

Scale 1 : 5000



Multiple Residential Allotments					
Duplex Allotment 450m ² - 599m ²	4	3.8%	2	8	5.9%
Triplex Allotment 600m ² - 749m ²	8	7.5%	3	24	17.8%
Quadruplex Allotment 750m ² +	3	2.8%	4	12	8.9%
Sub Total	15	14.2%		44	32.6%
TOTAL	106	100.0%		135	100.0%

Net Residential Density (excludes Balance Lots)

LAND USE BUDGET		
Land Use Budget	Area (ha)	Percentage
Area of Stage 6	11,213	100.0%
Saleable Area		
Balance Lots	0,895	8.0%
House and Multiple Residential Lots	4,742	42.3%
Total Area of Allotments	5,637	50.3%
Road		
Trunk Collector Road	0,885	8.1%
Local Roads	2,085	18.6%
Total Area of New Road	2,770	24.7%
Open Space		
Active Open Space	2,662	23.7%
Retention / Stormwater Drainage	1,164	1.3%
Total Open Space	2,806	25.0%

Road Type	Length (m)
Total Length of New Road	1380
16.0m Wide New Road	749
18m Wide New Road	410
20.0m Wide New Road	50
40m Wide New Road	171

- A: Amend indicative layout on medium density sites
- B: Replace contours with surveyed ones
- C: Add Indicative Footpath
- D: Update Balance Lot, Stats & Legend

Dimensions have been rounded to the nearest 0.1 metres.

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

Contours Supplied by RPS drawing reference J1114402-CD001.

Adjoining information taken from DCDB.

only.

■ ■ Stage Boundary

- | Color | Material | Dimensions |
|-------------|------------------------------------|------------|
| Light Green | Invasive 1" Pin Poppen | |
| Light Green | House Altimonts | |
| Light Green | Via Altimont Type 1 (10x25m) | |
| Light Green | Via Altimont Type 2 (10x25m) | |
| Light Green | Via Altimont Type 3 (12x35m) | |
| Light Green | Conquered Altimont Type 1 (1x525m) | |
| Light Green | Conquered Altimont Type 2 (1x525m) | |
| Light Green | Traditional Altimont | |
| Light Green | Multiple Residential Altimonts | |
| Light Green | Delele Altimont 450m+ - 599m+ | |
| Light Green | Type Altimont 600m+ - 749m+ | |
| Light Green | Quadruple Altimont 750m+ | |
| Light Green | Park / Open Space | |
| Light Green | Proposed Park / Open Space | |
| Light Green | Develation / Stormwater Drainage | |
| Light Green | 20m Buffer from Easement | |

**PROPOSED
DEVELOPMENT
STAGE 6
ALLOTMENT LAYOUT**

Origin

Date	4 FEB 2011
Comp By	WNW

locality	MORANBAH
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1:1000 A1

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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.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Built to boundary walls are optional. 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.
- 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 outermost projection.
- Garages must not project forward of the front building setback.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.

Site Cover and Amenity

- Site cover for each lot is not to exceed 60% of the lot except for Multiple Residential Allotments, where the site cover must not exceed 70% of the lot.
- Dwellings with their main living areas located at ground level should have a minimum area of private open space consisting of at least 12m² with a minimum width of 2.4 metres, preferably accessible from a living room.
- Dwellings with their main living areas located above ground level should have a minimum area of private open space consisting of a balcony or roof terrace of at least 10m² with a minimum area of 6m² and a minimum dimension of 1.2m, directly accessible from a living room.

Parking

- A minimum of one (1) covered on site parking space is required per dwelling which may be in the form of a carport or garage (except for lots less than 12.5m wide).
- Allotments with a frontage of less than 12.5m must have a single enclosed garage which may be supplemented by a carport.
- Double width garages/carports are not permitted on the site.
- Where a garage is proposed it must be built to meet the minimum 4.5m setback.
- Where a carport is proposed it must be the sole form of car accommodation. It must be built to meet the minimum 4.5m setback.
- Where a supplementary carport is proposed, it may be built to 0.6m from the front boundary and:
- Where a single carport - has a minimum dimension of 2.5m x 5m and a maximum dimension of 3m x 6m (excluding eaves) or
- Where a double carport - has a maximum dimension of 6m x 6m (excluding eaves), and
- The carport is not fully enclosed but may have up to two walls on the side or rear, and
- Has a maximum height of 2.4m from the floor level to the highest part of the roof.
- The side setback of the carport/roofing must be in accordance with the non built to boundary setbacks in the Plan of Development Table, other than where it is aligned with the built to boundary line; and
- The roofing and materials must be consistent with the roofing and materials of the dwelling.

Multiple Residential Allotments

- Multiple Residential Allotments are not permitted to be developed with only one single dwelling.
- Multiple Residential Allotments have the following number of dwellings:
 - Duplex - 450-589m² - 2 dwellings
 - Triplex - 600-749m² - 3 dwellings
 - Quadruplex - 750m² - 4 dwellings
- Where Multiple Residential Allotments encompass more than one lot, the lot boundaries may be designed to address (entrances) each street frontage.

