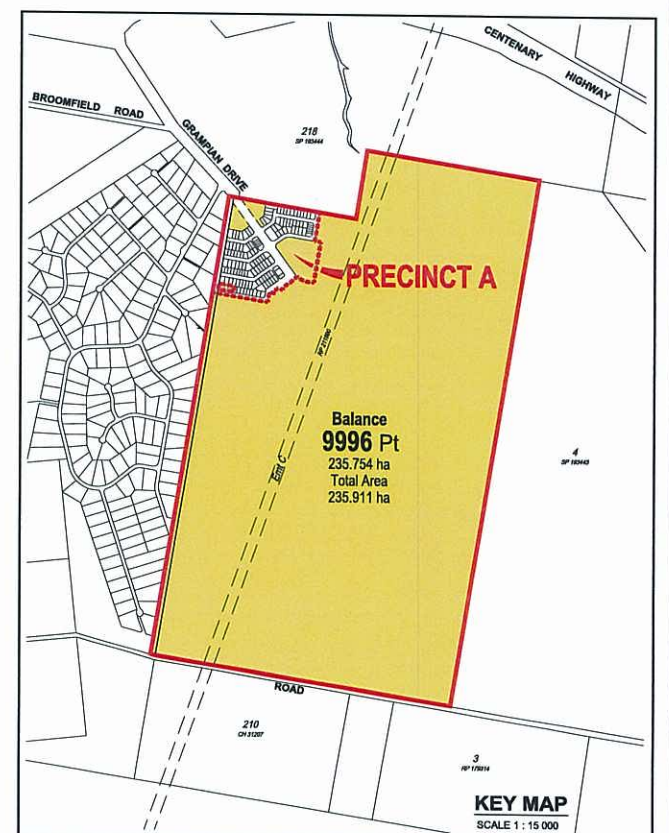
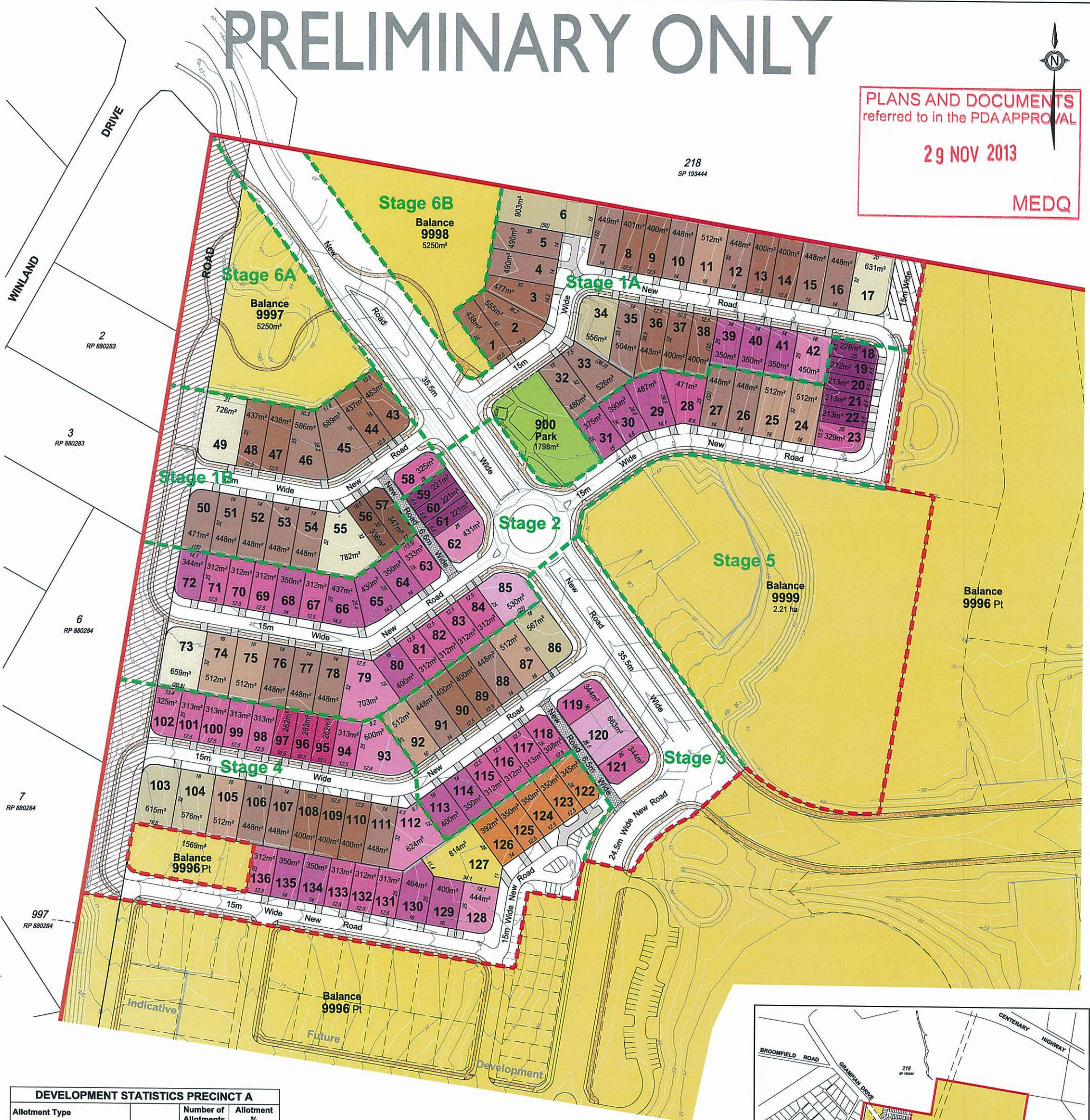


