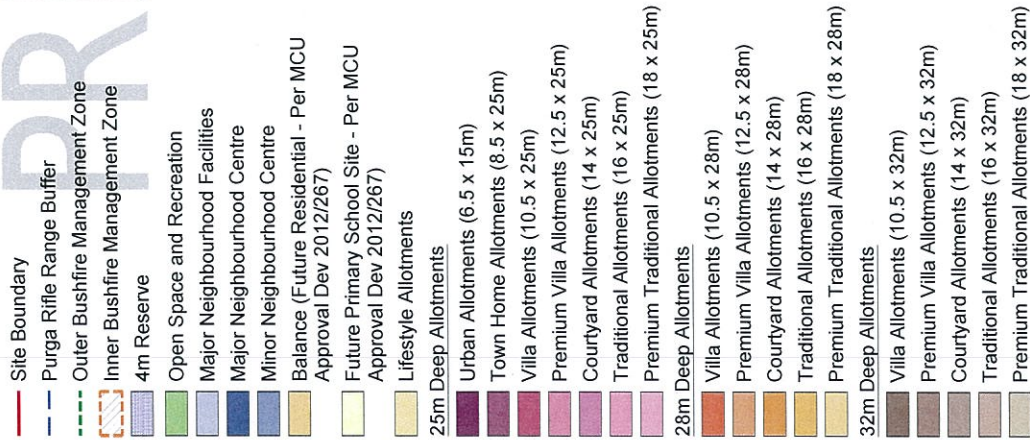


LEGEND



Note
All dimensions and areas are approximate only,
and are subject to survey and EDQ/ULDA
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.

Adjoining line work has been taken from DCDB.
For further proposal details, see individual plans.

Existing Electrical Easment to be relocated internally with Development Layout (Final alignment to be confirmed with Energex)

Refer to JPR Plan 'E14-Paradise Waters'
Amendment B, Dated 20/01/2014 for Proposed
New Electrical Easement Alignment.

Energex Easement to be relocated.

Pedestrian Connection to the provided

Transport connection to the east



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

21 MAR 2014

MEDQ

AMENDED IN RED

21 MAR 2014

By: B. Davey (name) MEDO

REVISION	Level Datum	Date	22 JANUARY 2014
	Origin	Comp By.	TJE
		DWG Name.	105598Overall
		Local Authority	IPSWICH CITY COUNCIL
	Scale	Sheet	1:4000 A1
		Locality	DEEBING HEIGHTS
		Job Reference	105598

CLIENT	STOCKLAND
	PROPOSED OVERALL LAYOUT PLAN OVER LOT 207 ON CH 31135

PROJECT	Rev
STOCKLAND RESIDENTIAL ESTATE	105598-62

Legend

- General Details**
- Site Boundary
 - Proposed Stage Boundary
 - Existing Road to be Utilised

Road

- Indicative Footpath Location

Note:
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Dimensions have been rounded to the nearest 0.1 metres.
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Building Envelopes, Setbacks, Parking and Driveway Locations have been detailed on corresponding Plans of Development (PODs) and Paradise Waters POD Document.



PLANS AND DOCUMENTS referred to in the PDA APPROVAL

21 MAR 2014

MEMO

13

RP 880284

21

RP 880287

22

RP 880287

156

SP 164389

182

SP 164389

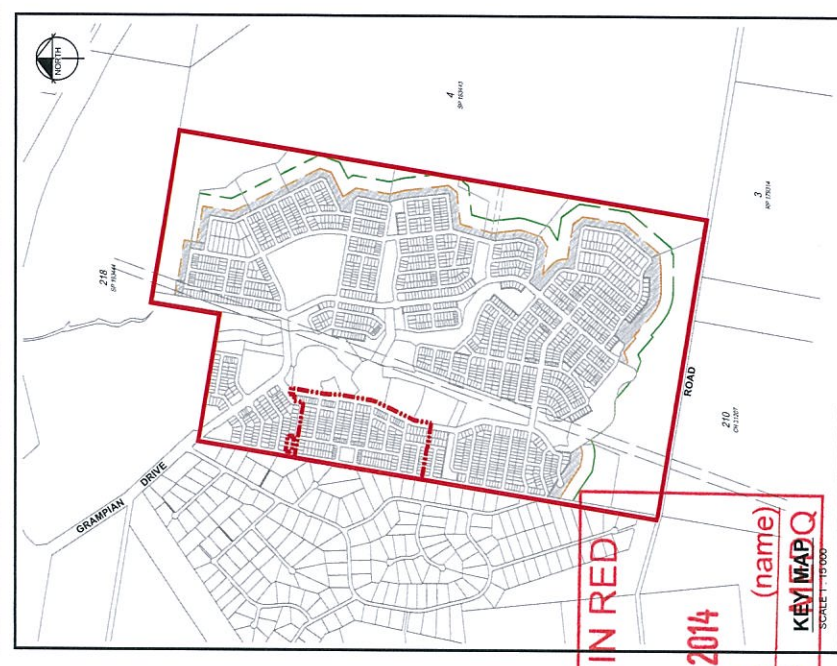
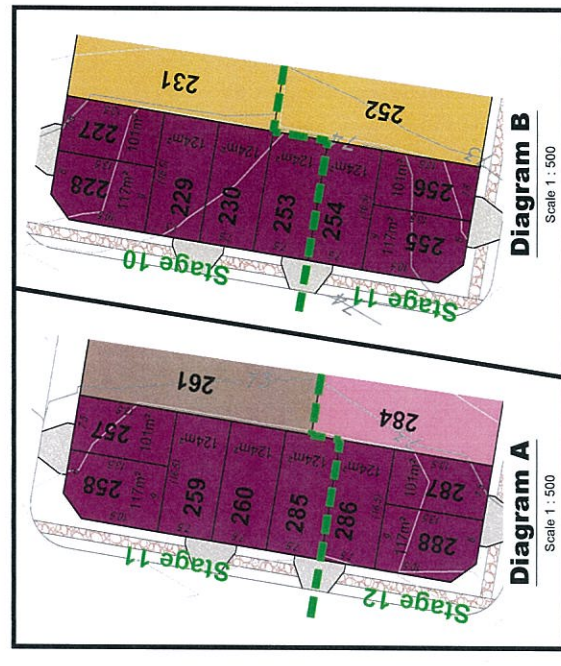
183