Definitions:

Carport - An unenclosed roofed structure which is designed to provide for the weather protection of a motor vehicle. A carport does not include a garage door on the front and may be located up against the house.

House Lots

Plan of Development Table		Villa Allotments		Villa Allotments		Courtyard		Traditional		Multiple Residential Lots	
		10m		12.5m		Allotments 15m		Allotments			
		Ground	First	Ground	First	Ground	First	Ground	First	Ground	First
Front/Primary Frontage		3.0	3.0	3.0	3.0	3.0	3.0	4.5	4.5	3.0	3.0
Garage		4.5	3.0	4.5	3.0	4.5	3.0	5.5	4.5	4.5	3.0
Carport		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rear		1.2	1.2	1.2	2.0	1.2	2.0	1.2	2.0	1.2	2.0
Side - General Lots		0.0	1.0	0.0	1.0	0.0	1.0	n/a	n/a	0.0	1.0
Built to Boundary		0.0	0.9	1.0	1.0	1.0	1.5	1.2	2.0	1.0	1.0
Non Built to Boundary		0.9	1.3	1.5	1.5	2.0	2.0	3.0	3.0	3.0	3.0
Corner Lots - Secondary Frontage		1.3	1.3	1.5	1.5	2.0	2.0	3.0	3.0	3.0	3.0
On-site parking requirements (minimum)		1 space to be covered and enclosed	1 space to be covered and enclosed	1 space per dwelling to be covered and enclosed	1 space per dwelling to be covered and enclosed	1 space to be covered and enclosed	1 space to be covered and enclosed	1 space to be covered and enclosed	1 space to be covered and enclosed	1 space to be covered and enclosed	1 space to be covered and enclosed
Single or tandem garage acceptable.		Single or tandem garage acceptable.	Single, tandem or double garage acceptable.	Single, tandem or double garage acceptable.	Single, tandem or double garage acceptable.	Single, tandem or double garage acceptable.	Single, tandem or double garage acceptable.	Single, tandem or double garage acceptable.	Single, tandem or double garage acceptable.	Single, tandem or double garage acceptable.	Single, tandem or double garage acceptable.
Garage location		Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.
Site Cover (maximum)		60%	60%	60%	60%	60%	60%	60%	60%	70%	70%

Building Articulation

- All detached dwellings should have a porch, alcove or verandah providing an entry to the building which is visible from the street.
- Carports and garages should be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All buildings should incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate:
 - Varied rooflines
 - Yard overhangs
 - Window hood/canopies
 - Awnings and shade structures

Buildings facing a park or more than one street

- For buildings that have more than one street frontage or adjoin a park, the building design should ensure an attractive appearance is presented to the street frontages and, if applicable, the park.
- Buildings should address each street frontage or park frontage through the inclusion of, but not necessarily limited to the following design elements:
 - Varied rooflines
 - Yard overhangs
 - Window hood/canopies
 - Awnings and shade structures
 - Use of varying building materials

Privacy

- For other than detached dwellings, buildings should be designed to ensure that the privacy of occupants of nearby residential properties are adequately protected from visual intrusion. This can be achieved by ensuring that:
 - The outlook from the first or second storey windows, terraces and decks and other private, communal or public areas is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available into the private open space or a living room of an existing dwelling.
 - Where screening is required, it is provided by solid, opaque screening of a minimum height of 1.5 metres, or windows have a minimum sill height of 1.5 metres, or opaque glass is utilised.

Fencing

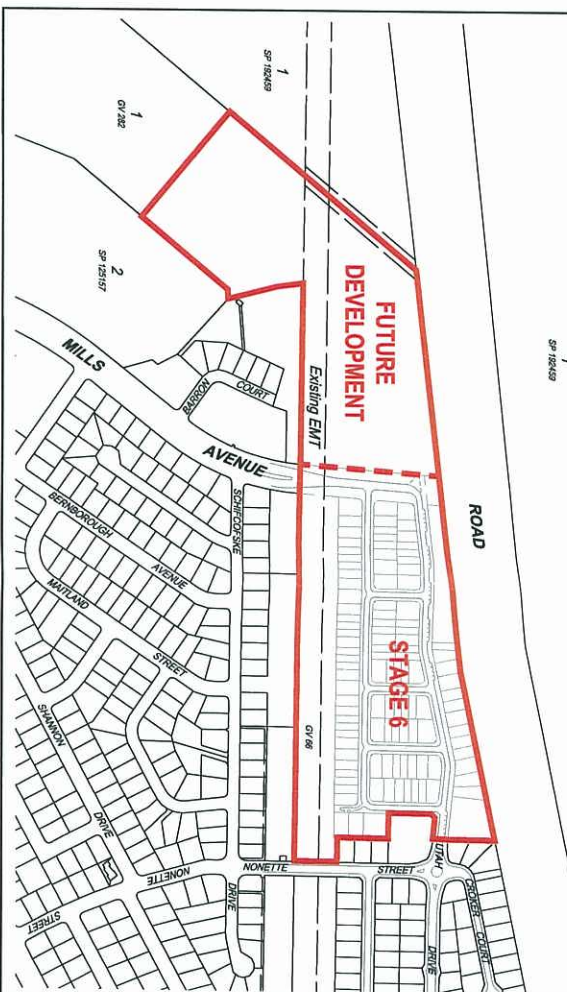
- Solid front fences and walls should be no more than 1.2m high or 1.1 containing openings that make it more than 50 per cent transparent, the maximum fence height should be 1.8 metres and be sold to a maximum height of 1.2 metres.
- Fences interfacing with a park should allow surveillance of the park by being:
 - No more than 1.5 metres high
 - Predominantly open in nature.

