2017 - Council feedback amendments
B: 02/08/2017 - 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: 10/01/2018 - Sub-Stage Stage 3
H: 28/02/2018 - Amend Stage 3
I: 16/09/2019 - Amend Stages 7A/B & 18/19
J: 10/08/2020 - Amend Stages 4 - 7A/B & 27
K: 04/09/2020 - Amend BTB on PODs

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: BMD

CLIENT	VILLA GREEN PTY LTD		
PROJECT	TEVIOT VILLAGE		
Plan of Subdivision Overall Allotment Layout Application 2 (Balance)			
Date:	04 SEPTEMBER 2020		
Comp By:	WNW		
Checked 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	K

Legend

- General
- Site Boundary
 - Stage Boundary
 - Indicative External Footpath
 - Management Lot Area
 - In-Line Bus Stop
- Constraints
- 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 : 2500 @ A1

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

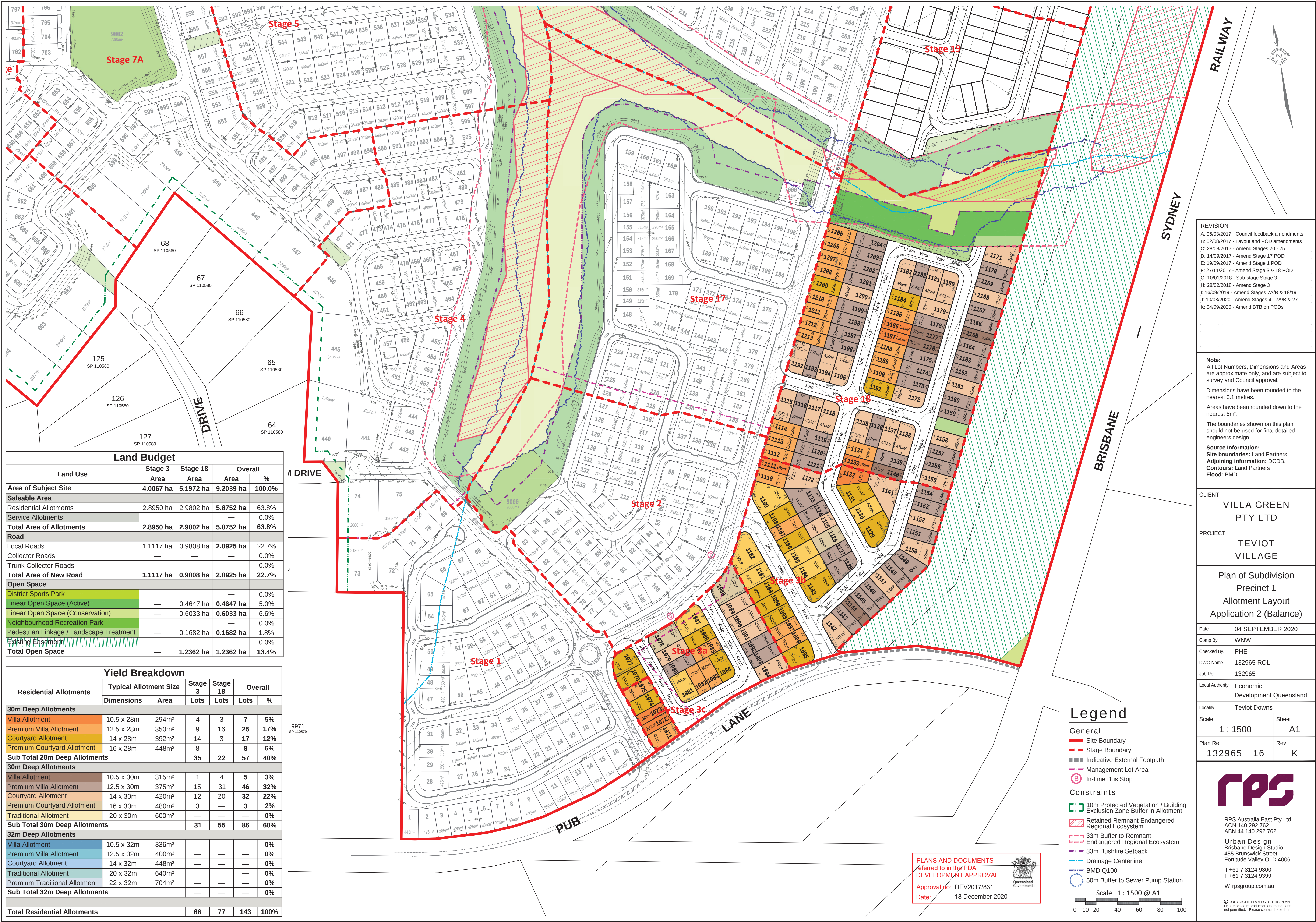
Approval no: DEV2017/831

Date: 18 December 2020



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Land Budget				
Land Use	Stage 3	Stage 18	Overall	
	Area	Area	Area	%
Area of Subject Site	4.0067 ha	5.1972 ha	9.2039 ha	100.0%
Saleable Area				
Residential Allotments	2.8950 ha	2.9802 ha	5.8752 ha	63.8%
Service Allotments	—	—	—	0.0%
Total Area of Allotments	2.8950 ha	2.9802 ha	5.8752 ha	63.8%
Road				
Local Roads	1.1117 ha	0.9808 ha	2.0925 ha	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	22.7%
Open Space				
District Sports Park	—	—	—	0.0%
Linear Open Space (Active)	—	0.4647 ha	0.4647 ha	5.0%
Linear Open Space (Conservation)	—	0.6033 ha	0.6033 ha	6.6%
Neighbourhood Recreation Park	—	—	—	0.0%
Pedestrian Linkage / Landscape Treatment	—	0.1682 ha	0.1682 ha	1.8%
Existing Easement	—	—	—	0.0%
Total Open Space	—	1.2362 ha	1.2362 ha	13.4%

Yield Breakdown						