SP 164389

Refer to Approved
Predict A POD
(ULDA Ref:
Dev2010/094)

DEVELOPMENT STATISTICS STAGES 7 - 15B		
Allocation Type	Number of Allotments	Allotment %
Single Residential Dwellings		
25m Deep Lots		
Typical Lot	32	11.9%
Typical Lot	18	6.7%
Typical Lot	39	14.4%
Typical Lot	27	10.0%
Typical Lot	13	4.8%
Typical Lot	2	0.7%
Typical Lot	1	0.4%
Sub Total	132	48.9%
28m Deep Lots		
Typical Lot	31	11.5%
Typical Lot	24	8.9%
Typical Lot	21	7.8%
Typical Lot	11	4.1%
Typical Lot	2	0.7%
Sub Total	89	33.0%
32m Deep Lots		
Typical Lot	12	4.4%
Typical Lot	19	7.0%
Typical Lot	14	5.2%
Typical Lot	4	1.5%
Sub Total	49	18.1%
Total Single Residential Dwellings	270	100.0%
Density Calculation		dwha
Net Residential Density (excluding Balance Allotments)		23.4

LAND USE BUDGET STAGES 7 - 15B		
Land Use Budget	Area (ha)	Percentage
Total Area of 7 - 15B	14.385	100.0%
Saleable Area		
Single Residential Lots	8.563	59.5%
Open Space and Recreation	0.324	2.3%
Total Area of Allotments	8.887	61.8%
Road		
Trunk Collector Road	1.473	10.2%
Existing Road to be Utilised	1.052	7.3%
Local Roads	2.973	20.7%
Total Area of New Road	5.498	38.2%
Road Type	Length (m)	
Total Length of New Road	3080	
15m Wide New Road	1963	
24.5m Wide New Road	593	
Existing Road	524	



Legend

Footpaths and Landscaping

Activated Frontage

AMENDED IN RED

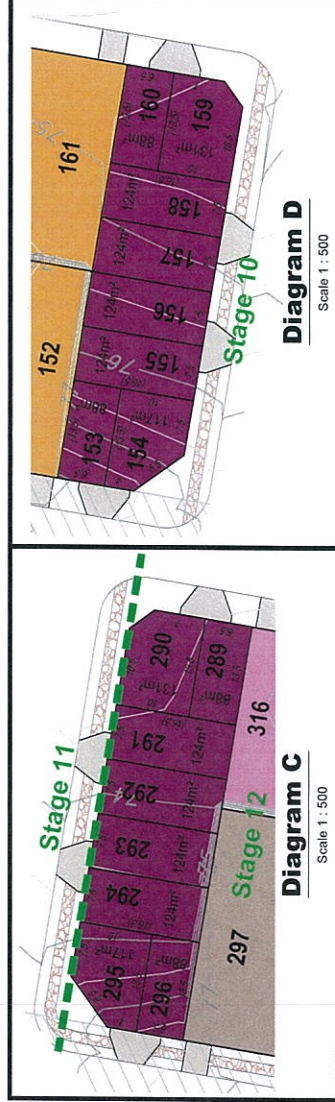
21 MAR 2014

By: B. Davey

(name)

KEYMAPQ

SCALE 1:1000



Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Purge Rifle Range Buffer
- Existing Road to be Utilised
- 4m Reserve