FUTURE DEVELOPMENT



KEY MAP

Scale 1 : 5000



REVISION

- Revised contours with unrev'd ones
- Amended Table (Carport) and Notes (10)
- Amend Notes and table swap B19 on lots 37-74
- Amend notes
- Amend Preferred Primary Open Space Locations
- Update Balance Lot, Site 6, Legend

Notes:
All dimensions and areas are approximate only and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
The boundaries shown on this plan should not be used for final detailed engineers design.
Contours Supplied by RPS drawing reference J1154402-CD01.

Adjoining information taken from DCOB, Road Pavement Indicative only subject to design.
Medium density layouts are indicative only.
Built to boundary wall location subject to earthworks design on lots 38-39, 52-53, 56 & 65

Legend

- Shape Boundary
- Indicative 1:5m Footpath
- Preferred Primary Open Space
- Location (min 12m)
- Maximum Building Location Envelope
- Option Built to Boundary Wall
- Preferred Garage Location
- Park / Open Space
- Proposed Park / Open Space
- Detention / Stormwater Drainage
- 20m Buffer from Easement

CLIENT

BHP BILLITON

PROJECT

ISAC VIEWS

PLAN OF DEVELOPMENT
STAGE 6
ALLOTMENT LAYOUT

Origin	15 FEB 2011
Date	WNNWITE
Comp By	WNNWITE
DWG Name	23619-PRO STAGE 6
Local Authority	ISAC REGIONAL COUNCIL
Locality	MORABAH
Job Reference	23619
Scale	1 : 1000
Sheet	A1
Plan Ref	23619 - 37
Rev	F



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PRELIMINARY ONLY

Stormwater drainage open space area to maintain open passive surveillance / viewlines

Proposed exposed aggregate concrete driveways to Medium Density Allotments

Proposed pedestrian pathway network

Stormwater drainage open space area to maintain open passive surveillance / viewlines

Proposed park/open space located adjacent to estate entry



Proposed street trees in turfed verges. Refer plant schedule for types

Existing vegetation to be retained within Easement

20m Open Space / Vegetated Buffer Zone to Easement

Proposed garage / driveway and street tree locations

Maintain open and clear viewlines through verges, corners and intersections

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 16 / 6 / 11



Isaac Views: Stage 6 Landscape Concept Plan



PRELIMINARY FOR DISCUSSION PURPOSES ONLY

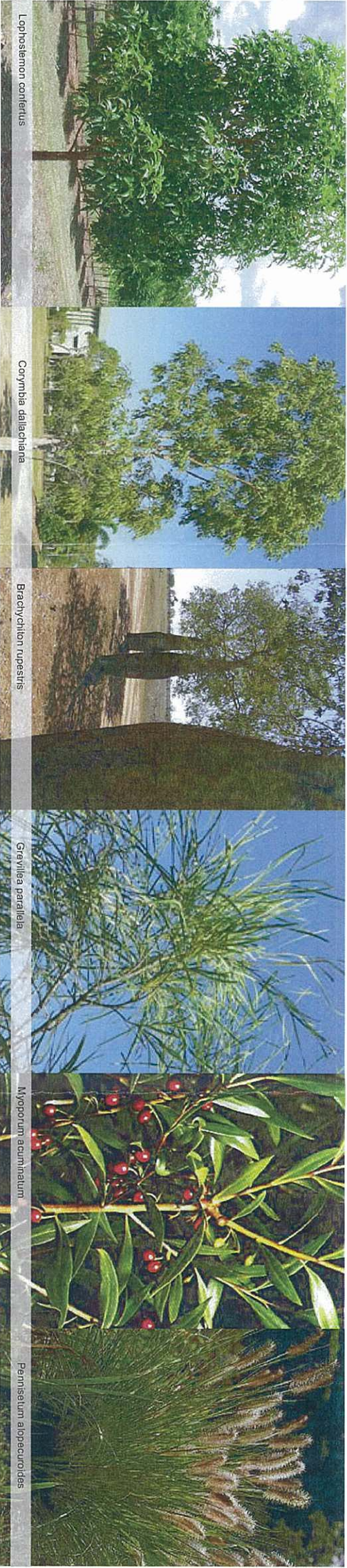
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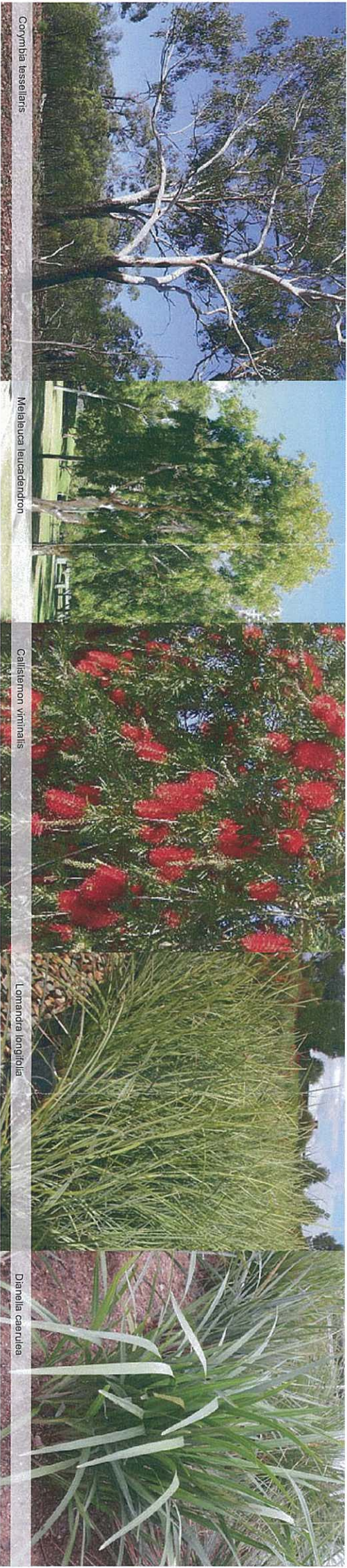
PLANT SCHEDULE