PRELIMINARY ONLY

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

29 NOV 2013

MEDQ



DEVELOPMENT STATISTICS PRECINCT A			
Allotment Type		Number of Allotments	Allotment %
Single Residential Dwellings			
25m Deep Lots		Typical Lot	
Town Home Allotment	8.5 x 25m	8	5.9%
Villa Allotment	10.5 x 25m	3	2.2%
Premium Villa Allotment	12.5 x 25m	28	20.6%
Courtyard Allotment	14 x 25m	18	13.2%
Premium Traditional Allotment Type 1	18 x 25m	6	4.4%
Premium Traditional Allotment Type 2	20 x 25m	2	1.5%
Sub Total		65	47.8%
28m Deep Lots		Typical Lot	
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Courtyard Allotment	14 x 28m	1	0.7%
Premium Traditional Allotment Type 1	18 x 28m	1	0.7%
Sub Total		6	4.4%
32m Deep Lots		Typical Lot	
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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 Residential Dwellings		136	100.0%
Density Calculation			dw/ha
Net Residential Density (excluding Balance Allotments)			17.0

LAND USE BUDGET PRECINCT A		
Land Use Budget	Area (ha)	Percentage
Area of Precinct A	13.816	99.99%
Saleable Area		
Single Residential Lots	5.717	41.37%
Open Space / Park	0.180	1.30%
Balance Allotments	3.240	23.45%
Total Area of Allotments	9.136	66.13%
Road		
Trunk Collector Road	1.607	11.63%
Existing Road to be Utilised	0.796	5.76%
Local Roads	2.275	16.47%
Total Area of New Road	4.678	33.86%
Road Type		
Total Length of New Road	2373	
6.5m Wide New Road	110	
15m Wide New Road	1398	
24.5m Wide New Road	58	
35.5m Wide New Road	410	
Existing Road 6.5m Pavement	397	

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
F: 07/11/2012 Amend Stages 3 & 4 Road Layout
G: 09/05/2013 Amend Road Layout and Stages
H: 03/06/2013 Amend Lot Layout 136-140
I: 27/09/2013 Amend Lot Layout 136 and Balance
J: 13/11/13 Amend Lot Layout

Level Datum
Approval Authority
**URBAN LAND
DEVELOPMENT AUTHORITY**
Scale
1:1000/1:2000
Sheet
A1/A3

Date
13 NOVEMBER 2013
Comp By
JLS / WNW / KCH / TJE
DWG Name
104527-55 Prop
Local Authority
IPSWICH CITY COUNCIL
Locality
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
J