Road

- Indicative Footpath Location



183
SP 164389

PLANS AND DOCUMENTS
referred to in the PDA APPR 184 AL

21 MAR 2014

MEDQ

SP 164389

186
SP 164389

188
SP 164389

189
SP 164389

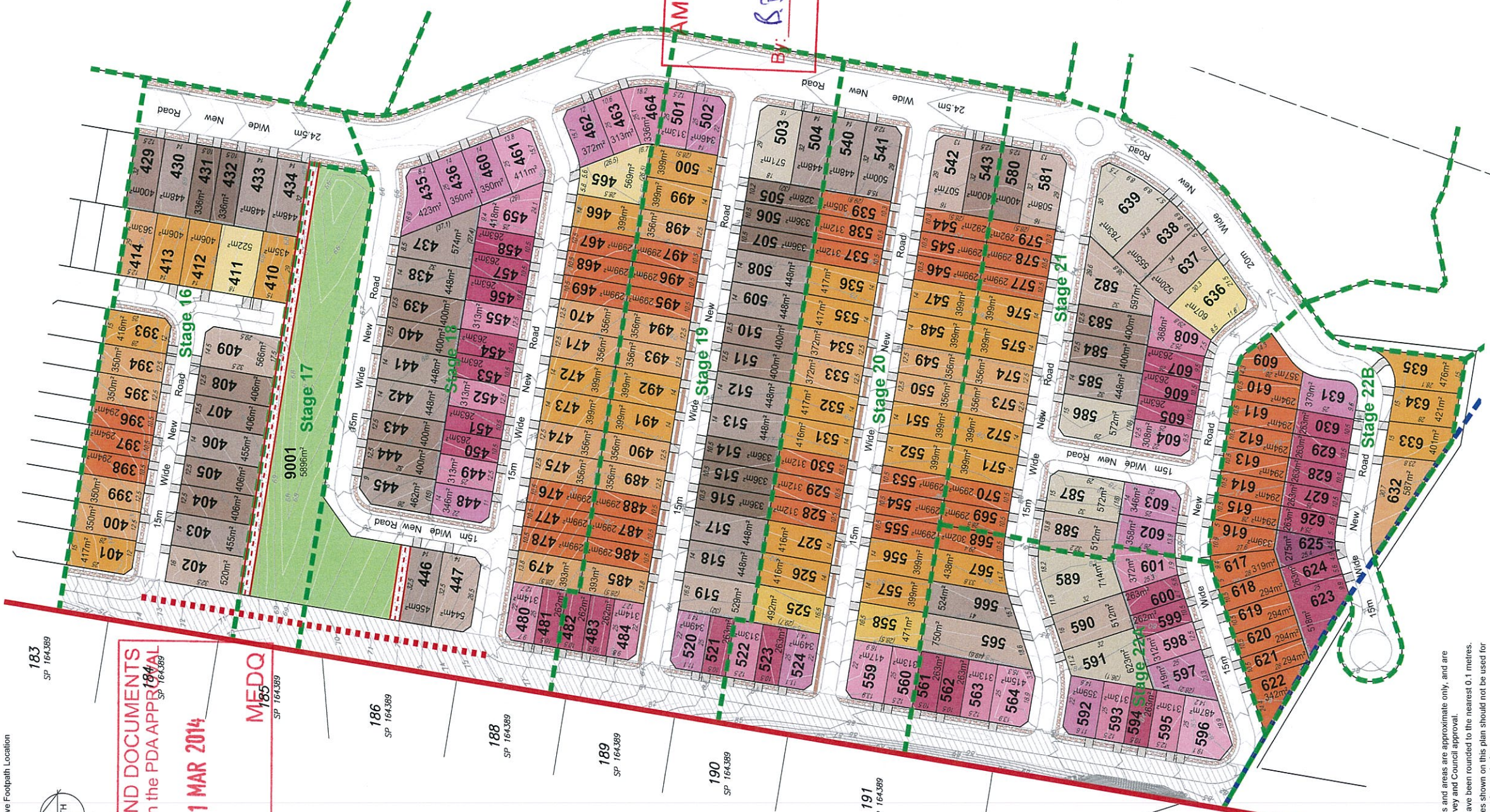
190
SP 164389

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SP 164389

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SP 164389

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SP 164389

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SP 164389



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.
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Corner truncations shown are indicative only. Final truncation details to be resolved at time of final survey. Where possible 6m x 6m x 3 chord truncations will be utilised.
Building Envelopes, Setbacks, Parking and Driveway Locations have been detailed on corresponding Plans of Development (PODs) and Paradise Waters POD Document.

DEVELOPMENT STATISTICS STAGES 16 - 22B

Allocation Type	Number of Allotments	Allocation %
Single Residential Dwellings		
25m Deep Lots		
Town House Allotment	1	0.4%
Villa Allotment	27	11.6%
Premium Villa Allotment	18	7.7%
Courtyard Allotment	13	5.6%
Traditional Allotment	3	1.3%
Premium Traditional Allotment	1	0.4%
Sub Total	63	27.0%
32m Deep Lots		
Villa Allotment	47	20.2%
Premium Villa Allotment	23	9.9%
Courtyard Allotment	32	13.7%
Traditional Allotment	2	0.9%
Premium Traditional Allotment	3	1.3%
Sub Total	107	45.9%
32m Deep Lots		
Villa Allotment	8	3.4%
Premium Villa Allotment	15	6.4%
Courtyard Allotment	22	9.4%
Traditional Allotment	12	5.2%
Premium Traditional Allotment	6	2.6%
Sub Total	63	27.0%
Total Single Residential Dwellings	233	100.0%
Density Calculation		
Net Residential Density (excluding Balance Allotments)		dw/ha 19.8