Residential Allotments	Typical Allotment Size		Stage 3	Stage 18	Overall	
	Dimensions	Area	Lots	Lots	Lots	%
30m Deep Allotments						
Villa Allotment	10.5 x 28m	294m ²	4	3	7	5%
Premium Villa Allotment	12.5 x 28m	350m ²	9	16	25	17%
Courtyard Allotment	14 x 28m	392m ²	14	3	17	12%
Premium Courtyard Allotment	16 x 28m	448m ²	8	—	8	6%
Sub Total 28m Deep Allotments			35	22	57	40%
30m Deep Allotments						
Villa Allotment	10.5 x 30m	315m ²	1	4	5	3%
Premium Villa Allotment	12.5 x 30m	375m ²	15	31	46	32%
Courtyard Allotment	14 x 30m	420m ²	12	20	32	22%
Premium Courtyard Allotment	16 x 30m	480m ²	3	—	3	2%
Traditional Allotment	20 x 30m	600m ²	—	—	—	0%
Sub Total 30m Deep Allotments			31	55	86	60%
32m Deep Allotments						
Villa Allotment	10.5 x 32m	336m ²	—	—	—	0%
Premium Villa Allotment	12.5 x 32m	400m ²	—	—	—	0%
Courtyard Allotment	14 x 32m	448m ²	—	—	—	0%
Traditional Allotment	20 x 32m	640m ²	—	—	—	0%
Premium Traditional Allotment	22 x 32m	704m ²	—	—	—	0%
Sub Total 32m Deep Allotments			—	—	—	0%
Total Residential Allotments			66	77	143	100%

REVISION	
A:	06/03/2017 - Council feedback amendments
B:	02/08/2017 - Layout and POD amendments
C:	28/08/2017 - Amend Stages 20 - 25
D:	14/09/2017 - Amend Stage 17 POD
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J:	10/08/2020 - Amend Stages 4 - 7A/B & 27
K:	04/09/2020 - Amend BTB on PODs

Note:
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Areas have been rounded down to the nearest 5m².
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Source Information:
Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Land Partners
Flood: BMD

CLIENT	VILLA GREEN PTY LTD	
PROJECT	TEVIOT VILLAGE	
Plan of Subdivision Precinct 1 Allotment Layout Application 2 (Balance)		
Date:	04 SEPTEMBER 2020	
Comp By:	WNW	
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 K

