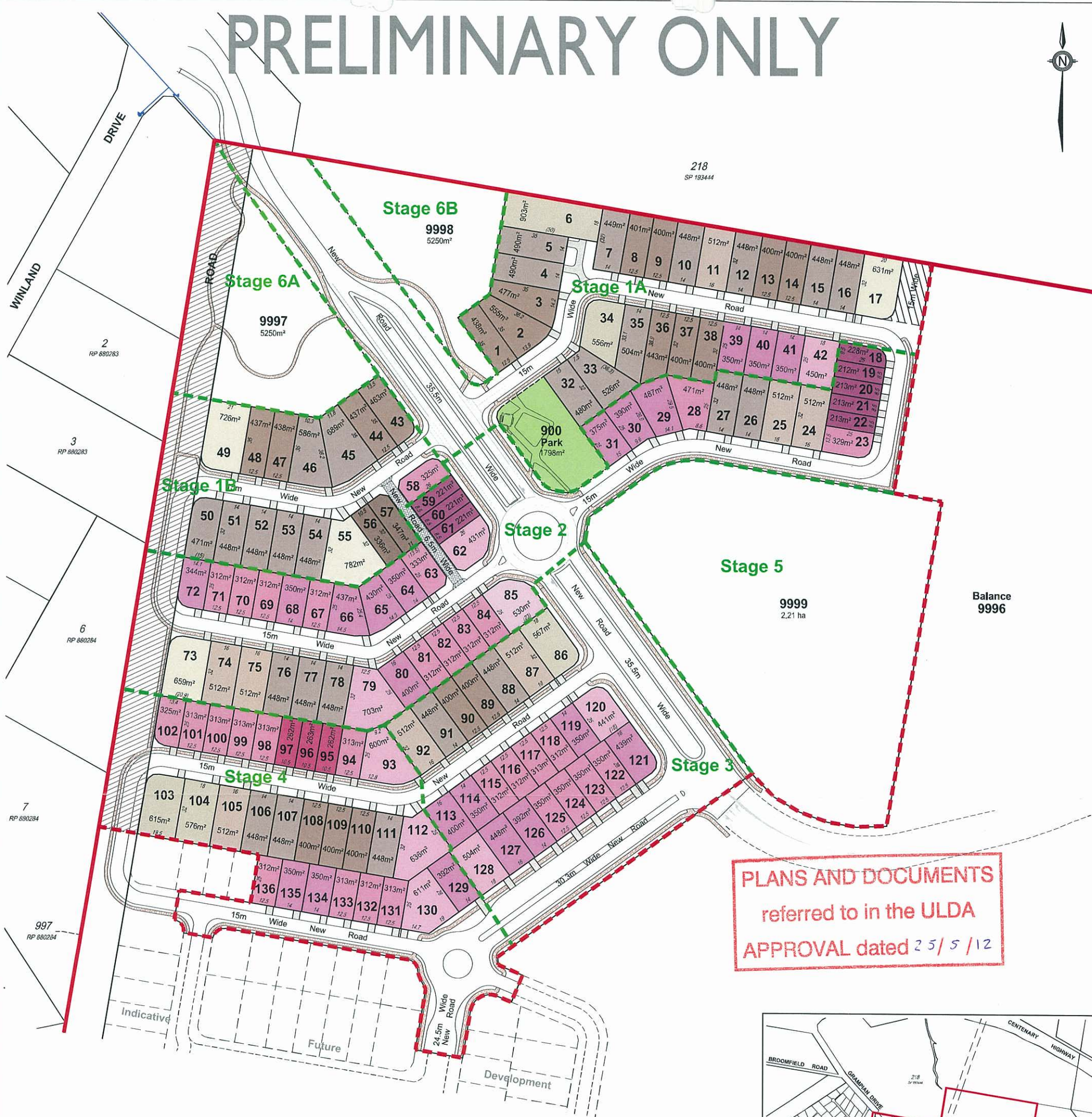


PRELIMINARY ONLY



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 25/5/12

DEVELOPMENT STATISTICS PRECINCT A			
Allotment Type	Typical Lot	Number of Allotments	Allotment %
Single Family Dwellings			
25m Deep Lots	Typical Lot		
Cottage Allotment	8.5 x 25m	8	5.9%
Villa Allotment	10.5 x 25m	3	2.2%
Premium Villa Allotment	12.5 x 25m	30	22.1%
Courtyard Allotment	14 x 25m	21	15.4%
Premium Traditional Allotment Type 1	18 x 25m	8	5.9%
Premium Traditional Allotment Type 2	20 x 25m	1	0.7%
Sub Total		71	52.2%
32m Deep Lots			
Villa Allotment	10.5 x 32m	2	1.5%
Premium Villa Allotment	12.5 x 32m	19	14.0%
Courtyard Allotment	14 x 32m	27	19.9%
Traditional Allotment	16 x 32m	8	5.9%
Premium Traditional Allotment Type 1	18 x 32m	5	3.7%
Premium Traditional Allotment Type 2	20 x 32m	4	2.9%
Sub Total		65	47.8%
Total Single Family Dwellings		136	100.0%
Density Calculation			