SPECIES	COMMON NAME	POT SIZE
STREETSCAPE PLANTING		
Trees		
Corymbia dalachiana	Ghost Gum	45L
Brachychiton australis	Broad-leaved Bottle Tree	45L
Brachychiton rupestris	Narrow leaved Bottle Tree	45L
Malaleuca leucadendron	Papert bark, (fine leaf form)	45L
Lophostemon confertus	Bushbox	45L
Shrub / Groundcover Planting		
Acacia limbrata	Fringed Wattle	200mm
Callistemon viminalis	Bottlebrush	200mm
Dianella 'Little Jess'	Little Jess	140mm
Eremophila maculata	Spotted Fuschia	140mm
Grevillea parallelia	Silver Oak	140mm
Petalostigma pubescens	Quinine	140mm
Lepidospermum polygallicolum	Wild May	200mm
Lomandra longifolia	Matt Rush	140mm
Macrozamia spp.	Zamia	300mm
Myoporum acuminatum	Boobialla	140mm
Pennisetum alopecuroides	Foxtail Grass	140mm
Xanthorrhoea johnsonii	Grass tree	300mm



OPEN SPACE AND STORMWATER DRAINAGE PARKS

Trees		
Alphitonia excelsa	Red Ash	45L
Corymbia tessellaris	Moreton Bay Ash	45L
Eucalyptus similis	Desert Yellow Jacket	45L
Grevillea striata	Beetwood	45L
Malaleuca leucadendron	Papert bark (fine leaf form)	45L
Shrub / Groundcover Planting		
Dianella caerulea	Flax Lily	Tube stock
Callistemon viminalis	Bottlebrush	300mm
Juncus usitatus	Common Rush	Tube stock
Lepidospermum polygallicolum	Wild May	140mm
Lomandra longifolia	Matt Rush	140mm
Myoporum acuminatum	Boobialla	140mm



PLANS AND DOCUMENTS
referred to in the ULDA
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Isaac Views: Stage 6
Plant Palette