LAND USE BUDGET STAGES 16 - 22B

Land Use Budget	Area (ha)	Percentage
Total Area of Stages 16 - 22B	14.496	100.0%
Saleable Area		
Single Residential Lots	8.776	60.5%
Open Space and Recreation	0.590	4.1%
Total Area of Allotments	9.365	64.6%
Road		
4m Reserve	0.088	0.6%
Trunk Collector Road	1.043	7.2%
Existing Road to be Utilised	1.027	7.1%
Local Roads	2.972	20.5%
Total Area of New Road	5.131	35.4%
Road Type		
Total Length of New Road	2863	
15m Wide New Road	1786	
20m Wide New Road	132	
24.5m Wide New Road	433	
Existing Road	512	

AMENDED IN RED

21 MAR 2014

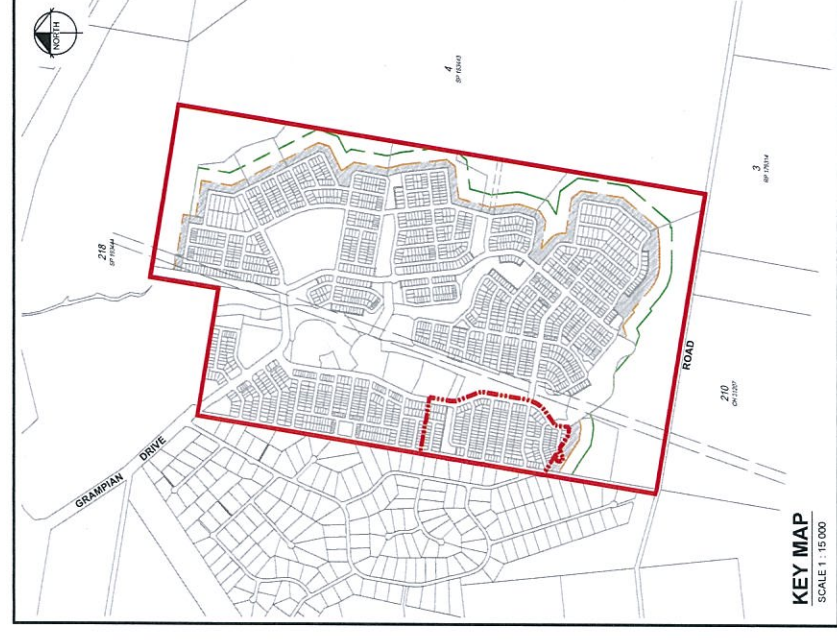
By: B. Davey

(name) MEDQ

Legend

Footpaths and Landscaping

Activated Frontage



KEY MAP
SCALE 1:15 000

REVISION
A: Amended Layout and Stals
B: Updated Layout
C: Updated Kiosk Back
D: Added Baseline Back
E: Updated Lot Layout

Date 22 JANUARY 2014
Comp By TJE
DWG Name 105598Pro
Local Authority IPSWICH CITY COUNCIL
Locality DEEBING HEIGHTS
Job Reference 105598

Level Datum
Origin

Scale 1:1000
Sheet A1

CLIENT
STOCKLAND

PROPOSED SUBDIVISION
STAGES 16 - 22B
ALLOTMENT LAYOUT

PROJECT
STOCKLAND
RESIDENTIAL ESTATE

Plan Ref 105598-44
Rev E
RPS
RPS Australia East Pty Ltd
ACN 140 252 762
ABN 44 140 252 762
743 Ann Street
Ferntree Gully VIC 3156
T +61 7 3237 8899
F +61 7 3237 8833
W rpsgroup.com.au

Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Purple Rifle Range Buffer
- 4m Reserve

Road

- Indicative Footpath Location



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

21 MAR 2014

MEDQ

AMENDED IN RED

21 MAR 2014

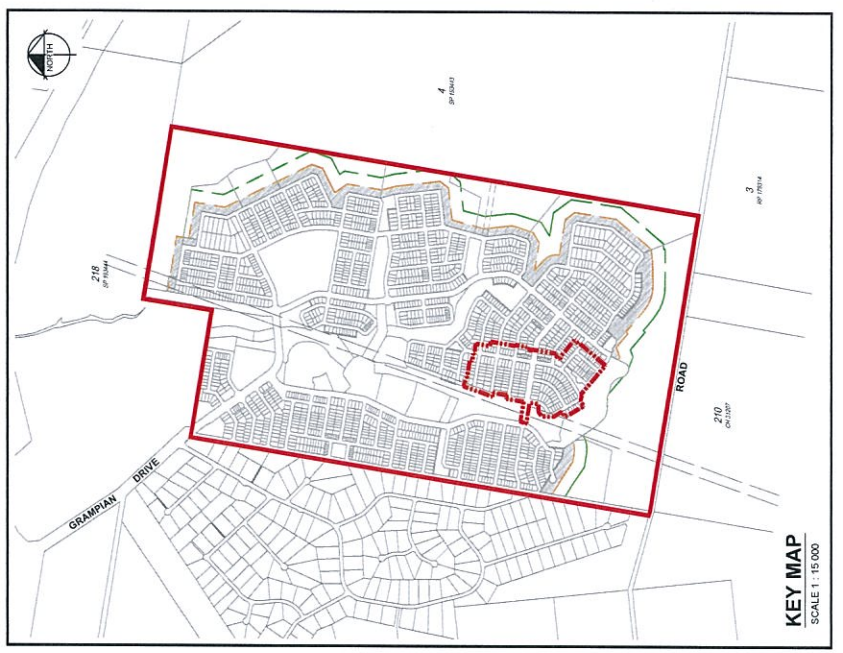
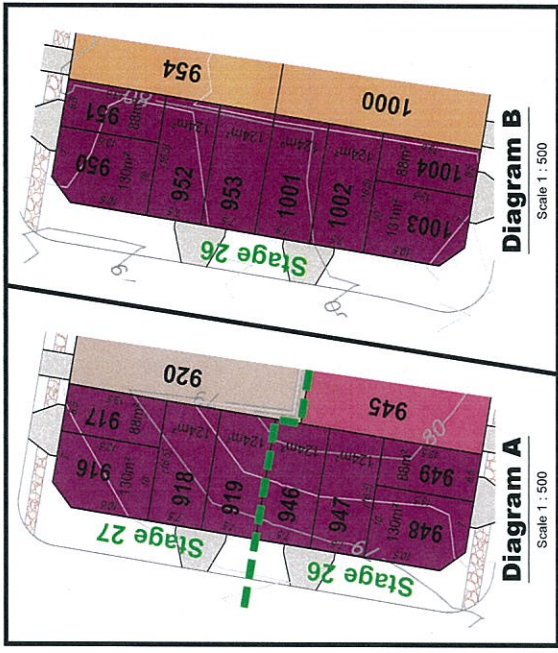
By: Blavey (name)
MEDQ