Net Residential Density (excluding Balance Allotments)			17.7 dw/ha

LAND USE BUDGET PRECINCT A		
Land Use Budget	Area (ha)	Percentage
Area of Precinct A	13.830	100.00%
Saleable Area		
Single Residential Lots	5.690	41.14%
Open Space / Park	0.180	1.30%
Balance Allotments	3.260	23.57%
Total Area of Allotments	9.130	66.01%
Road		
Trunk Collector Road	1.985	14.35%
Existing Road to be Utilised	0.716	5.18%
Local Roads	2.000	14.46%
Total Area of New Road	4.701	33.99%
Road Type		
Total Length of New Road	2274	
6.5m Wide New Road	57	
15m Wide New Road	1256	
24.5m Wide New Road	54	
30.3m Wide New Road	158	
35.5m Wide New Road	392	
Existing Road 6.5m Pavement	357	

Legend

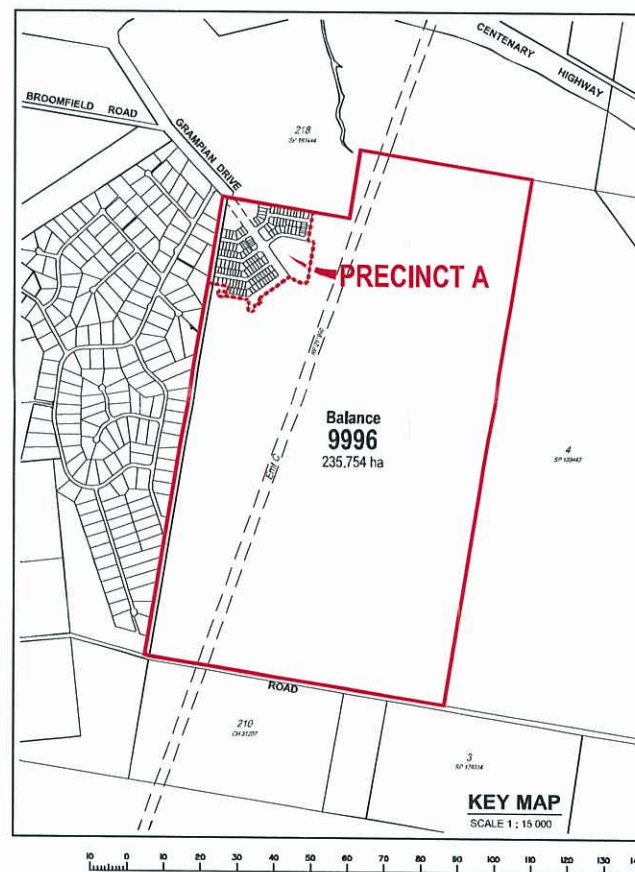
General Details

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Existing Road to be Utilised
- Future Road Reserve (15m Wide)

Road

- Indicative Footpath Location
- Indicative 3.5m Wide Driveway

Note
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.