RPS

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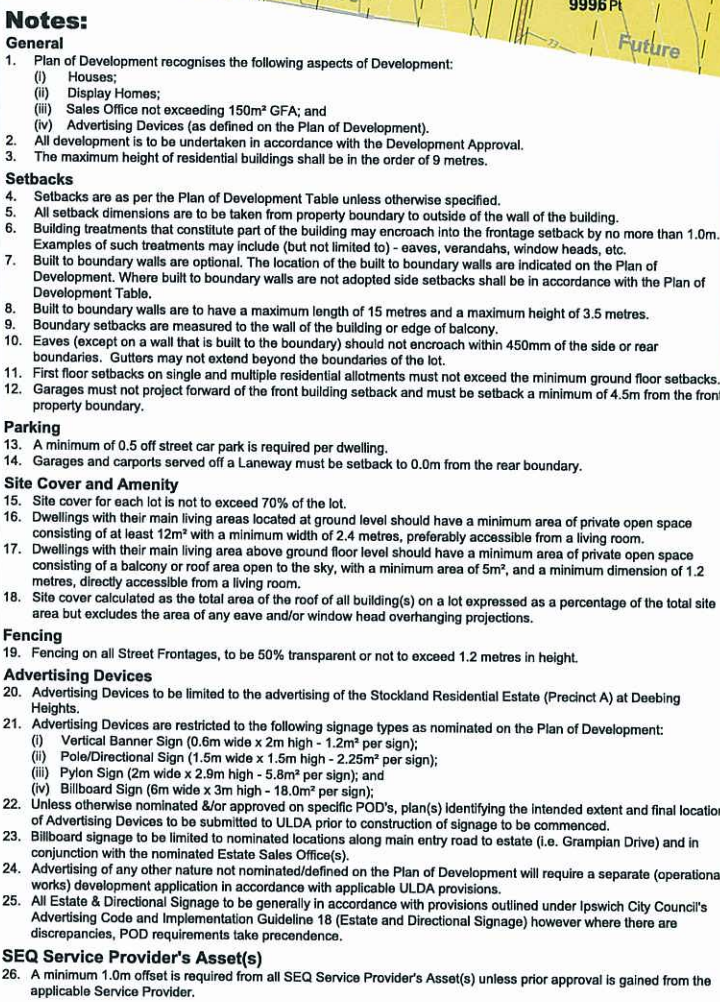
Note
All dimensions and areas are approximate only,
and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1
metres.

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 Details

- Legend**
-  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 **	Town Home 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 *	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
Side - General Lots										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Lots - Secondary Frontage *	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Landway Lots										
Rear of Lot (from laneway boundary)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Garage (from laneway boundary)	0.0m	0.0m	0.0m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
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%	

* Refer Note 26.
 ** For any details not listed in the table or corresponding notes refer to ULDA Guideline No.7 (Low Rise Buildings) - dated February 2012.