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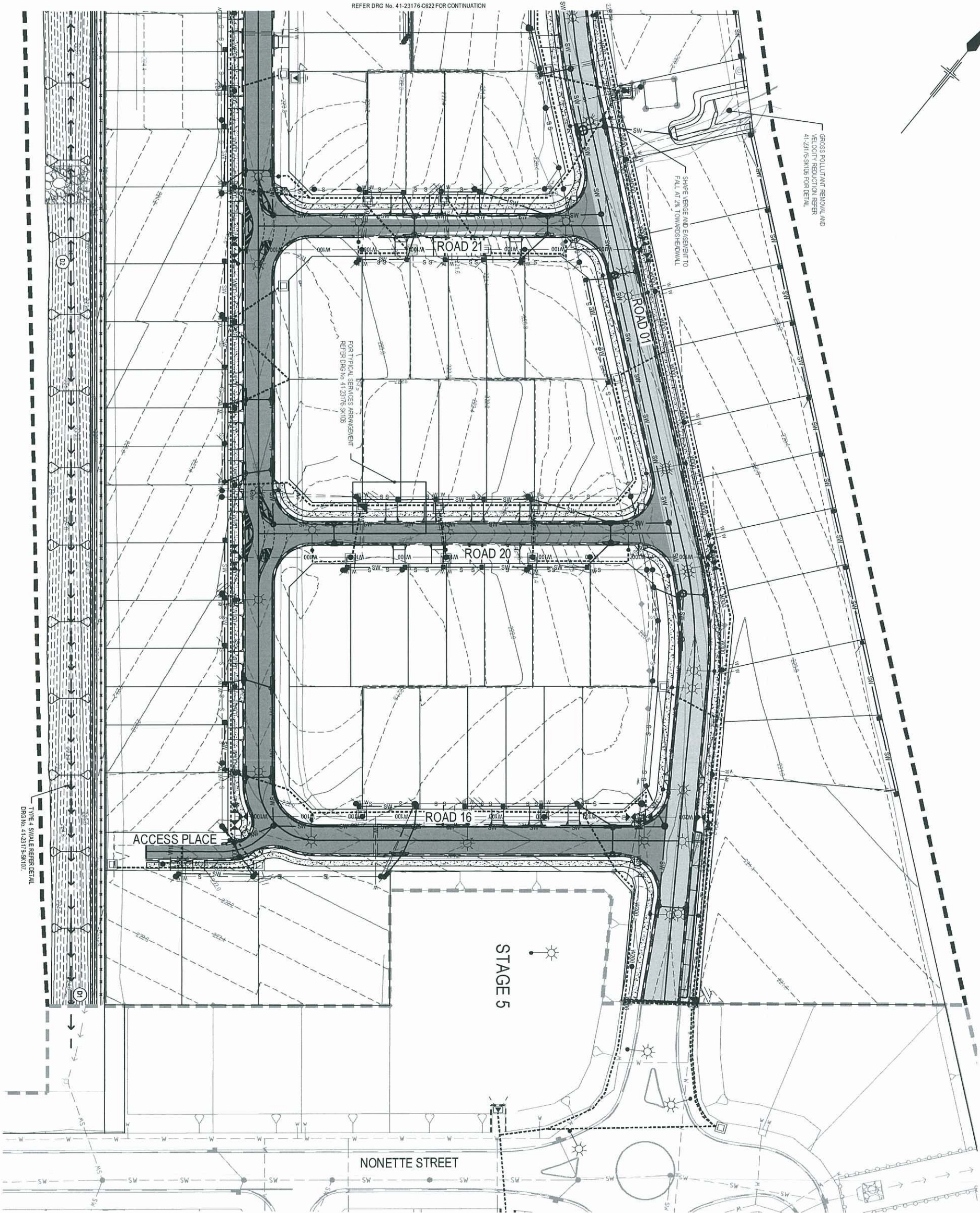
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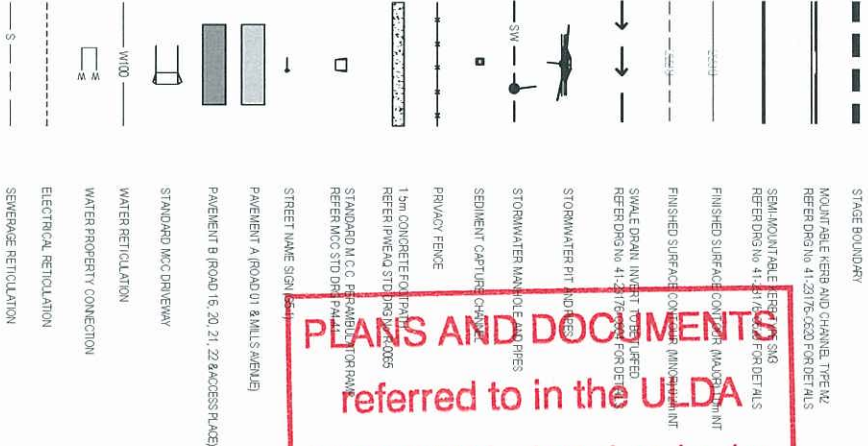
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NOTES
1 ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE

LEGEND



DRAIN SETOUT POINTS			
POINT	EASTING	NORTHING	ELEV.
D1	10059.5	471186	22.862
D2	881363	4482925	22.864

PRELIMINARY

C		MILG	
CROSSOVERS MOVED		22.02.11	
B		MILG	
CROSSOVERS MOVED		22.02.11	
rev	description	app'd	date
BMA COAL			
ISAC VIEWS ESTATE BMA - STAGE 6			
FINISHED SURFACE AND SERVICES			
LAYOUT PLAN - SHEET 1 OF 2			