REVISION
A: 30/05/2011 Amend Lot Layout
B: 03/06/2011 Amend Lot Layout
C: 17/06/2011 Amend Lot Layout
D: 16/03/2012 Amend Lot Layout
E: 11/04/2012 Amend Stages 3 & 4 Road Layout

Level Datum	Date	11 APRIL 2012
Approval Authority	Comp By.	JLS / WNW / KCH / TJE
URBAN LAND DEVELOPMENT AUTHORITY	DWG Name.	104527-55 Prop
	Local Authority	IPSWICH CITY COUNCIL
Scale	Sheet	Locality
1:1000/1:2000	A1/A3	DEEBING HEIGHTS
		Job Reference
		105598

CLIENT
STOCKLAND
PROPOSED SUBDIVISION
PRECINCT A
OVER LOT 207 ON CH 31135 & EXISTING ROAD

PROJECT
Stockland Residential
Estate - Precinct A
Plan Ref
104527 - 55
Rev
E

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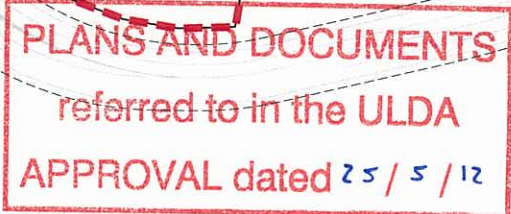
Note
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

For further details of intended Display Homes, Advertising Devices and Sales Office(s) refer to RPS Plan Ref: 104527-59D.



General

1. Plan of Development recognises the following aspects of Development:
 - (i) Houses;
 - (ii) Display Homes;
 - (iii) Sales Office not exceeding 150m² GFA; and
 - (iv) Advertising Devices (as defined on the Plan of Development).
2. All development is to be undertaken in accordance with the Development Approval.
3. The maximum height of residential buildings shall be in the order of 9 metres.

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. 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 site setbacks shall be in accordance with the Plan of Development Table.
6. Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres.
7. Boundary setbacks are measured to the wall of the building or edge of balcony.
8. Eaves (except on a wall that is built to the boundary) should not encroach within 450mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
9. First floor setbacks on single and multiple residential allotments must not exceed the minimum ground floor setbacks.
10. Garages must not project forward of the front building setback and must be setback a minimum of 4.5m from the front property boundary.

Parking

11. A minimum of 0.5 off street car park is required per dwelling.
12. Garages and carports served off a Laneway must be setback to 0.0m from the rear boundary.

Site Cover and Amenity

13. Site cover for each lot is not to exceed 70% of the lot.
14. 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.
15. Dwellings with their main living area above ground floor level should have a minimum area of private open space consisting of a balcony or roof area open to the sky, with a minimum area of 5m², and a minimum dimension of 1.2 metres, directly accessible from a living room.

Fencing

16. Fencing on all Street Frontages, to be 50% transparent or not to exceed 1.2 metres in height.

Advertising Devices

17. Advertising Devices to be limited to the advertising of the Stockland Residential Estate (Precinct A) at Deebing Heights.
18. Advertising Devices are restricted to the following signage types as nominated on the Plan of Development:
 - (i) Vertical Banner Sign (0.6m wide x 2m high - 1.2m² per sign);
 - (ii) Pole/Directional Sign (1.5m wide x 1.5m high - 2.25m² per sign);
 - (iii) Pylon Sign (2m wide x 2.9m high - 5.8m² per sign); and
 - (iv) Billboard Sign (6m wide x 3m high - 18.0m² per sign);
19. Unless otherwise nominated &/or approved on specific POD's, plan(s) identifying the intended extent and final location of Advertising Devices to be submitted to ULDA prior to construction of signage to be commenced.
20. Billboard signage to be limited to nominated locations along main entry road to estate (i.e. Granpian Drive) and in conjunction with the nominated Estate Sales Office(s).
21. Advertising of any other nature not nominated/defined on the Plan of Development will require a separate (operational works) development application in accordance with applicable ULDA provisions.
22. All Estate & Directional Signage to be generally in accordance with provisions outlined under Ipswich City Council's Advertising Code and Implementation Guideline 18 (Estate and Directional Signage) however where there are discrepancies, POD requirements take precedence.

General Details

- Site Boundary
- Proposed Precinct Boundary
- ▬ Future Road Reserve (15m Wide)

Road

- ▬ Indicative Footpath Location
- ▬ Indicative 3.5m Wide Driveway

Allotment Details

- Primary Private Open Space Location (min 12m²)
- Secondary Private Open Space Location (min 12m²)
- ▲ Letterbox Location for Primary Dwelling (on a laneway)
- Maximum Building location Envelope
- ▬ Optional Built to Boundary Wall
- ▬ No Vehicle Access
- ▬ Primary Frontage
- Preferred Garage Location (on Single Family Dwellings)
- Preferred Garage Location (on Multi Family Dwellings)
- Potential Pylon/Billboard Signage Location(s) (Indicative Only)

Definitions:

Laneway Allotment - Allotments serviced by a laneway.