REVISION A: 17/06/2011 Amend Lot Layout B: 18/03/2012 Amended Lot layout C: 11/04/2012 Amended Stages 3 & 4 Road Layout D: 17/05/2012 Added Potential Sales Office & Carparking E: 23/05/2012 Amend Notes F: 07/11/2012 Amended Stages 3 & 4 Road Layout G: 09/05/2013 Amended Road Layout H: 03/06/2013 Amended General Lot 136-140 I: 27/09/2013 Amended lots 136 and Balances J: 13/11/13 Amended Lot Layout.		Level Datum Date 13 NOVEMBER 2013 Approval Authority, Comp By. JLS / WNW / KCH / TJE URBAN LAND DEVELOPMENT AUTHORITY DWG Name. 104527-55 Prop Local Authority IPSWICH CITY COUNCIL Scale 1:1000/1:2000 Sheet A1/A3 Locality DEEBING HEIGHTS Job Reference 105598		CLIENT STOCKLAND PLAN OF DEVELOPMENT PRECINCT A		PROJECT Stockland Residential Estate - Precinct A Plan Ref 104527 - 56 Rev J		 RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 743 Ann Street PO Box 1059 Fortitude Valley QLD 4006 T +61 7 3237 8899 F +61 7 3237 8833 W rpsgroup.com.au	
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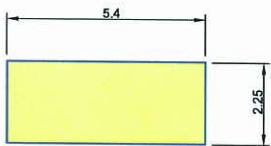
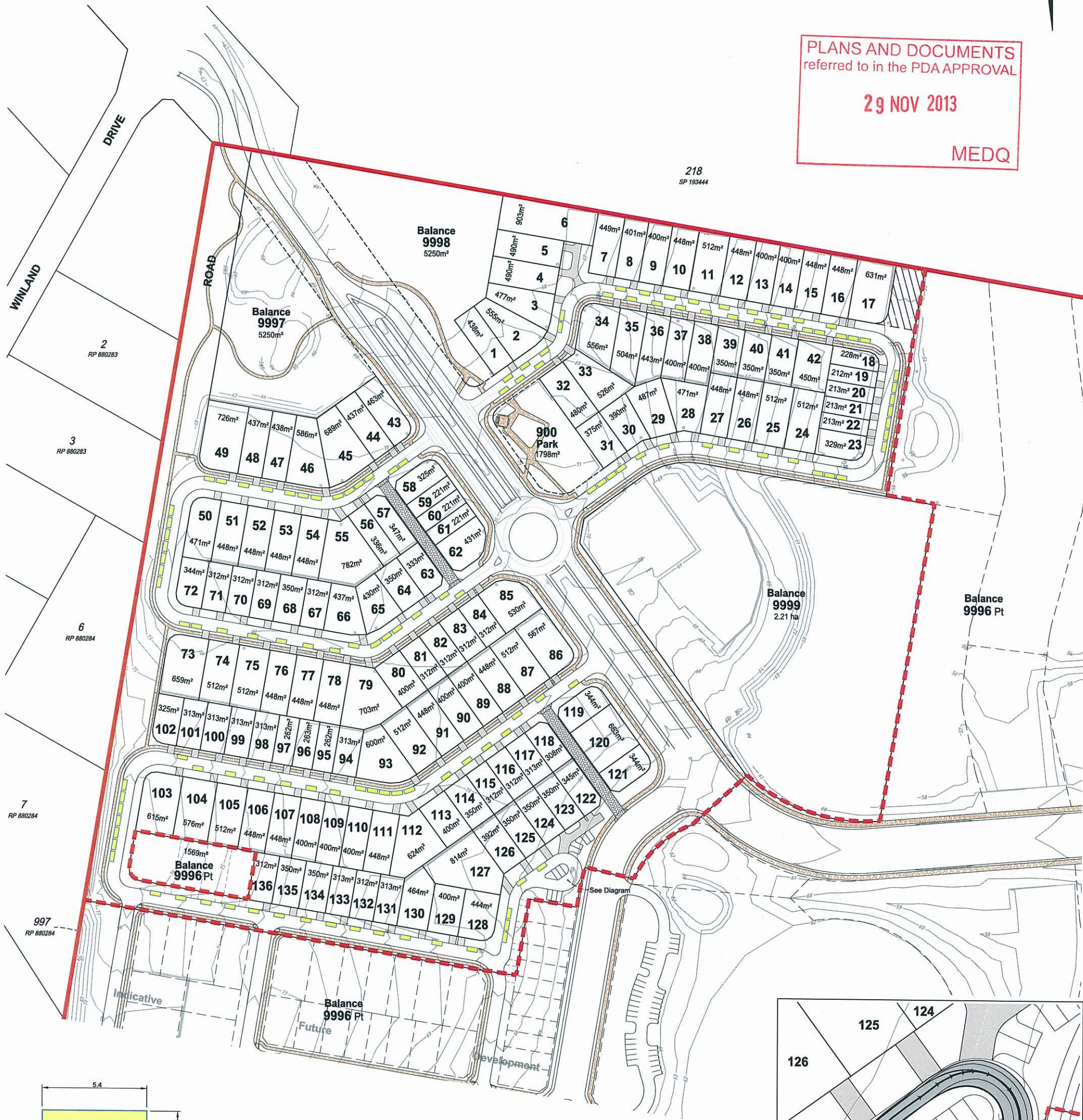
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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

29 NOV 2013

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Parking Bay Diagram
Scale 1 : 100

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

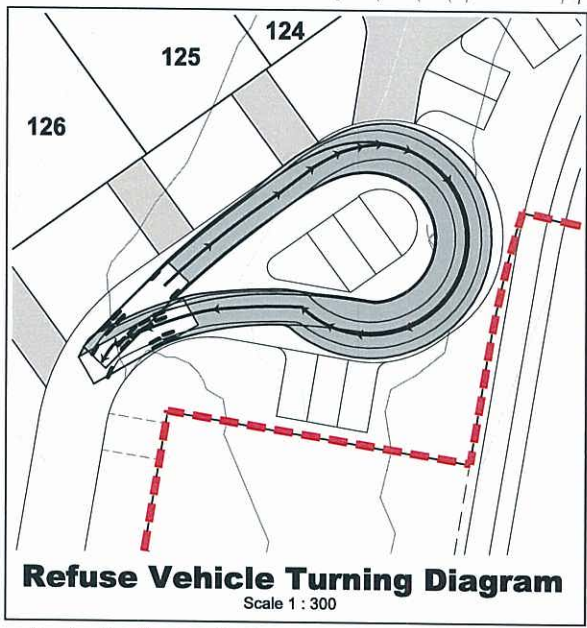
General Details

- Site Boundary
- Proposed Precinct Boundary

Road

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

Parking Ratio: 137 Parking Bays for 136 Dwellings
Therefore there is approximately 1 Parks per Dwelling