DEVELOPMENT STATISTICS STAGES 23 - 28

Allotment Type	Number of Allotments	Allotment %
Single Residential Dwellings		
25m Deep Lots		
Typical Lot		
6.5 x 15m	16	7.9%
8.5 x 25m	4	2.0%
10.5 x 25m	18	8.9%
12.5 x 25m	14	6.9%
14 x 25m	10	4.9%
18 x 25m	1	0.5%
Sub Total	63	31.0%
28m Deep Lots		
Typical Lot		
10.5 x 28m	30	14.8%
12.5 x 28m	49	24.1%
14 x 28m	23	11.3%
16 x 28m	3	1.5%
18 x 28m	5	2.5%
Sub Total	110	54.2%
32m Deep Lots		
Typical Lot		
12.5 x 32m	11	5.4%
14 x 32m	9	4.4%
16 x 32m	9	4.4%
18 x 32m	1	0.5%
Sub Total	30	14.8%
Total Single Residential Dwellings	203	100.0%
Density Calculation		dwh/a
Net Residential Density (excluding Balance Allotments)		19.7

LAND USE BUDGET STAGES 23 - 28

Land Use Budget	Area (ha)	Percentage
Total Area of Stages 23 - 28	11.510	100.0%
Saleable Area		
Single Residential Lots	7.078	61.5%
Open Space and Recreation	0.449	3.9%
Total Area of Allotments	7.527	65.4%
Road		
4m Reserve	0.031	0.3%
Trunk Collector Road	0.729	6.3%
Local Roads	3.223	28.0%
Total Area of New Road	3.983	34.6%
Road Type		
Length (m)		
Total Length of New Road	2368	
15m Wide New Road	1841	
17.5m Wide New Road	230	
24.5m Wide New Road	287	

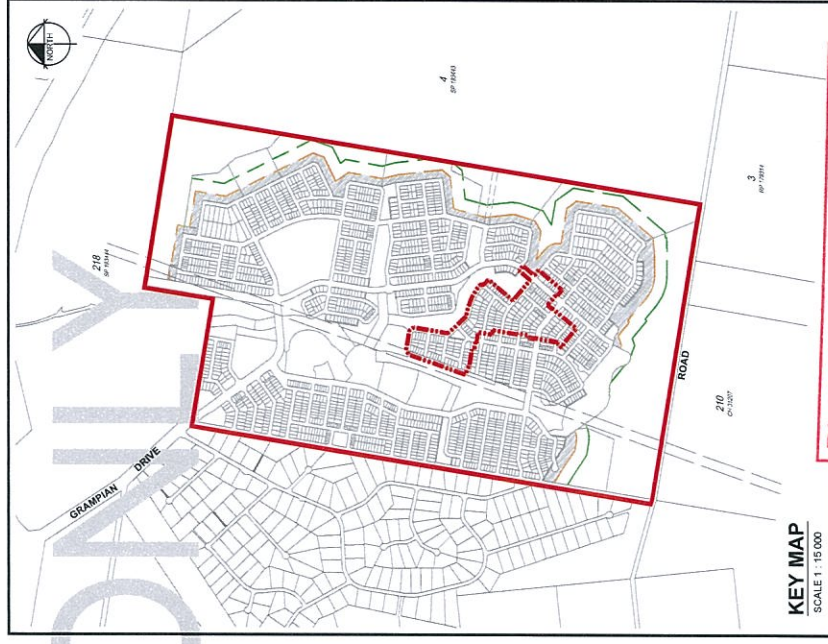
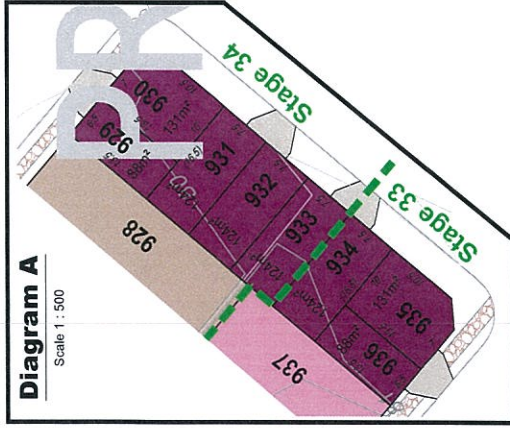