Private Open Space - Private open space includes Yards, Courtyards, Alfresco's, Patio's, Terraces etc.

Secondary Private Open Space - Shown in Location to optimise solar orientation within the allotment. These spaces are optional.

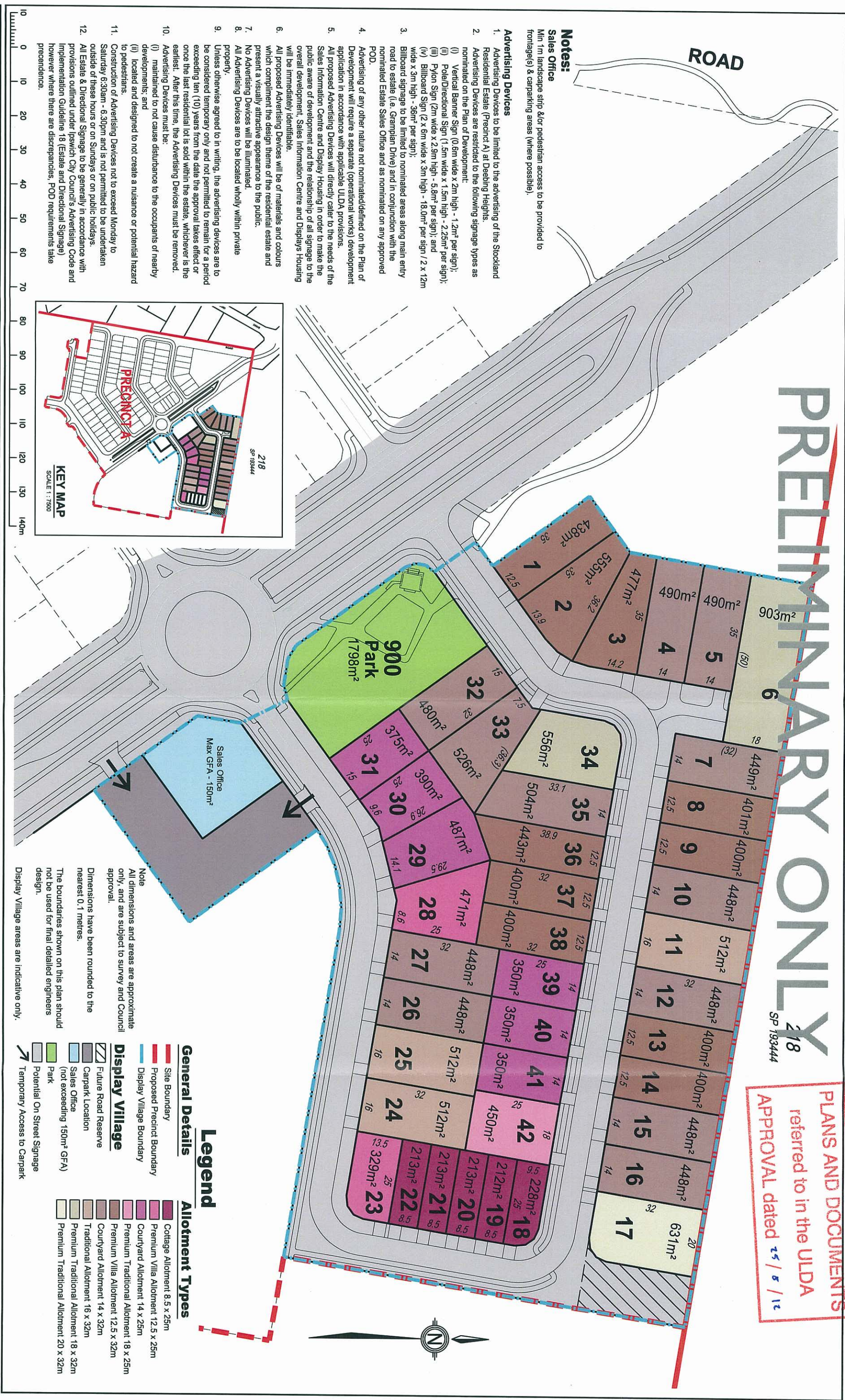
Plan of Development Table	Cottage Allotments 8.5m		Villa Allotments 10.5m		Premium Villa Allotments 12.5m		Courtyard Allotments 14m		Traditional Allotments 16m+	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a
Rear	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Side - General Lots										
Built to Boundary	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0
Non Built to Boundary	0.9	0.9	0.9	0.9	1.5	1.5	1.5	1.5	1.5	2.0
Corner Lots - Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Landway Lots										
Rear of Lot (from laneway boundary)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Garage (from laneway boundary)	0.0	0.0	0.0	0.0	0.5	0.0	0.5	0.0	0.5	0.0
On site parking requirements (minimum)	1 space to be covered and enclosed Single or tandem garage acceptable. Double garages are only permitted on laneway		1 space to be covered and enclosed Single or tandem garage acceptable. Double garages are only permitted on laneway or two storey allotments.		1 space per dwelling to be covered and enclosed Single, tandem or double garage acceptable.		1 space to be covered and enclosed Single, tandem or double garage acceptable.		1 space to be covered and enclosed 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 western or southern boundary where appropriate.	
Site Cover (maximum)	70%		70%		70%		70%		70%	