Refuse Vehicle Turning Diagram
Scale 1 : 300

REVISION
A: 11/08/2011 Amend Lot Layout
B: 11/04/2012 Amend Lot Layout
C: 07/11/2012 Amend Stages 3 & 4 Road Layout
D: 09/05/2013 Amend Road layout
E: 03/06/2013 Amalgamated Lots 136-140
F: 27/09/2013 Amend Lots 136 and Balance
G: 13/11/2013 Amend Lot Layout

Level Datum
Approval Authority
**URBAN LAND
DEVELOPMENT AUTHORITY**
Scale
1:1000/1:2000

Date
13 NOVEMBER 2013
Comp By
JLS / WNW / KCH / TJE
DWG Name
104527-55 Prop
Local Authority
IPSWICH CITY COUNCIL
Locality
DEEBING HEIGHTS
Job Reference
105598

CLIENT

STOCKLAND
**PLAN OF DEVELOPMENT
PARKING MANAGEMENT PLAN
PRECINCT A**

PROJECT

**Stockland Residential
Estate - Precinct A**

Plan Ref
104527 - 57

Rev
G



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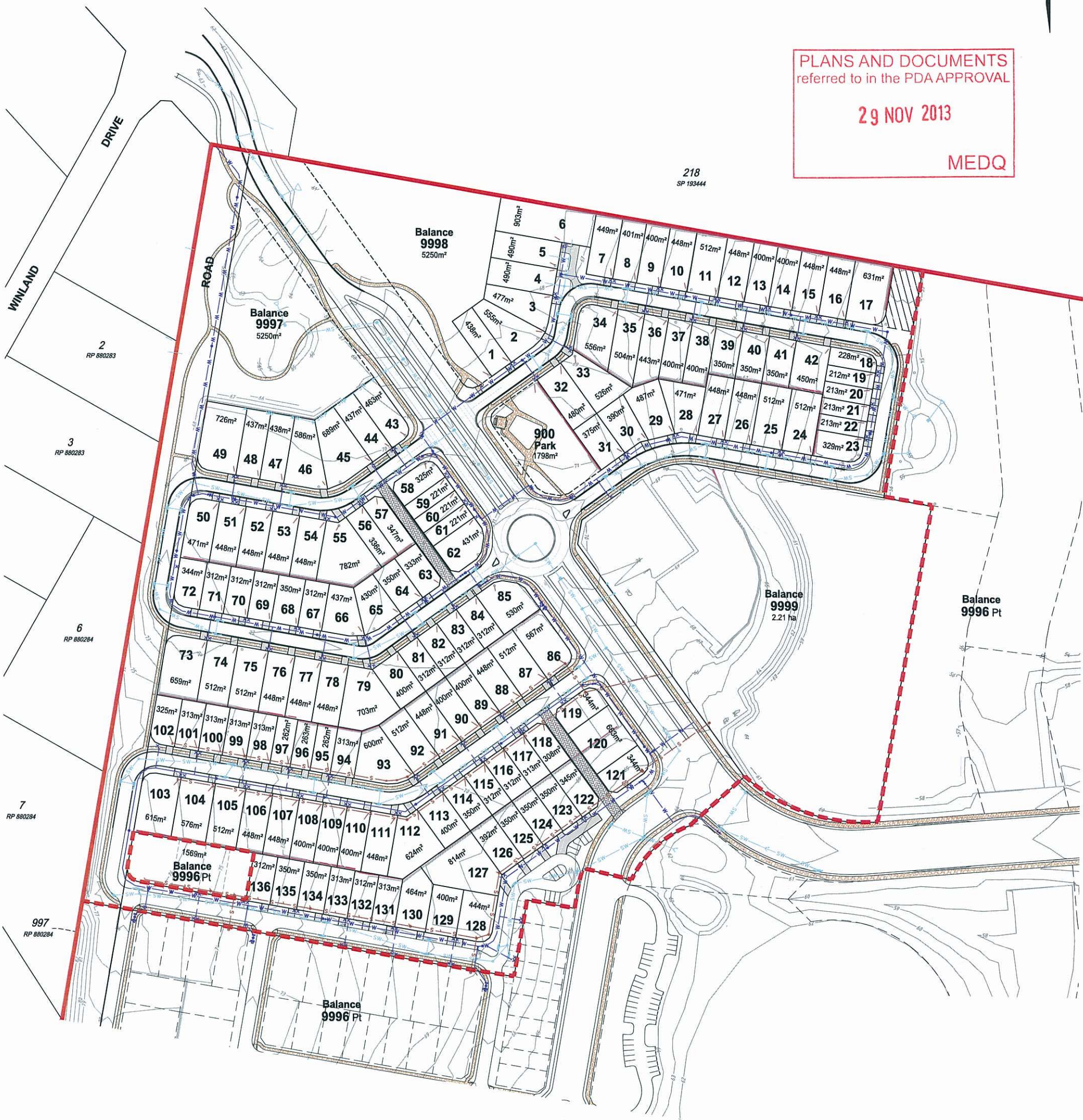
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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