Legend

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

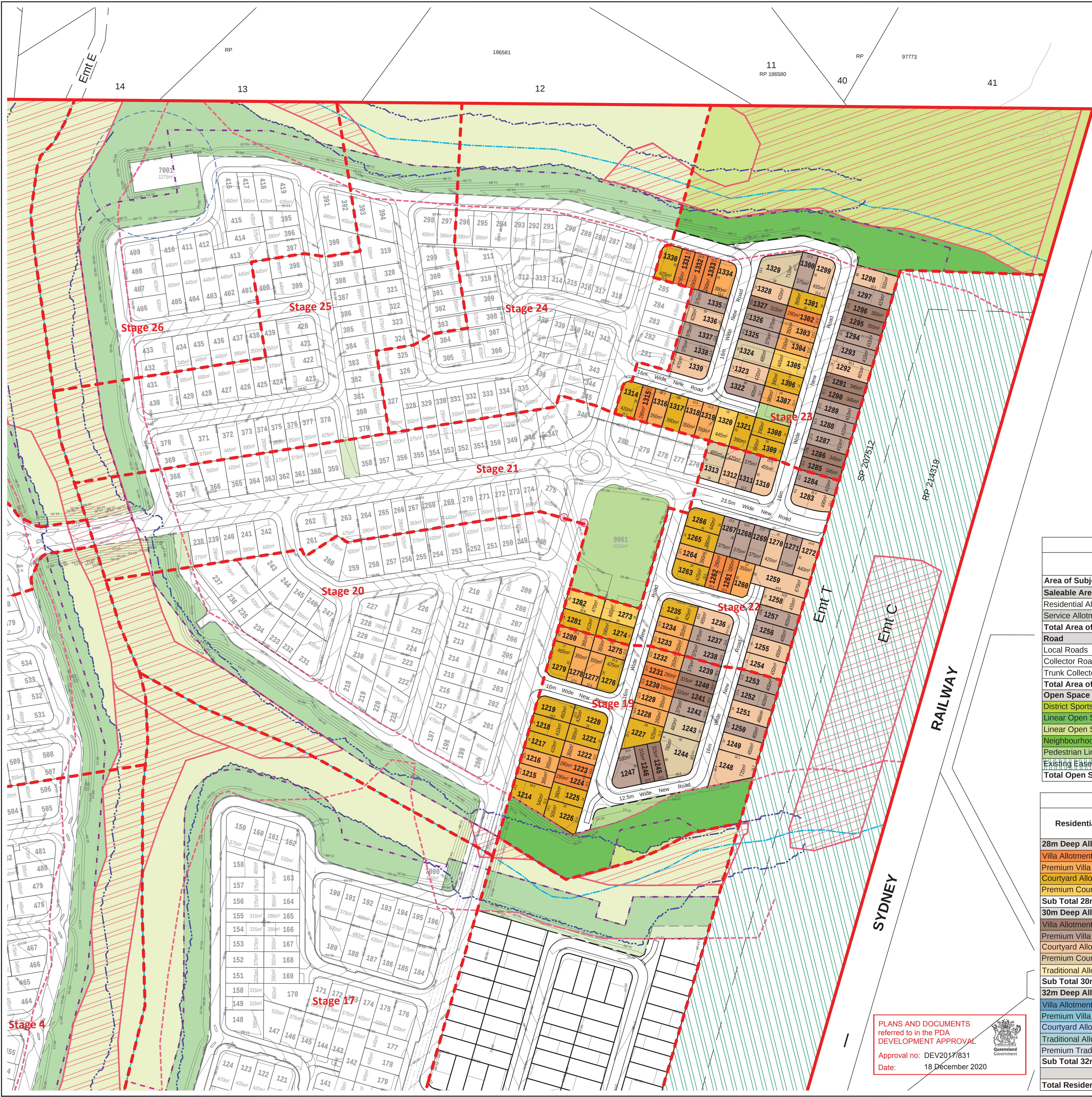
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2017/831
Date: 18 December 2020



Scale 1 : 1500 @ A1
0 10 20 40 60 80 100

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Legend

- General
- Site Boundary
 - Stage Boundary
 - Indicative External Footpath
 - Management Lot Area
 - In-Line Bus Stop
- Constraints
- 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
- 0 10 20 40 60 80 100

REVISION

- A: 06/03/2017 - Council feedback amendments
B: 02/08/2017 - 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: 10/01/2018 - Sub-stage Stage 3
H: 28/02/2018 - Amend Stage 3
I: 16/09/2019 - Amend Stages 7A/B & 18/19
J: 10/08/2020 - Amend Stages 4 - 7A/B & 27
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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 Owners: Land Partners.
Adjoining information: DCDB.
Contours: Land Partners
Flood: BMD

Land Use	Land Budget				
	Stage 19	Stage 22	Stage 23	Overall	
	Area	Area	Area	Area	%
Area of Subject Site	2.9495 ha	2.1231 ha	6.3346 ha	11.4072 ha	100.0%
Saleable Area					
Residential Allotments	1.6329 ha	1.4458 ha	1.9997 ha	5.0784 ha	44.5%
Service Allotments	—	—	—	—	0.0%
Total Area of Allotments	1.6329 ha	1.4458 ha	1.9997 ha	5.0784 ha	44.5%
Road					
Local Roads	0.5709 ha	0.4243 ha	0.7686 ha	1.7638 ha	15.5%
Collector Roads	—	0.2530 ha	—	0.2530 ha	2.2%
Trunk Collector Roads	—	—	—	—	0.0%
Total Area of New Road	0.5709 ha	0.6773 ha	0.7686 ha	2.0168 ha	17.7%
Open Space					
District Sports Park	—	—	—	—	0.0%
Linear Open Space (Active)	0.6482 ha	—	0.6123 ha	1.2605 ha	11.1%
Linear Open Space (Conservation)	0.0365 ha	—	2.9204 ha	2.9569 ha	25.9%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Pedestrian Linkage / Landscape Treatment	0.0610 ha	—	0.0336 ha	0.0946 ha	0.8%
Existing Easement	—	—	—	—	0.0%
Total Open Space	0.7457 ha	—	3.5663 ha	4.3120 ha	37.8%