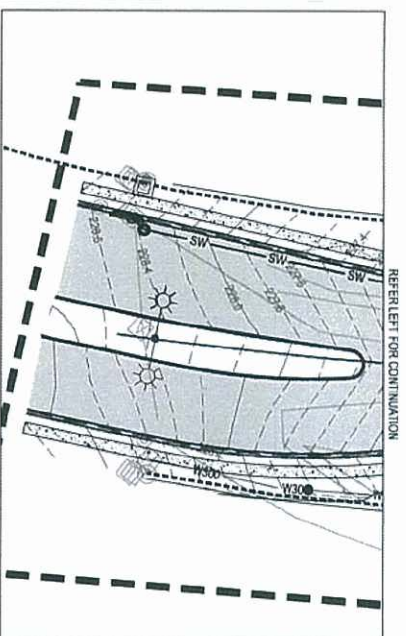
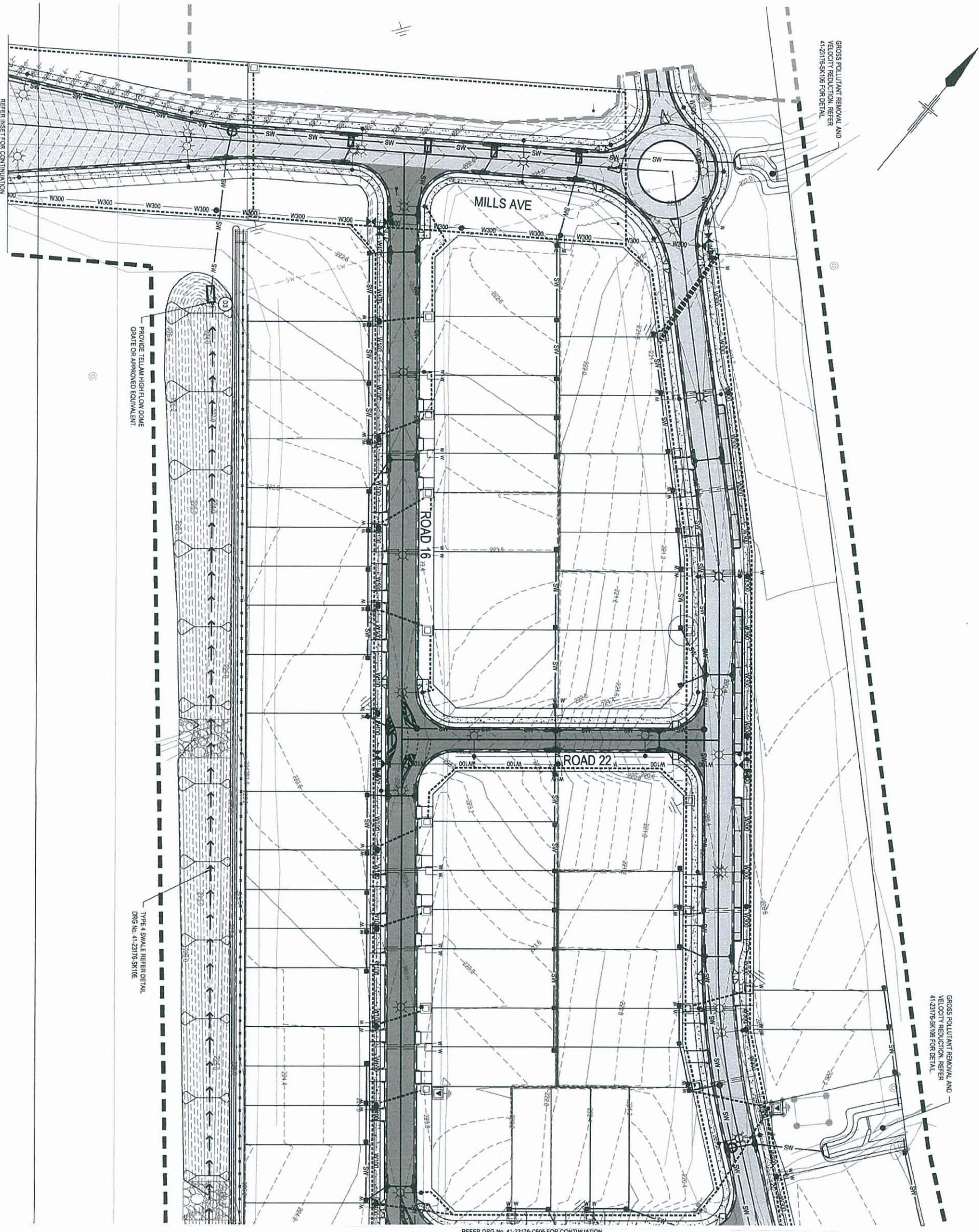


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date FEBRUARY 2010 rev no. C