Legend

- Footpaths and Landscaping
- Activated Frontage

Note
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Dimensions have been rounded to the nearest 0.1 metres.
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Corner truncations shown are indicative only. Final truncation details to be resolved at time of final survey. Where possible 6m x 6m x 3 chord truncations will be utilised.
Building Envelopes, Setbacks, Parking and Driveway Locations have been detailed on corresponding Plans of Development (PODs) and Paradise Waters POD Document.

REVISION	Level Datum	Date	22 JANUARY 2014
	Origin	Comp By	TJE
		DWG Name	105598Pro
Scale	Sheet	Local Authority	IPSWICH CITY COUNCIL
	1:1000	Locality	DEEBING HEIGHTS
	A1	Job Reference	105598
PROJECT			
STOCKLAND			
RESIDENTIAL ESTATE			
Plan Ref			
105598-45			
Rev			
E			



Legend

Footpaths and Landscaping

Activated Frontage

AMENDED IN RED

21 MAR 2014

By: *B Davey* (name) MEDQ

Note
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DEVELOPMENT STATISTICS STAGES 29 - 34			
Allotment Type	Number of Allotments	Typical Lot	Allotment %
Single Residential Dwellings			
28m Deep Lots			
Typical Lot	8	6.5 x 15m	3.9%
Town Home Allotment	5	8.5 x 25m	2.5%
Villa Allotment	17	10.5 x 25m	8.4%
Premium Villa Allotment	22	12.5 x 25m	10.8%
Courtyard Allotment	15	14 x 25m	7.4%
Traditional Allotment	4	16 x 25m	2.0%
Premium Traditional Allotment	2	18 x 25m	1.0%
Sub Total	73		38.0%
28m Deep Lots			
Typical Lot	16	10.5 x 28m	7.9%
Premium Villa Allotment	28	12.5 x 28m	13.8%
Courtyard Allotment	24	14 x 28m	11.8%
Traditional Allotment	11	16 x 28m	5.4%
Premium Traditional Allotment	8	18 x 28m	3.9%
Sub Total	87		42.9%
32m Deep Lots			
Typical Lot	7	10.5 x 32m	3.4%
Premium Villa Allotment	19	12.5 x 32m	9.4%
Courtyard Allotment	6	14 x 32m	3.0%
Traditional Allotment	5	16 x 32m	2.5%
Premium Traditional Allotment	6	18 x 32m	3.0%
Sub Total	43		21.2%
Total Single Residential Dwellings	203		100.0%
Density Calculation			
Net Residential Density (excluding Balance Allotments)			18.9

LAND USE BUDGET STAGES 29 - 34			
Land Use Budget	Area (ha)	Percentage	
Total Area of Stages 29 - 34	11.735	100.0%	
Saleable Area			
Single Residential Lots	7.587	64.7%	
Open Space and Recreation	0.123	1.1%	
Convenience Centre	0.091	0.8%	
Total Area of Allotments	7.801	66.6%	
Road			
4m Reserve	0.025	0.2%	
Trunk Collector Road	0.776	6.6%	
Local Roads	3.132	26.7%	
Total Area of New Road	3.933	33.5%	
Road Type	Length (m)		
Total Length of New Road	2990		
15m Wide New Road	2043		
17.5m Wide New Road	30		
24.5m Wide New Road	317		

Legend

General Details

Site Boundary

Proposed Stage Boundary

4m Reserve

Road

Indicative Footpath Location

REVISION		Level Datum	Origin
A. Amended Layout and Stats			
B. Updated Keymap			
C. Updated Keymap			
D. Updated Keymap			
E. Updated Lot Layout			

CLIENT		PROJECT	
Date	22 JANUARY 2014	STOCKLAND	STOCKLAND
Comp By	TJE	PROPOSED SUBDIVISION	RESIDENTIAL ESTATE
DWG Name	105598Pto	STAGES 29 - 34	Rev
Local Authority	IPSWICH CITY COUNCIL	ALLOTMENT LAYOUT	E
Locality	DEEBING HEIGHTS	Plan Ref	105598-46
Job Reference	105598		

RPS

RPS Australia Pty Ltd
ACN 140 282 782
745 Ann Street
Parramatta NSW 2150
T: 61 2 3327 8899
F: 61 2 3327 8833
W: rpsgroup.com.au

Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Purga Rifle Range Buffer
- 4m Reserve