REVISION A: 17/06/2011 Amend Lot Layout B: 16/03/2012 Amended Lot layout C: 11/04/2012 Amended Stages 3 & 4 Road Layout D: 17/09/2012 Added Potential Sales Office & Carparking		Level Datum Approval Authority. URBAN LAND DEVELOPMENT AUTHORITY		Date 17 MAY 2012 Comp By. JLS / WNW / KCH / TJE DWG Name. 104527-55 Prop Local Authority IPSWICH CITY COUNCIL		CLIENT STOCKLAND <i>PLAN OF DEVELOPMENT</i> <i>PRECINCT A</i>		PROJECT Stockland Residential Estate - Precinct A		 RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 743 Ann Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3237 8899 F +61 7 3237 8833 www.rpsgroup.com.au	
		Scale 1:1000/1:2000		Sheet A1/A3		Locality DEEBING HEIGHTS		Plan Ref 104527 - 56		Rev D	
				Job Reference 105598						©COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.	

PRELIMINARY ONLY

218
SP 193444

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 25 / 8 / 12



Notes:

Sales Office
Min 1m landscape strip &/or pedestrian access to be provided to frontage(s) & carparking areas (where possible).

Advertising Devices

- Advertising Devices to be limited to the advertising of the Stockland Residential Estate (Precinct A) at Deebing Heights.
- Advertising Devices are restricted to the following signage types as nominated on the Plan of Development:
 - Vertical Banner Sign (0.6m wide x 2m high - 1.2m² per sign);
 - Pole/Directional Sign (1.5m wide x 1.5m high - 2.25m² per sign);
 - Pylon Sign (2m wide x 2.5m high - 5.8m² per sign); and
 - Billboard Sign (2 x 6m wide x 3m high - 18.0m² per sign / 2 x 12m wide x 3m high - 36m² per sign).
- Billboard signage to be limited to nominated areas along main entry road to estate (i.e. Grampian Drive) and in conjunction with the nominated Estate Sales Office and as nominated on any approved POD.
- Advertising of any other nature not nominated/defined on the Plan of Development will require a separate (operational works) development application in accordance with applicable ULDA provisions.
- All proposed Advertising Devices will directly cater to the needs of the Sales Information Centre and Display Housing in order to make the public aware of development and the relationship of all signage to the overall development. Sales Information Centre and Displays Housing will be immediately identifiable.
- All proposed Advertising Devices will be of materials and colours which compliment the design theme of the residential estate and present a visually attractive appearance to the public.
- No Advertising Devices will be illuminated.
- All Advertising Devices are to be located wholly within private property.
- Unless otherwise agreed to in writing, the advertising devices are to be considered temporary only and not permitted to remain for a period exceeding ten (10) years from the date the approval takes effect or once the last residential lot is sold within the estate, whichever is the earliest. After this time, the Advertising Devices must be removed.
- Advertising Devices must be:
 - maintained to not cause disturbance to the occupants of nearby developments; and
 - located and designed to not create a nuisance or potential hazard to pedestrians.
- Construction of Advertising Devices not to exceed Monday to Saturday 6.30am - 6.30pm and is not permitted to be undertaken outside of these hours or on Sundays or on public holidays.
- All Estate & Directional Signage to be generally in accordance with provisions outlined under Ipswich City Council's Advertising Code and Implementation Guideline 18 (Estate and Directional Signage) however where there are discrepancies, POD requirements take precedence.