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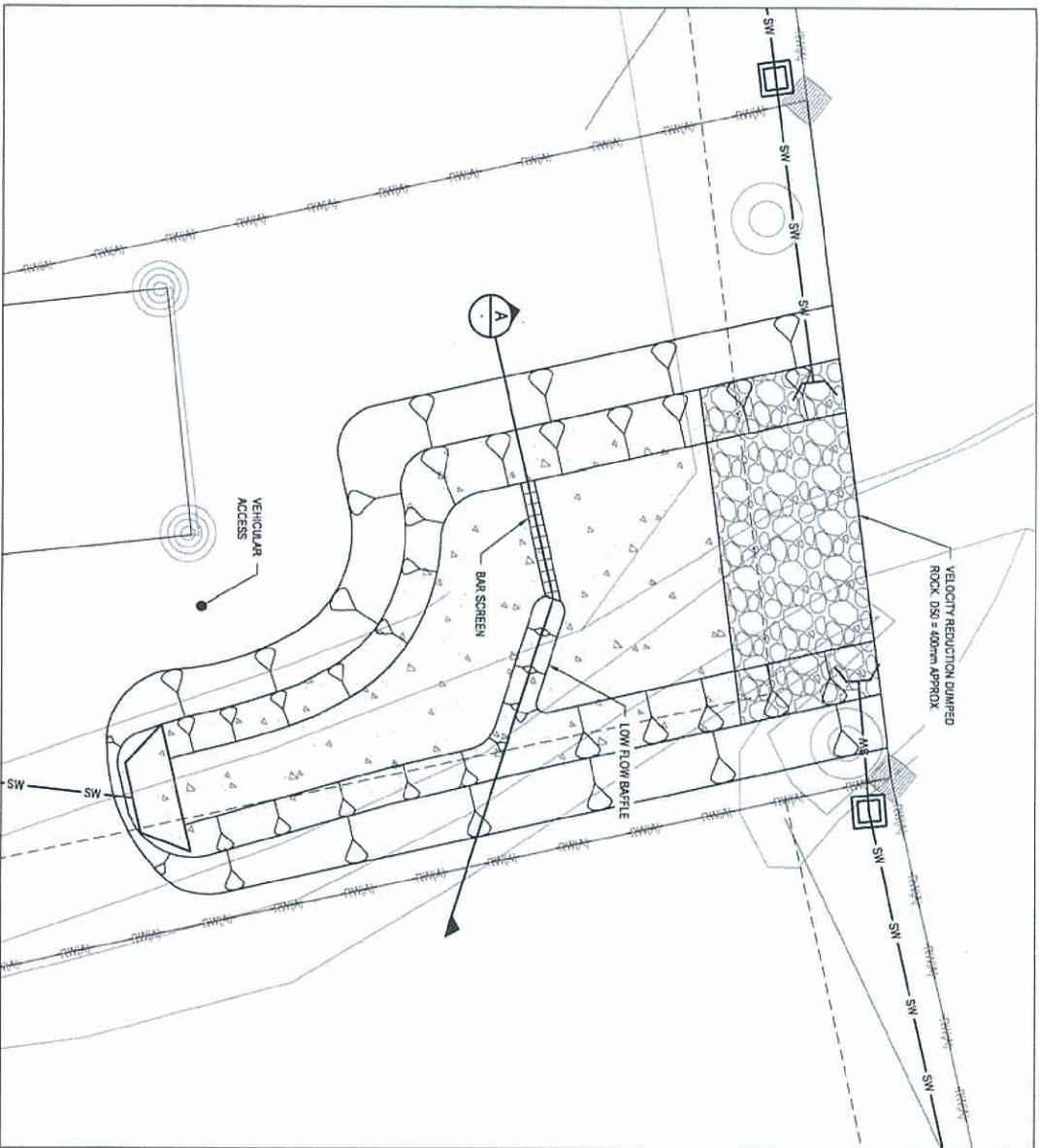
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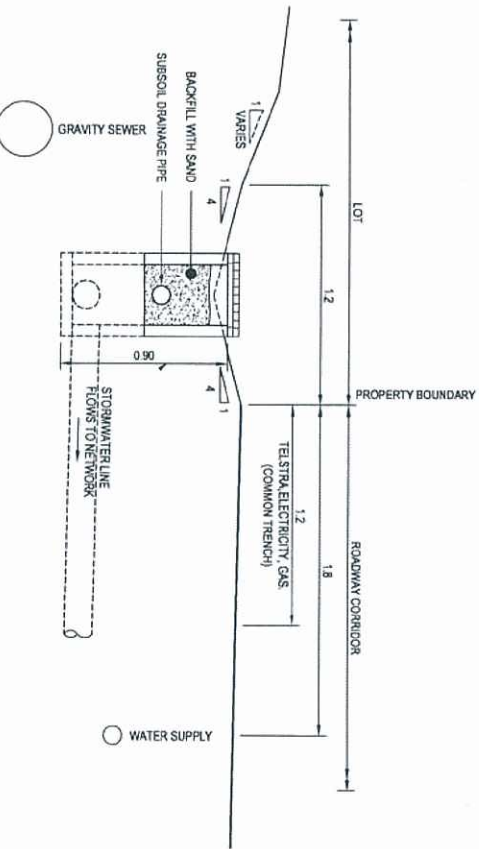
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1	PRELIMINARY ISSUE	11/2/11
2	ISAC VIEWS ESTATE BMA - STAGE 6 FINISHED SURFACE AND SERVICES LAYOUT PLAN - SHEET 2 OF 2	