Residential Allotments	Typical Allotment Size		Yield Breakdown				
	Dimensions	Area	Stage 19	Stage 22	Stage 23	Overall	
			Lots	Lots	Lots	Lots	%
28m Deep Allotments							
Villa Allotment	10.5 x 28m	294m²	4	2	5	11	9%
Premium Villa Allotment	12.5 x 28m	350m²	10	4	7	21	17%
Courtyard Allotment	14 x 28m	392m²	11	6	8	25	20%
Premium Courtyard Allotment	16 x 28m	448m²	—	2	2	4	3%
Sub Total 28m Deep Allotments			25	14	22	61	48%
30m Deep Allotments							
Villa Allotment	10.5 x 30m	315m²	4	—	7	11	9%
Premium Villa Allotment	12.5 x 30m	375m²	6	10	13	29	23%
Courtyard Allotment	14 x 30m	420m²	3	10	7	20	16%
Premium Courtyard Allotment	16 x 30m	480m²	2	1	2	5	4%
Traditional Allotment	20 x 30m	600m²	—	—	—	—	0%
Sub Total 30m Deep Allotments			15	21	29	65	52%
32m Deep Allotments							
Villa Allotment	10.5 x 32m	336m²	—	—	—	—	0%
Premium Villa Allotment	12.5 x 32m	400m²	—	—	—	—	0%
Courtyard Allotment	14 x 32m	448m²	—	—	—	—	0%
Traditional Allotment	20 x 32m	640m²	—	—	—	—	0%
Premium Traditional Allotment	22 x 32m	704m²	—	—	—	—	0%
Sub Total 32m Deep Allotments			—	—	—	—	0%
Total Residential Allotments			40	35	51	126	100%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/831

Date: 18 December 2020



CLIENT	VILLA GREEN PTY LTD	
PROJECT	TEVIOT VILLAGE	
	Plan of Subdivision Precinct 2 Allotment Layout Application 2 (Balance)	
Date.	04 SEPTEMBER 2020	
Comp By.	WNW	
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 – 17	Rev K



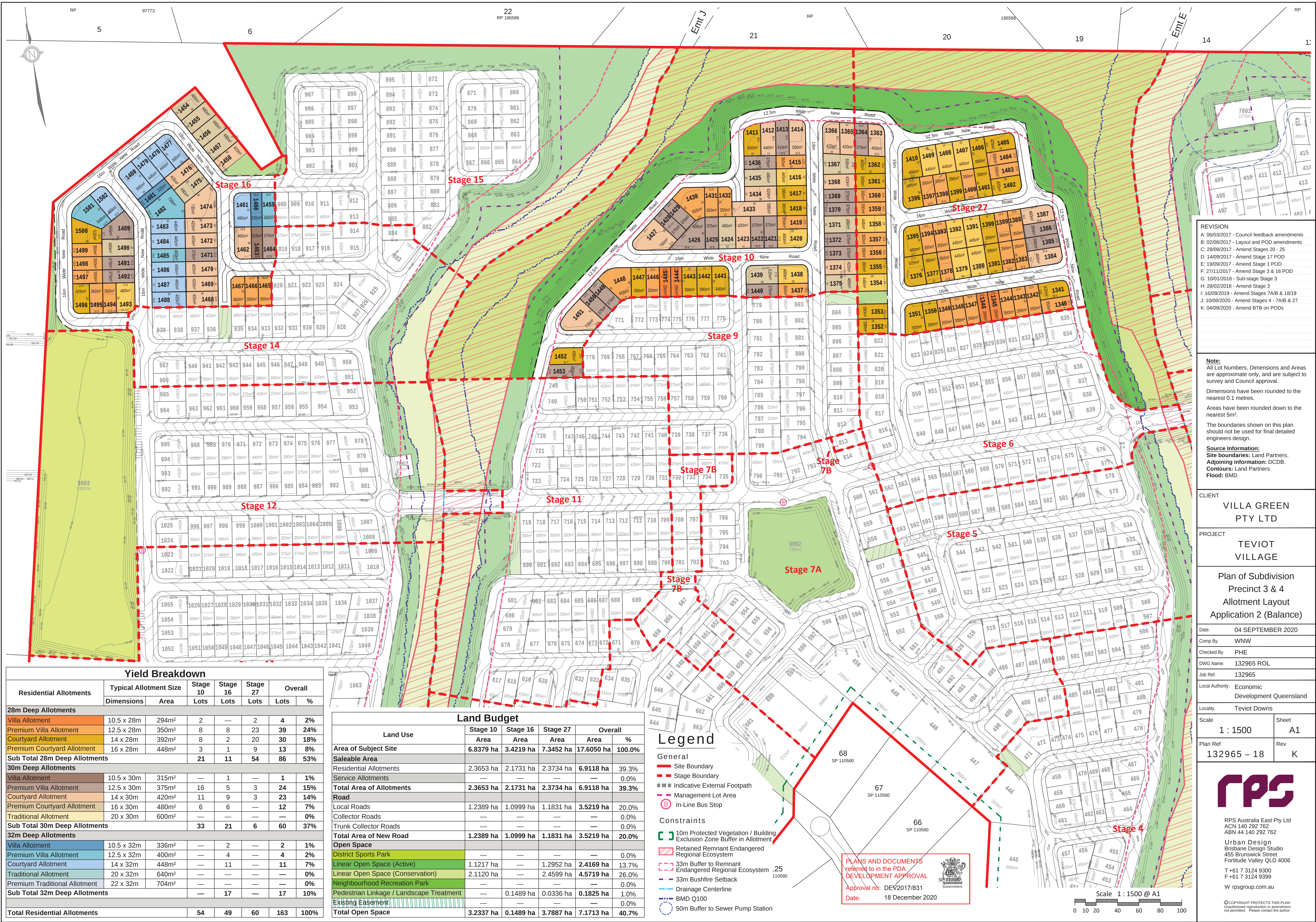
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Yield Breakdown						
Residential Allotments	Typical Allotment Size		Stage 10	Stage 16	Stage 27	Overall
	Dimensions	Area	Lots	Lots	Lots	%
28m Deep Allotments						
Villa Allotment	10.5 x 28m	294m ²	2	—	2	2%
Premium Villa Allotment	12.5 x 28m	350m ²	8	8	23	24%
Courtyard Allotment	14 x 28m	392m ²	8	2	20	18%
Premium Courtyard Allotment	16 x 28m	448m ²	3	1	9	8%
Sub Total 28m Deep Allotments			21	11	54	53%
30m Deep Allotments						
Villa Allotment	10.5 x 30m	315m ²	—	1	—	1%
Premium Villa Allotment	12.5 x 30m	375m ²	16	5	3	15%
Courtyard Allotment	14 x 30m	420m ²	11	9	3	14%
Premium Courtyard Allotment	16 x 30m	480m ²	6	6	—	7%
Traditional Allotment	20 x 30m	600m ²	—	—	—	0%
Sub Total 30m Deep Allotments			33	21	6	37%
32m Deep Allotments						
Villa Allotment	10.5 x 32m	336m ²	—	2	—	1%
Premium Villa Allotment	12.5 x 32m	400m ²	—	4	—	2%
Courtyard Allotment	14 x 32m	448m ²	—	11	—	7%
Traditional Allotment	20 x 32m	640m ²	—	—	—	0%
Premium Traditional Allotment	22 x 32m	704m ²	—	—	—	0%
Sub Total 32m Deep Allotments			—	17	—	10%
Total Residential Allotments			54	49	60	100%