29 NOV 2013

MEDQ



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 D: Amended Stages 3 & 4 Road Layout E: Amended Road Layout F: Amalgamated Lots 136-140 G: Amended Lots 136 and Balance H: Updated Layout and Earthworks	Level Datum		Date	13 NOVEMBER 2013	CLIENT STOCKLAND PLAN OF DEVELOPMENT PRELIMINARY BULK EARTHWORKS & SERVICES PRECINCT A	PROJECT Stockland Residential Estate - Precinct A Plan Ref 104527 - 58 Rev H		<
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29 NOV 2013

MEDQ

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

Grampian Drive

Future Open Space

Informal street tree character to 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

Balance Parcel Not Part of this Approval

Future connection

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.

Future Open Space

Future connection

Emt C RP 211990



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info@lat27.com.au
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Precinct A Road Hierarchy. Paradise Waters.

07.November.2013. Project No 12003.01. Revision 13

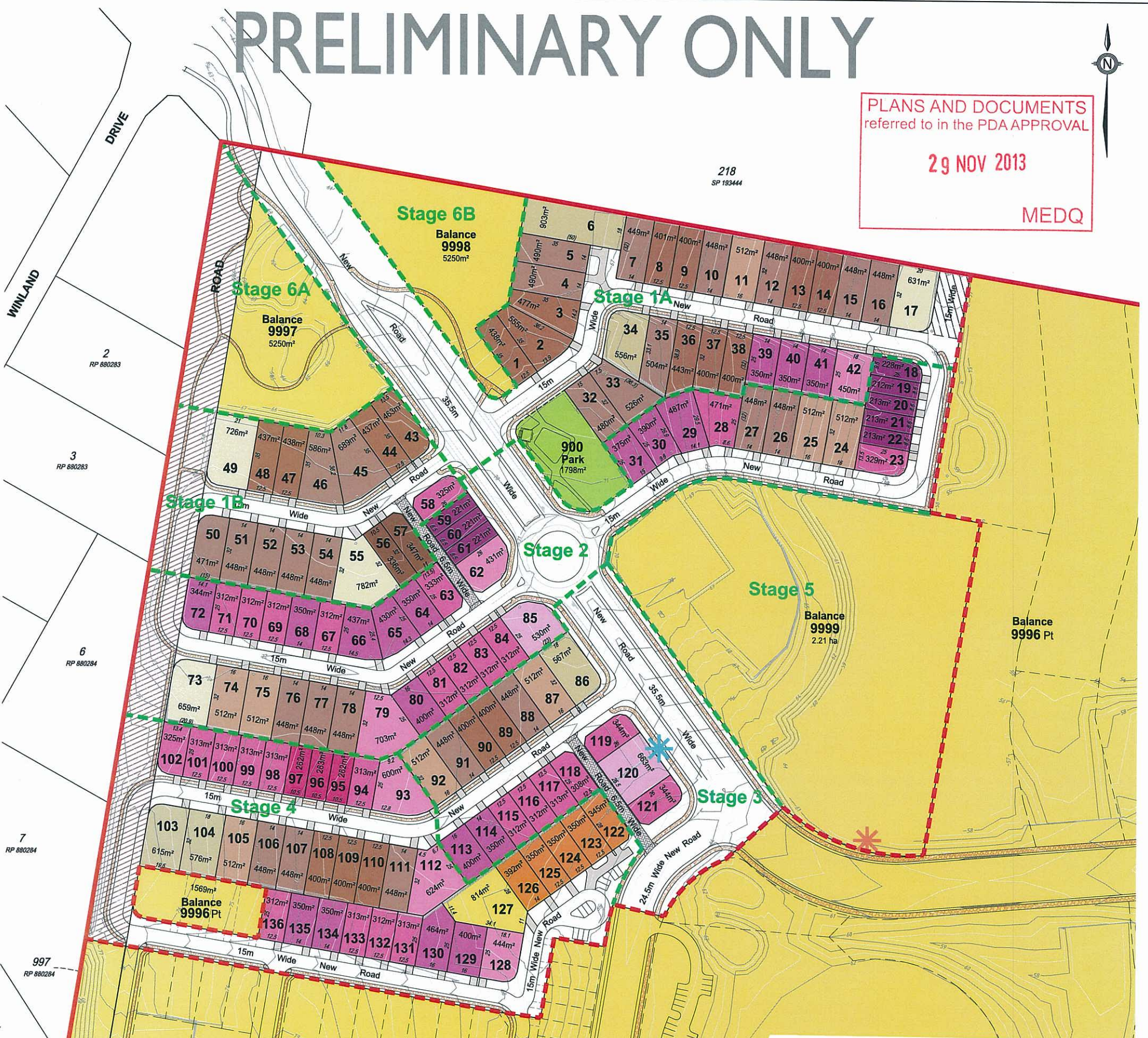
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PLANS AND DOCUMENTS
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29 NOV 2013