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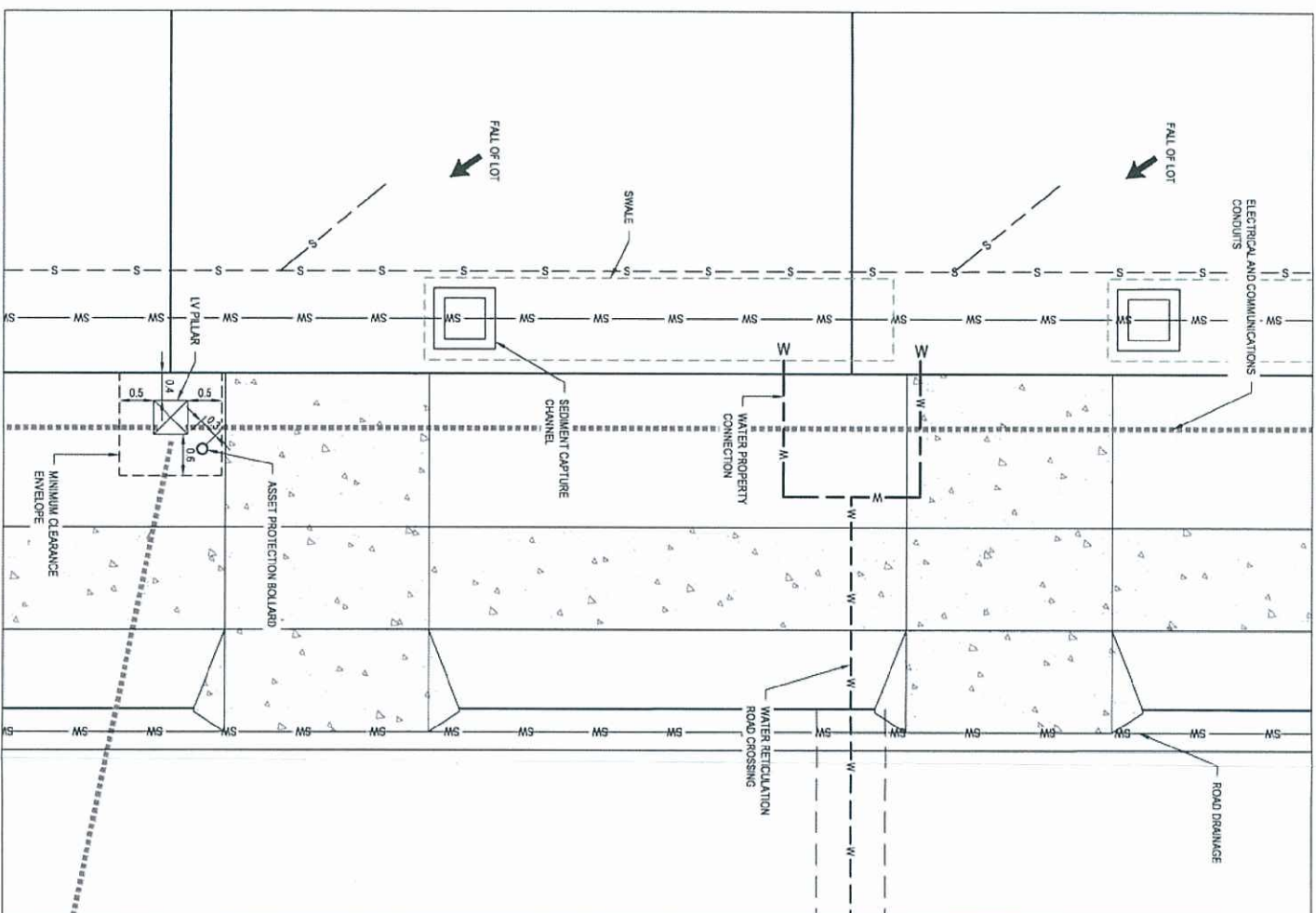
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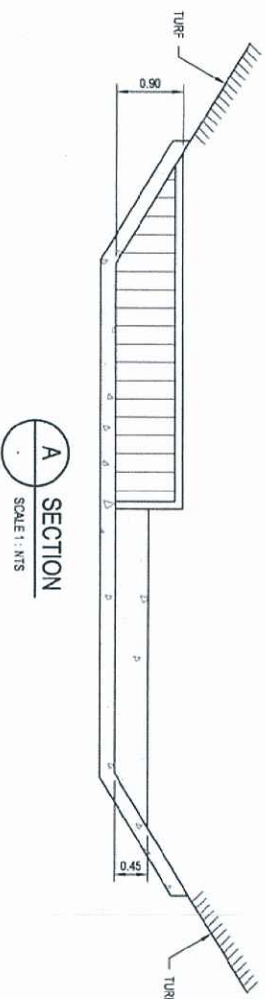
STORMWATER HEADWALL TYPICAL
ARRANGEMENT
NTS



TYPICAL SERVICES SECTION
SCALE 1:50



SMALL LOT TYPICAL SERVICES
ARRANGEMENT
SCALE 1:50



SECTION A
SCALE 1: NTS

PLANS AND DOCUMENTS
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PRELIMINARY

rev	description	app'd	date
A	PRELIMINARY ISSUE		
1			11/3/11

BMA COAL
ISAC VIEWS ESTATE BMA - STAGE 6
ROADWORKS & STORMWATER
DETAILS

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