Land Budget					
Land Use	Stage 10	Stage 16	Stage 27	Overall	
	Area	Area	Area	Area	%
Area of Subject Site	6.8379 ha	3.4219 ha	7.3452 ha	17.6050 ha	100.0%
Saleable Area					
Residential Allotments	2.3653 ha	2.1731 ha	2.3734 ha	6.9118 ha	39.3%
Service Allotments	—	—	—	—	0.0%
Total Area of Allotments	2.3653 ha	2.1731 ha	2.3734 ha	6.9118 ha	39.3%
Road					
Local Roads	1.2389 ha	1.0999 ha	1.1831 ha	3.5219 ha	20.0%
Collector Roads	—	—	—	—	0.0%
Trunk Collector Roads	—	—	—	—	0.0%
Total Area of New Road	1.2389 ha	1.0999 ha	1.1831 ha	3.5219 ha	20.0%
Open Space					
District Sports Park	—	—	—	—	0.0%
Linear Open Space (Active)	1.1217 ha	—	1.2952 ha	2.4169 ha	13.7%
Linear Open Space (Conservation)	2.1120 ha	—	2.4599 ha	4.5719 ha	26.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Pedestrian Linkage / Landscape Treatment	—	0.1489 ha	0.0336 ha	0.1825 ha	1.0%
Existing Easement	—	—	—	—	0.0%
Total Open Space	3.2337 ha	0.1489 ha	3.7887 ha	7.1713 ha	40.7%

Legend

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2017/831
Date: 18 December 2020



Scale 1 : 1500 @ A1
0 10 20 40 60 80 100

REVISION
A: 06/03/2017 - Council feedback amendments
B: 02/08/2017 - 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: 10/01/2018 - Sub-stage Stage 3
H: 28/02/2018 - Amend Stage 3
I: 16/09/2019 - Amend Stages 7A/B & 18/19
J: 10/08/2020 - Amend Stages 4 - 7A/B & 27
K: 04/09/2020 - Amend BTB on PODs

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Areas have been rounded down to the nearest 5m².
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Source Information:
Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Land Partners
Flood: BMD

CLIENT	VILLA GREEN PTY LTD
PROJECT	TEVIOT VILLAGE
Plan of Subdivision Precinct 3 & 4 Allotment Layout Application 2 (Balance)	
Date:	04 SEPTEMBER 2020
Comp By:	WNW
Checked By:	PHE
DWG Name:	132965 ROL
Job Ref:	132965
Local Authority:	Economic Development Queensland
Locality:	Teviot Downs
Scale	1 : 1500
Plan Ref	132965 - 18
Sheet	A1
Rev	K

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Notes:

General

- All development is to be undertaken in accordance with the Development Approval.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the wall of the structure.
- Maximum length of built-to-boundary wall in 9.0 meters long.
- First floor setbacks must not encroach the minimum ground floor setbacks.
- Garages must not project forward of the front building setback.
- Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

- Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.8m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional tilt or roller door.
 - The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - One or more features comprising:
 - A front entrance door with glass inserts;
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 - A front verandah, portico or porch connecting to the front entrance, which extends a minimum of 1600mm forward of the front facade
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.5m in width at the boundary on Lots between 10.0m and 12.49m wide.
- Tandem garages are permitted on any lot less than 12.5m wide.
- 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.
- All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.