Road

- Indicative Footpath Location

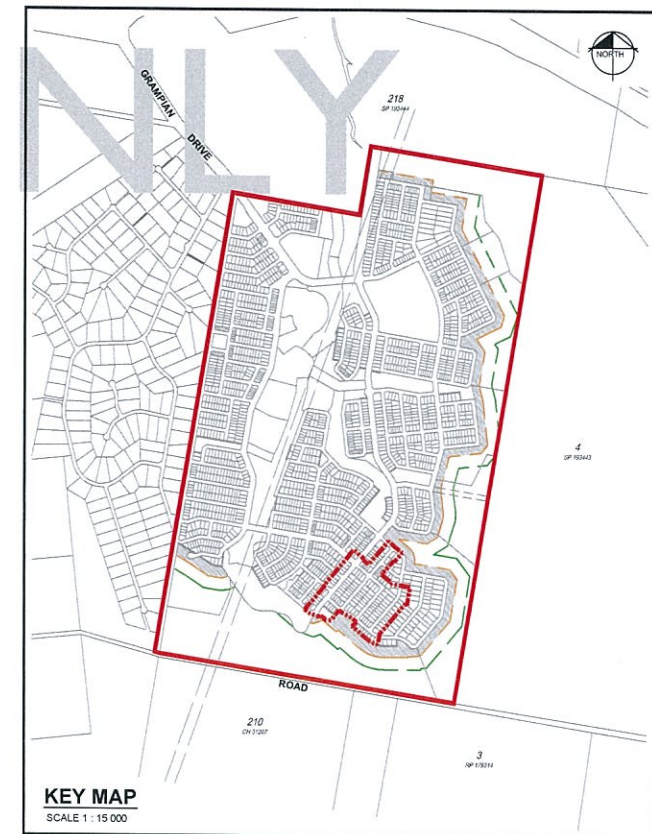


PRELIMINARY ONLY

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

21 MAR 2014

MEDQ



KEY MAP
SCALE 1:15,000

REVISION
A: Amended Layout and Stats
B: Amended Layout
C: Updated Keymap
D: Added Bushfire Setbacks
E: Updated Lot Layout

Note
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Building Envelopes, Setbacks, Parking and Driveway Locations have been detailed on corresponding Plans of Development (PODs) and Paradise Waters POD Document.

CLIENT
STOCKLAND

PROJECT
**STOCKLAND
RESIDENTIAL ESTATE**

PROPOSED
SUBDIVISION
STAGES 35 - 39
ALLOTMENT LAYOUT

Level Datum

Origin

Date 22 JANUARY 2014

Comp By. TJE

DWG Name. 105598Pro

Local Authority IPSWICH CITY COUNCIL

Locality DEEBING HEIGHTS

Job Reference 105598

Scale 1:1000 Sheet A1

Plan Ref 105598-47 Rev E

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
743 Ann Street
PO Box 1559
Ferntree Gully VIC 3159
T +61 7 3237 8869
F +61 7 3237 8833
www.rpsgroup.com.au

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Legend

Footpaths and
Landscaping

Activated Frontage

AMENDED IN RED

21 MAR 2014

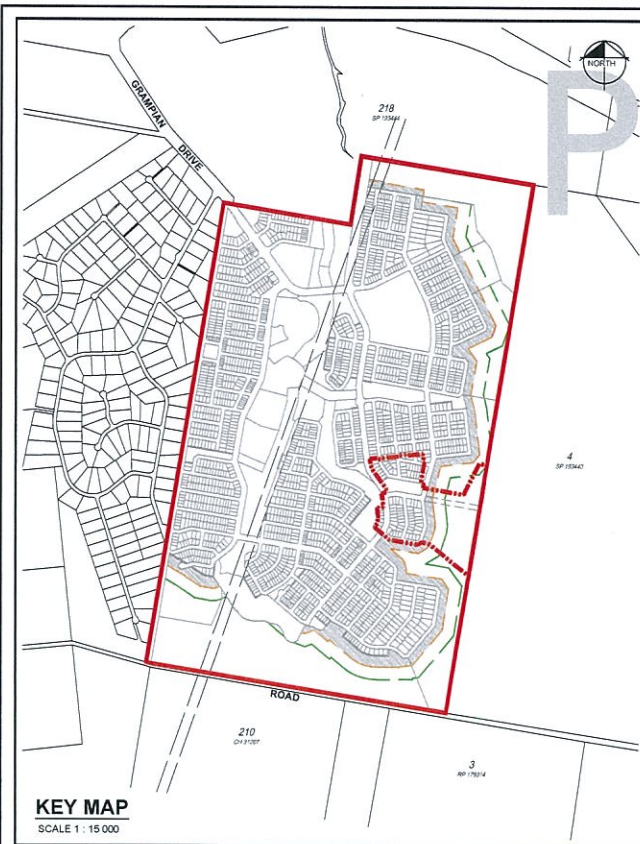
By: *B. Davey* (name)
MEDQ

LAND USE BUDGET STAGES 35 - 39

Land Use Budget	Area (ha)	Percentage
Total Area of Stages 35 - 39	8.634	100.0%
Saleable Area		
Single Residential Lots	5.548	65.4%
Open Space and Recreation	0.343	4.0%
Total Area of Allotments	5.991	69.4%
Road		
4m Reserve	0.024	0.3%
Trunk Collector Road	0.191	2.2%
Local Roads	2.428	28.1%
Total Area of New Road	2.643	30.6%
Road Type		
Total Length of New Road	1602	
15m Wide New Road	1266	
20m Wide New Road	257	
24.5m Wide New Road	79	