CLIENT

STOCKLAND

PROPOSED DISPLAY VILLAGE
PLAN OF DEVELOPMENT

PROJECT

Stockland Residential
Estate - Precinct A

Rev

Plan Ref
104527 - 59

D

RPS

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PRELIMINARY ONLY



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 25/5/12

Note
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.
Parking locations are subject to further Traffic Engineering input.

Legend

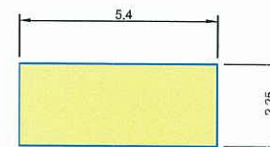
General Details

- Site Boundary
- Proposed Precinct Boundary

Road

- Indicative Footpath Location
- Indicative 3.5m Wide Driveway
- Possible On-Street Parking Location

Parking Ratio: 120 Parking Bays for 136 Dwellings
Therefore there is approximately 0.9 Parks per Dwelling



Parking Bay Diagram

Scale 1 : 100

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140m

REVISION A: 17/05/2011 Amend Lot Layout B: 11/04/2012 Amended Lot Layout	Level Datum		Date	11 APRIL 2012	CLIENT	PROJECT	
	Approval Authority.		Comp By.	JLS / WNW / KCH / TJE		Stockland Residential	
	URBAN LAND DEVELOPMENT AUTHORITY		DWG Name.	104527-55 Prop	PLAN OF DEVELOPMENT PARKING MANAGEMENT PLAN PRECINCT A	Estate - Precinct A	
			Local Authority	IPSWICH CITY COUNCIL			
	Scale 1:1000/1:2000	Sheet A1/A3	Locality	DEEBING HEIGHTS		© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or translation not permitted. Please contact the author. RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 743 Ann Street PO Box 1659 Fortitude Valley QLD 4006 T +61 7 3237 8899 F +61 7 3237 8833 W rpsgroup.com.au	
		Job Reference	105598				

PRELIMINARY ONLY



Legend

General Details

- Site Boundary
- Proposed Precinct Boundary
- Future Road Reserve

Road

- Indicative Footpath Location
- Indicative 3.5m Wide Driveway

Services

- Sewerage
- Stormwater
- Water
- Retaining Walls shown at 1.5m & over except for rear lanes

Note
All dimensions and areas are approximate only, and are subject to survey, detail design and approval(s).
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.
All earthworks and servicing layouts are subject to final detail design.
Service locations provided by Bradlees Civil Consulting.

REVISION A: Update Contours, Services B: Amended Lot Layout C: Amended Stages 3 & 4 Road Layout	Level Datum		Date	11 APRIL 2012	CLIENT STOCKLAND PLAN OF DEVELOPMENT PRELIMINARY BULK EARTHWORKS & SERVICES PRECINCT A	PROJECT Stockland Residential Estate - Precinct A	
	Approval Authority, URBAN LAND DEVELOPMENT AUTHORITY		Comp By,	KCH / WNW / TJE		Plan Ref 104527 - 58	Rev C
	Scale 1:1000/1:2000 Sheet A1/A3		DWG Name,	104527-55 Prop			
			Local Authority	IPSWICH CITY COUNCIL			
			Locality	DEEBING HEIGHTS			
		Job Reference	105598				