- Garages are to located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
- Maximum of one driveway per dwelling unless it is a corner lot.
- Minimum distance of a driveway from an intersection of one street with another street 6.0 meters.

On-Street Parking

- On-street car park is to be provided in accordance with the following minimum requirement – 0.75 spaces per dwelling.
- All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
- Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbeque and shade; and
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 - verandahs; and/or
 - porches; and/or
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- Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
- Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Fences in key locations are to be consistent and articulated fence design to :
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Building Articulation

- 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 :
 - Windows recessed into the facade
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 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
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- The vegetation in the 10m Protected Vegetation / Building Exclusion Zone Buffer is to be preserved and maintained.
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Additional Criteria for Multiple Residential Allotments

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Have drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.
- Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- 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.
- The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- 1.5m Footpath
- 2.0m Footpath
- 2.5m Footpath
- In-Line Bus Stop

Development Controls

- Built to Boundary Location
- Indicative Driveway Location
- No Vehicular Access
- Front Boundary

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
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- 33m Buffer to Remnant Endangered Regional Ecosystem
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- BMD Q100
- 50m Buffer to Sewer Pump Station

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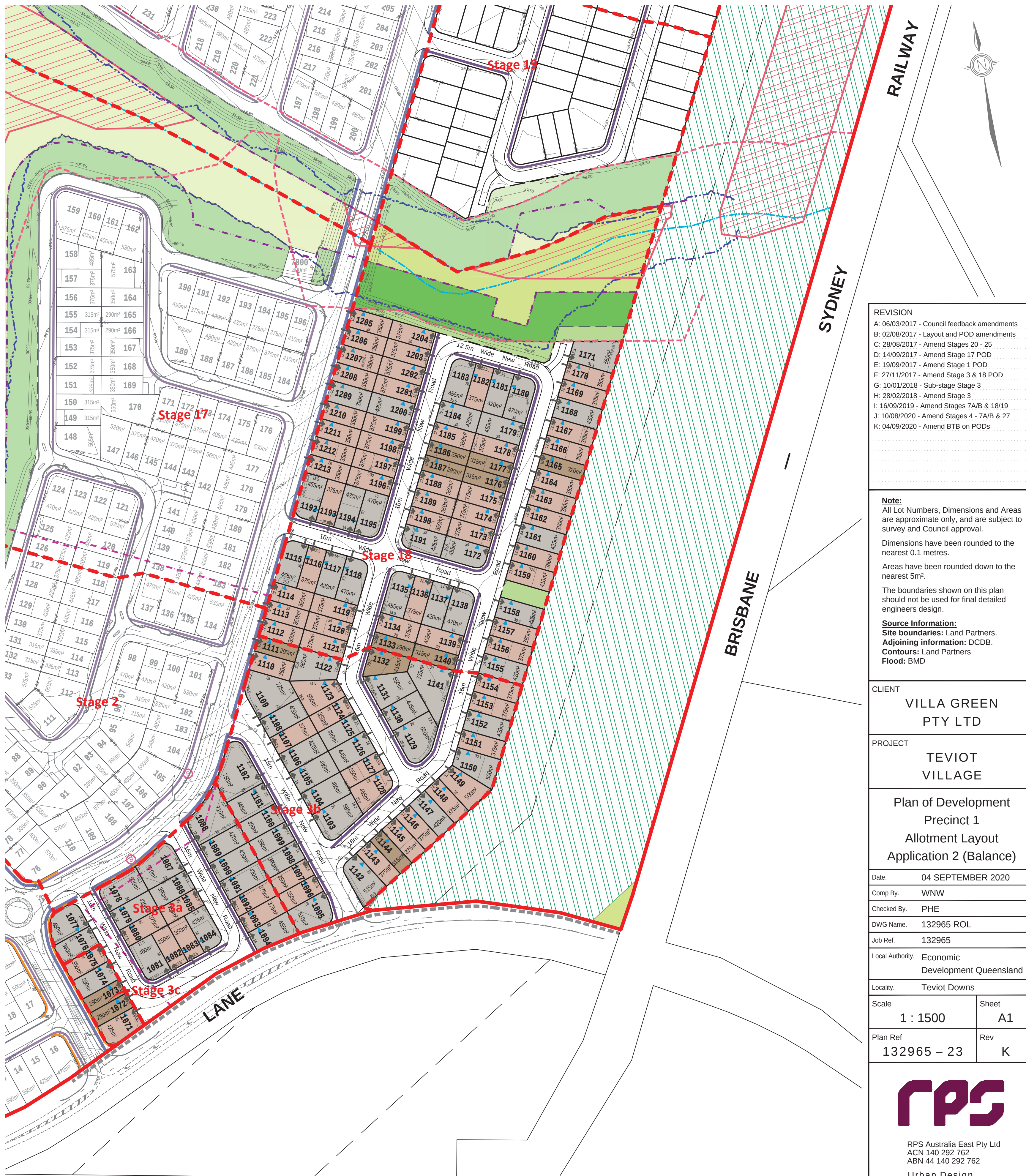
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- Neighbourhood Recreation Park
- Pedestrian Linkage / Landscape Treatment
- Existing Easement

Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard & Premium Courtyard Allotments		Traditional & Premium Traditional Allotments		Lifestyle Allotments		Premium Lifestyle Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	6.0m***	6.0m***
Garage	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	7.5m***	7.5m***
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m***	1.0m***
Side - Setbacks												
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
	Optional		Optional		Optional							
Non Built to Boundary	0.75m	0.9m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m	1.5m	2.0m	1.5m***	2.0m***
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Park**	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Maximum Site Cover	75%		75%		70%		60%		50%		50%	

*2.4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies

**0m setback permitted to unenclosed verandahs and balconies

*** Except where overridden by Protected Vegetation / Building Exclusion Zone - see notes 33-35.

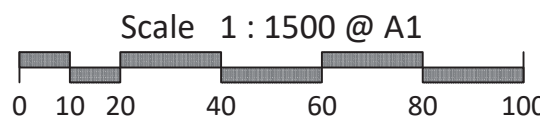


PLANS AND DOCUMENTS

referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/831

Date: 18 December 2020



REVISION

- A: 06/03/2017 - Council feedback amendments
- B: 02/08/2017 - 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
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- H: 28/02/2018 - Amend Stage 3
- I: 16/09/2019 - Amend Stages 7A/B & 18/19
- J: 10/08/2020 - Amend Stages 4 - 7A/B & 27
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Areas have been rounded down to the nearest 5m².

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Contours: Land Partners
Flood: BMD

CLIENT

VILLA GREEN
PTY LTD

PROJECT

TEVIOT
VILLAGE

Plan of Development
Precinct 1
Allotment Layout
Application 2 (Balance)

Date: 04 SEPTEMBER 2020

Comp By: WNW

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 – 23 Rev
K



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Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
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- 2.0m Footpath
- 2.5m Footpath
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Development Controls

- Built to Boundary Location
- Indicative Driveway Location
- No Vehicular Access
- Front Boundary

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Approval no: DEV2017/831
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Plan of Development Table

	Floor	Floor	Floor	Floor	Floor	Floor	Floor	Floor	Floor	Floor	Floor	Floor
Front/Primary Frontage*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	6.0m***	6.0m***
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Notes:

General

- All development is to be undertaken in accordance with the Development Approval.
- The maximum height of buildings shall not exceed two (2) storeys.
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Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
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- Maximum length of built-to-boundary wall in 9.0 meters long.
- First floor setbacks must not encroach the minimum ground floor setbacks.
- Garages must not project forward of the front building setback.
- Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

- Off street car park is to be provided in accordance with the following minimum requirements:
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Building Articulation

- 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 :
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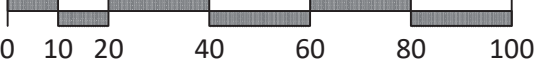
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Scale 1 : 1500 @ A1



REVISION

- A: 06/03/2017 - Council feedback amendments
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PTY LTD

PROJECT

TEVIOT
VILLAGE

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Application 2 (Balance)