DEVELOPMENT STATISTICS STAGES 35 - 39

Allotment Type		Number of Allotments	Allotment %
Single Residential Dwellings			
25m Deep Lots	Typical Lot		
Town Home Allotment	8.5 x 25m	9	6.1%
Villa Allotment	10.5 x 25m	18	12.2%
Premium Villa Allotment	12.5 x 25m	14	9.5%
Courtyard Allotment	14 x 25m	14	9.5%
Traditional Allotment	16 x 25m	2	1.4%
Premium Traditional Allotment	18 x 25m	1	0.7%
Sub Total		58	39.5%
28m Deep Lots	Typical Lot		
Villa Allotment	10.5 x 28m	8	5.4%
Premium Villa Allotment	12.5 x 28m	12	8.2%
Courtyard Allotment	14 x 28m	13	8.8%
Traditional Allotment	16 x 28m	4	2.7%
Premium Traditional Allotment	18 x 28m	5	3.4%
Sub Total		42	28.6%
32m Deep Lots	Typical Lot		
Villa Allotment	10.5 x 32m	1	0.7%
Premium Villa Allotment	12.5 x 32m	10	6.8%
Courtyard Allotment	14 x 32m	22	15.0%
Traditional Allotment	16 x 32m	9	6.1%
Premium Traditional Allotment	18 x 32m	5	3.4%
Sub Total		47	32.0%
Total Single Residential Dwellings		147	100.0%
Density Calculation			dw/ha
Net Residential Density (excluding Balance Allotments)			18.2



AMENDED IN RED

21 MAR 2014

By: B. Davey (name) MEDQ

Note
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Building Envelopes, Setbacks, Parking and Driveway Locations have been detailed on corresponding Plans of Development (PODs) and Paradise Waters POD Document.

DEVELOPMENT STATISTICS STAGES 43 - 47			
Allotment Type	Number of Allotments	Typical Lot	Allotment %
Single Residential Dwellings			
25m Deep Lots			
Villa Allotment	8	10.5 x 25m	8.8%
Premium Villa Allotment	12	12.5 x 25m	13.2%
Courtyard Allotment	15	14 x 25m	16.5%
Premium Traditional Allotment	4	18 x 25m	4.4%
Sub Total	39		42.9%
28m Deep Lots			
Villa Allotment	8	10.5 x 28m	8.8%
Premium Villa Allotment	12	12.5 x 28m	13.2%
Courtyard Allotment	6	14 x 28m	6.6%
Traditional Allotment	2	16 x 28m	2.2%
Premium Traditional Allotment	1	18 x 28m	1.1%
Sub Total	29		31.9%
32m Deep Lots			
Premium Villa Allotment	11	12.5 x 32m	12.1%
Courtyard Allotment	4	14 x 32m	4.4%
Traditional Allotment	4	16 x 32m	4.4%
Premium Traditional Allotment	4	18 x 32m	4.4%
Sub Total	23		25.3%
Total Single Residential Dwellings	91		100.0%
Density Calculation			
Net Residential Density (excluding Balance Allotments)		dw/ha	17.4

Balance Lots and Open Space Lots to be amalgamated pursuant to Condition 18.

LAND USE BUDGET STAGES 43 - 47		
Land Use Budget	Area (ha)	Percentage
Total Area of Stages 43 - 47	12.742	100.0%
Saleable Area		
Single Residential Lots	3.485	27.3%
Balance Lots	6.299	49.4%
Open Space and Recreation	0.793	6.2%
Total Area of Allotments	10.577	83.0%
Road		
4m Reserve	0.013	0.1%
Trunk Collector Road	0.418	3.3%
Local Roads	1.734	13.6%
Total Area of New Road	2.166	17.0%
Road Type		
Length (m)		
Total Length of New Road	1262	
15m Wide New Road	906	
20m Wide New Road	185	
24.5m Wide New Road	171	

Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- 4m Reserve
- Outer Bushfire Management Zone
- Inner Bushfire Management Zone
- Balance (Future Residential - Per MCU Approval Dev 2012/267)

Road

- Indicative Footpath Location

Legend

Footpaths and Landscaping

Activated Frontage

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

21 MAR 2014

MEDQ

Unconstructed Road Reserve - 20m Wide
(Per MCU Approval DEV 2012/267)

(Balance)
9996
6.299 ha

4
SP 193443

REVISION
A: Amended Layout and Stats
B: Amended Layout
C: Updated Keymap
D: Added Bushfire Setbacks
E: Updated Lot Layout

CLIENT
STOCKLAND

PROJECT
**STOCKLAND
RESIDENTIAL ESTATE**

PROPOSED
SUBDIVISION
STAGES 43 - 47
ALLOTMENT LAYOUT

Level Datum
Origin

Date 22 JANUARY 2014

Comp By: TJE

DWG Name: 105598Pro

Local Authority IPSWICH CITY COUNCIL

Locality DEEBING HEIGHTS

Job Reference 105598

Scale 1:1000

Sheet A1

Plan Ref 105598-49

Rev E

RPS

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 8933
W rpsgroup.com.au

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