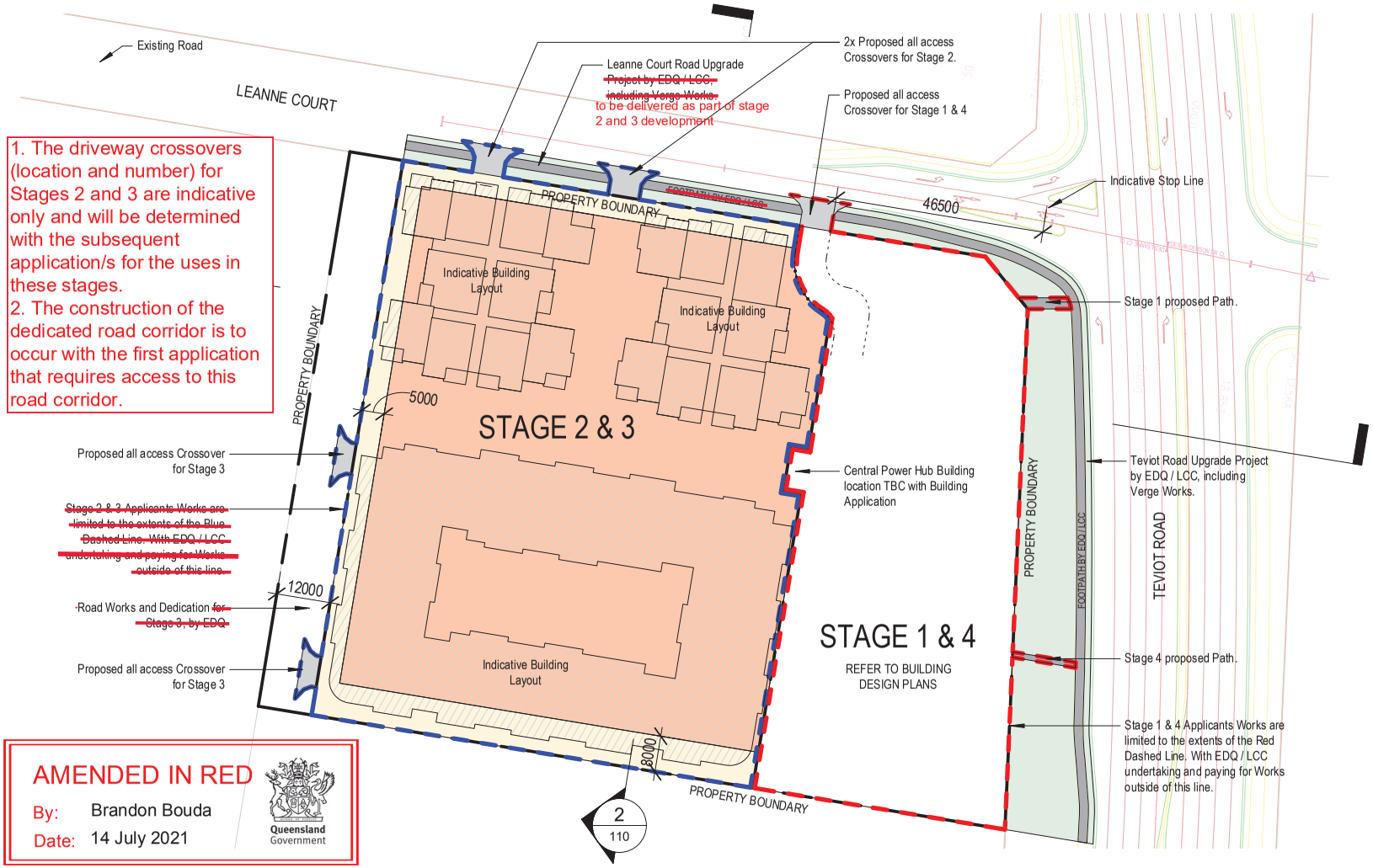


1. The driveway crossovers (location and number) for Stages 2 and 3 are indicative only and will be determined with the subsequent application/s for the uses in these stages.
2. The construction of the dedicated road corridor is to occur with the first application that requires access to this road corridor.

AMENDED IN RED

By: Brandon Bouda

Date: 14 July 2021

Queensland Government

STAGING

STAGE 1 -Refer to Building Design Plans

STAGE 4 -Refer to Building Design Plans

STAGE 2 -Up to 100 "Other residential". As an example this may be made up of Independent Living Units (ILU) & Assisted Living Units (ALU) (approx. 80% 2-bed, 10% 3-bed, 10% 1-bed) or Specialist Disability Accommodation (SDA).

STAGE 3 -Up to 200 "Other residential". As an example this may be made up of a 200 Bed, Aged Care Facility.

BUILDING HEIGHT

Up to 3 Storey (Up to 15m Above NGL)
Up to 2 Storey (Up to 12m Above NGL)

Note: All Building Heights exclude roof plant, lift over run, stair over run and the like.
NGL = Natural Ground Level.
The underside of Basement ceiling is not to protrude more than 1m Above NGL and the Basement is not considered a Storey.

BUILDING SETBACK

-Stage 2 & 3 Building Setbacks in accordance with the PDA guidelines and to be determined via Development Applications for Development Permit.

CAR PARKING

-Stage 2 & 3 Car Parking in accordance with PTT DA Report and to be determined via Development Applications for Development Permit.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1136

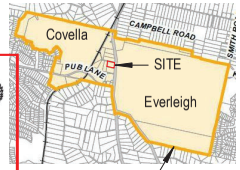
Date: 28 July 2021

Queensland Government

EASEMENTS = To be solved during Detailed Design after approval of Development Permit.

BUILDING HEIGHT = The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including anything projecting from a building such as an antenna, aerial, chimney, flagpole or the like.

PDA LOCATION



DEVELOPMENT MANAGER

EVERETT
PROPERTY DEVELOPMENT MANGEMENT

DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION NOT FOR BA

Issue	Date	Description	By
1	10.06.2020	PoD Pre-DA Review	DE
2	24.06.2020	PoD Pre-DA Review	DE
3	19.08.2020	DA Issue	DE
4	16.10.2020	DA IRR 1 Draft	DE
5	17.01.2021	DA IRR 1	DE
6	7.04.2021	DA IRR 2	DE
7	10.06.2021	DA IRR 3	DE

NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

FLOOR PLAN LAYOUTS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE ONLY AND SUBJECT TO CHANGE.

ARCHITECTURAL DRAWINGS ARE CONCEPTUAL. THE DRAWINGS ARE SUBJECT TO STRUCTURAL AND SERVICE ENGINEERING INPUT, BCA COMPLIANCE AND COMPLIANCE WITH ANY OTHER AUTHORITIES REQUIREMENTS.

SURVEY CONTOURS ARE OBTAINED FROM COUNCIL WEBSITE AND TO BE CONFIRMED BY A SURVEYOR.

DIMENSIONS ARE APPROXIMATE. VARIFY DIMENSIONS ON SITE.

project

Greenbank Health Centre

205-219 Teviot Road, Greenbank, Qld

client

Developer

Master Plan

sheet

date: 2019

scale: As indicated

drawn: DE

checked: DE

verified:

NORTH

1912 project_no. A 100 sheet_no. 7 issue

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Original Sheet Size A1- 594 x 840

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