MEDQ



DEVELOPMENT STATISTICS PRECINCT A			
Allotment Type	Number of Allotments	Allotment %	
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25m Deep Lots	Typical Lot		
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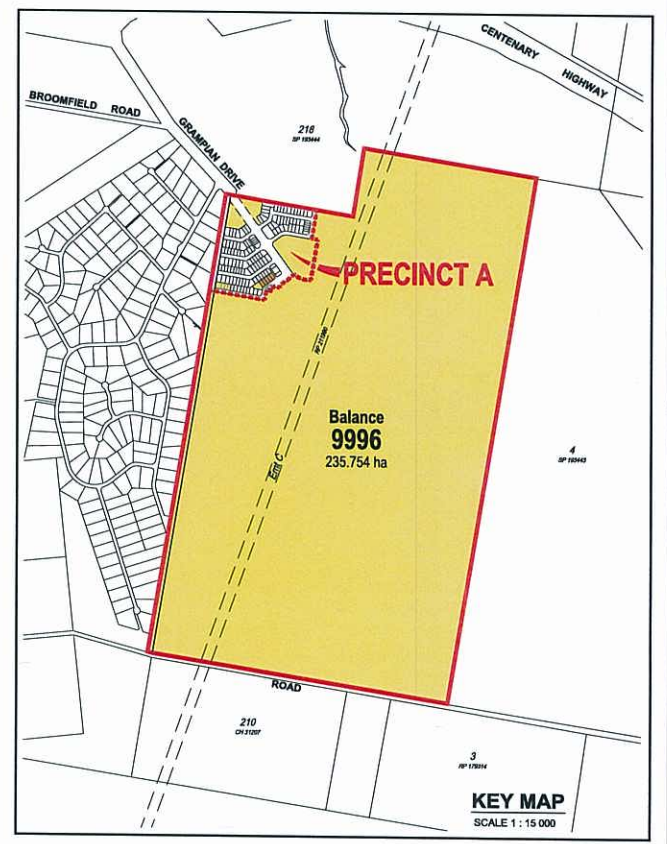
General Details

- 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
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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
B: 07/11/2012 Amended Stages 3 & 4 Road Layout
C: 09/05/2013 Amended Road Layout
D: 03/06/2013 Amalgamated Lots 135-140
E: 27/09/2013 Amended Lots 135 and Balance
F: 13/11/2013 Amended lot layout

Level Datum	Date	13 NOVEMBER 2013
Approval Authority	Comp By	TJE
URBAN LAND DEVELOPMENT AUTHORITY	DWG Name	104527-55 Prop
	Local Authority	IPSWICH CITY COUNCIL
	Locality	DEEBING HEIGHTS
Scale	Sheet	A1/A3
1:1000/1:2000		
	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
F

RPS

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