Date: 04 SEPTEMBER 2020

Comp By: WNW

Checked By: PHE

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Job Ref: 132965

Local Authority: Economic
Development Queensland

Locality: Teviot Downs

Scale: 1 : 1500

Sheet: A1

Plan Ref: 132965 – 24

Rev: K



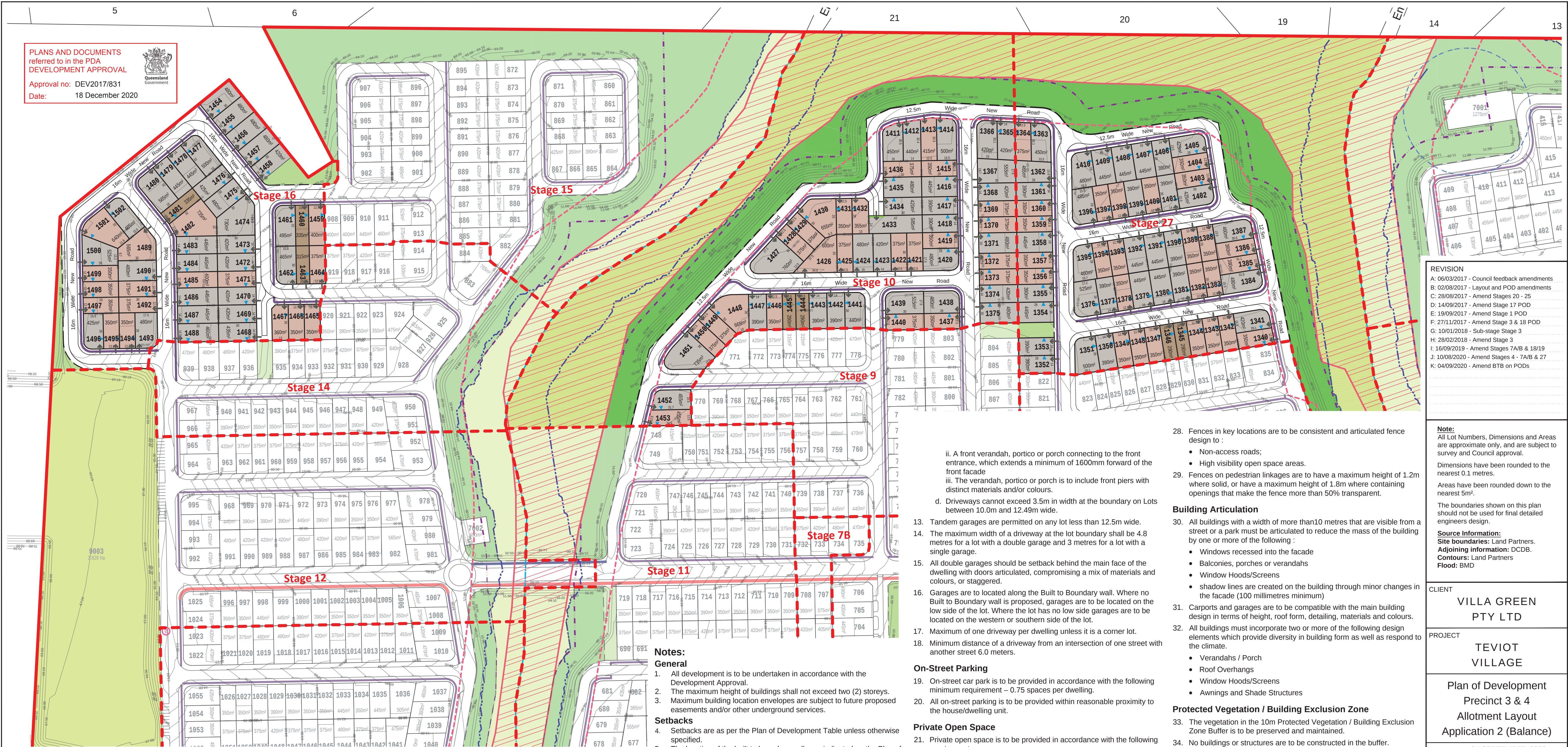
RPS Australia East Pty Ltd
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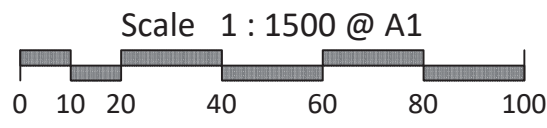
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- On-street car park is to be provided in accordance with the following minimum requirement – 0.75 spaces per dwelling.
- All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
- Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbeque and shade; and
 - Maximum gradient not exceeding 1:10.

Street Address

- Letterbox clearly visible and identifiable from street.
- Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
 - verandahs; and/or
 - porches; and/or
 - awning and shade structures; and/or
 - variation to roof and building lines; and/or
 - use of varying building materials.

Fencing

- Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
- Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

- Fences in key locations are to be consistent and articulated fence design to:
 - Non-access roads;
 - High visibility open space areas.
- Fences on pedestrian linkages are to have a maximum height of 1.2m where solid, or have a maximum height of 1.8m where containing openings that make the fence more than 50% transparent.

Building Articulation

- 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:
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window Hoods/Screens
 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- 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:
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures

Protected Vegetation / Building Exclusion Zone

- The vegetation in the 10m Protected Vegetation / Building Exclusion Zone Buffer is to be preserved and maintained.
- No buildings or structures are to be constructed in the buffer.
- The buffer takes precedence over the minimum setbacks stated in the Plan of Development Table.

Additional Criteria for Multiple Residential Allotments

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Have drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.
- Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- 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.
- The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

REVISION

- A: 06/03/2017 - Council feedback amendments
- B: 02/08/2017 - 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: 10/11/2018 - Sub-stage Stage 3
- H: 28/02/2018 - Amend Stage 3
- I: 16/09/2019 - Amend Stages 7A/B & 18/19
- J: 10/08/2020 - Amend Stages 4 - 7A/B & 27
- K: 04/09/2020 - Amend BTB on PODs

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: BMD

CLIENT

VILLA GREEN
PTY LTD

PROJECT

TEVIOT
VILLAGE

Plan of Development
Precinct 3 & 4
Allotment Layout
Application 2 (Balance)

Date: 04 SEPTEMBER 2020

Comp By: WNW

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 – 25

Rev: K



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Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard & Premium Courtyard Allotments		Traditional & Premium Traditional Allotments		Lifestyle Allotments		Premium Lifestyle Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	6.0m***	6.0m***
Garage	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	7.5m***	7.5m***
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m***	1.0m***
Side - Setbacks												
Built to Boundary	0.0m		0.0m		0.0m		0.0m		0.0m		0.0m	
Non Built to Boundary	Optional	1.0m	Optional	1.0m	Optional	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Corner Lots - Secondary Frontage	0.75m	0.9m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m	1.5m	2.0m	1.5m***	2.0m***
Park**	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Maximum Site Cover	75%		75%		70%		60%		50%		50%	

*2.4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies

**0.0m setback permitted to unenclosed verandahs and balconies

*** Except where overridden by Protected Vegetation / Building Exclusion Zone - see notes 33-35.