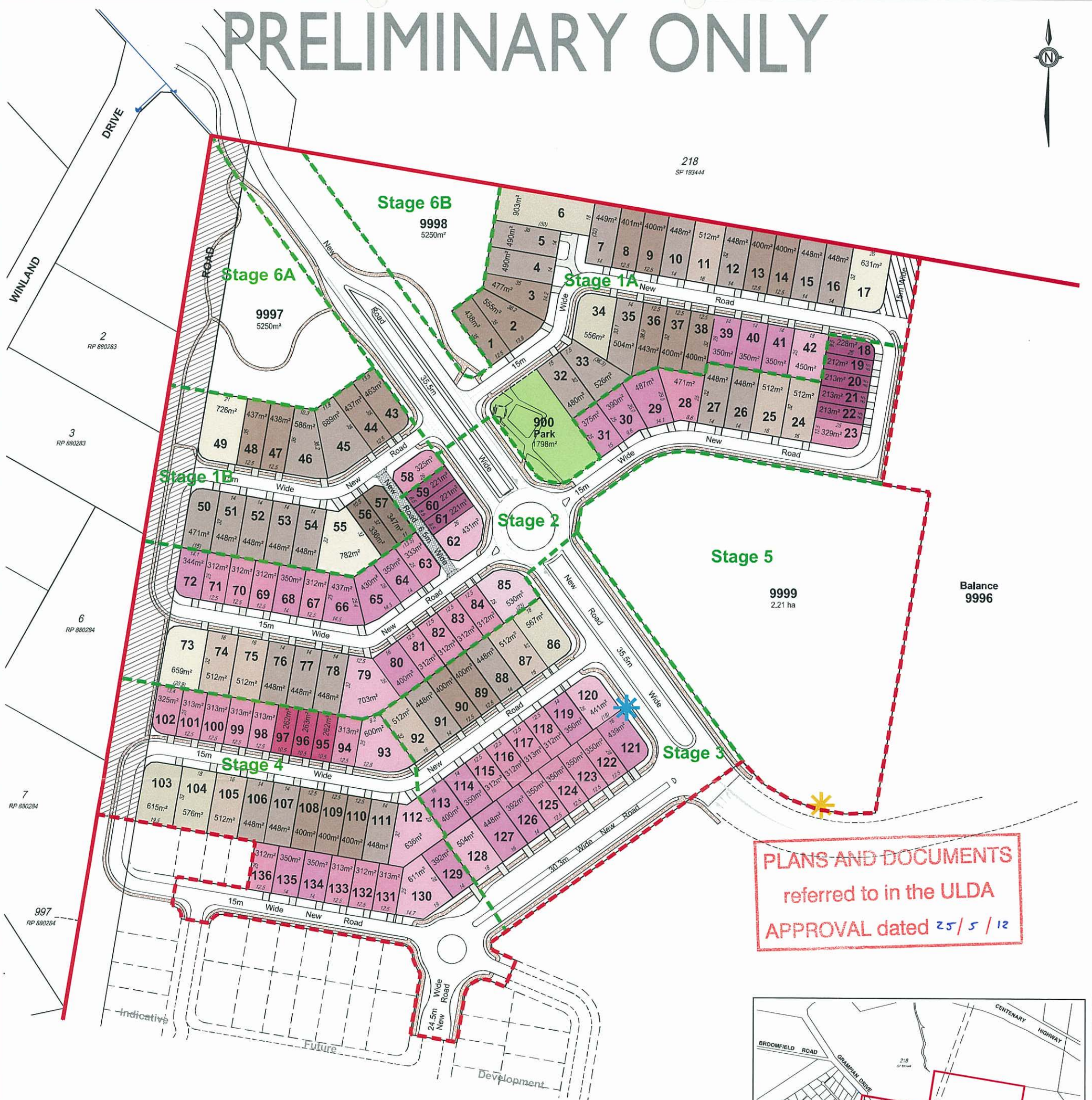
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PRELIMINARY ONLY



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 25/5/12

DEVELOPMENT STATISTICS PRECINCT A			
Allotment Type		Number of Allotments	Allotment %
Single Family Dwellings			
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Premium Villa Allotment	12.5 x 25m	30	22.1%
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Sub Total		71	52.2%
32m Deep Lots			
Villa Allotment	Typical Lot		
Villa Allotment	10.5 x 32m	2	1.5%
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Total Single Family Dwellings		136	100.0%
Density Calculation			
Net Residential Density (excluding Balance Allotments)			17.7

LAND USE BUDGET PRECINCT A		
Land Use Budget	Area (ha)	Percentage
Area of Precinct A	13.830	100.00%
Saleable Area		
Single Residential Lots	5.690	41.14%
Open Space / Park	0.180	1.30%
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Total Area of Allotments	9.130	66.01%
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Existing Road to be Utilised	0.716	5.18%
Local Roads	2.000	14.46%
Total Area of New Road	4.701	33.99%
Road Type		
Total Length of New Road		2274
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15m Wide New Road		1256
24.5m Wide New Road		54
30.3m Wide New Road		158
35.5m Wide New Road		392
Existing Road 6.5m Pavement		357

Legend

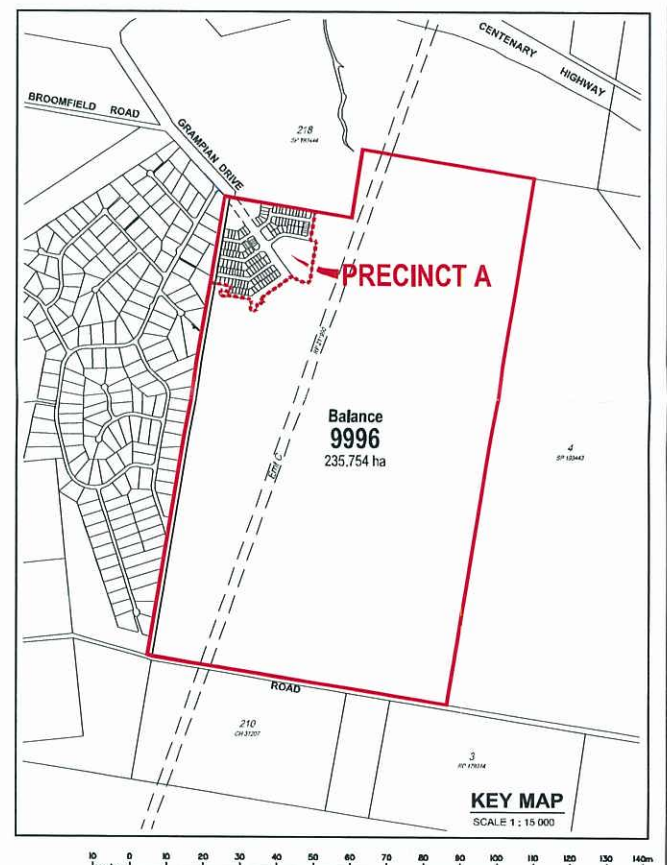
General Details

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Existing Road to be Utilised
- Future Road Reserve
- Future Bus Stop (Not part of this proposal)
- Indicative Bus Stop (Precinct A - No indent per Cardno advice)

Road

- Indicative Footpath Location
- Indicative 3.5m Wide Driveway

Note
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.



REVISION
A: 11/04/2012 Amended Stages 3 & 4 Road Layout

Level Datum	Date	11 APRIL 2012
Approval Authority	Comp By.	TJE
URBAN LAND DEVELOPMENT AUTHORITY	DWG Name.	104527-55 Prop
	Local Authority	IPSWICH CITY COUNCIL
Scale	Sheet	Locality
1:1000/1:2000	A1/A3	DEEBING HEIGHTS
		Job Reference
		105598

CLIENT
STOCKLAND
PROPOSED SUBDIVISION
PRECINCT A (BUS STOP PLAN)
OVER LOT 207 ON CH 31135 & EXISTING ROAD

PROJECT
Stockland Residential
Estate - Precinct A
Plan Ref
105598-24
Rev
A

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PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 25 / 5 / 12

Legend

- | | |
|---|---|
|  | Site Boundary |
|  | Development Area Boundary |
|  | Footpath |
|  | Local Streets |
|  | Laneway Pavement
(finish to future detail) |
|  | Open Space/Park |
|  | Balance Lots (to future detail) |
|  | Residential Area |
|  | Sales Office (indicative only)
refer PoD 104527-59 Rev D |
|  | Balances Lots (to future detail) |

Primary Entry road to include tree planted central median with low understory planting. Where possible, tree character and arrangement to replicate a natural grove.

- Informal street tree character to streets to road character - medium size avenue trees in turf

Secondary road character - medium size avenue trees in turf

Trees in turf with limited understorey planting to be installed and managed as per bush fire management specifications

Small to medium sized street trees to local streets

Winland Drive

Balance Lot to future detail

Future Road Dedication
15m wide

Future Open Space

- Informal street tree character - streets to road character - medium size avenue trees in turf

Refer RPS plan 104527-59 Rev D

Feature planting to roundabout

**Balance Lot to
future detail**

Existing Rural Residential

Future Open Space

Formal avenue landscape character to primary roads. The formal repetition of avenue planting is to be randomly punctuated with street trees that reference the adjacent future parkland character. These trees will announce entry points to parks as well as providing scale and shade to the streetscape.

Feature planting to roundabout

Future connection



0	
2	
4	
6	
8	
10	
12m	

27

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Precinct A Road Hierarchy. Paradise Waters.

17.May.2012. Project No 12003.01. Revision 10

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