

PRELIMINARY ONLY

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

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

21 MAR 2014

MEDQ



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

AMENDED IN RED

21 MAR 2014

By: B. Davey

(name)
MEDQ

CLIENT
STOCKLAND

PROJECT
**STOCKLAND
RESIDENTIAL ESTATE**

PROPOSED
SUBDIVISION
STAGES 48 - 55
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

105598-50

Rev

E

RPS

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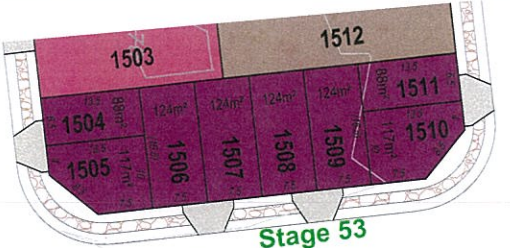


Diagram A

Scale 1 : 500

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

Legend

Footpaths and
Landscaping

Activated Frontage

DEVELOPMENT STATISTICS STAGES 48 - 55

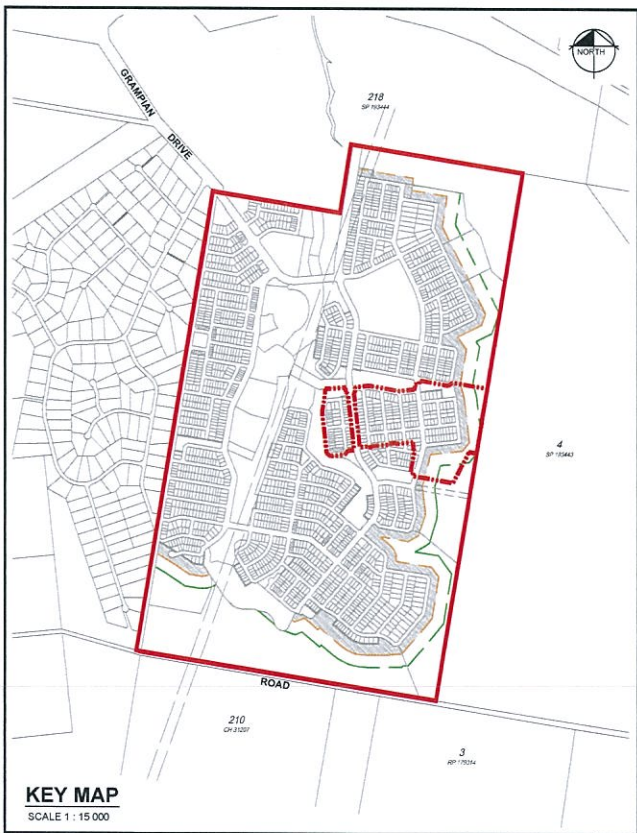
Allotment Type		Number of Allotments	Allotment %
Single Residential Dwellings			
25m Deep Lots			
	Typical Lot		
Urban Allotment	6.5 x 15m	8	3.9%
Town Home Allotment	8.5 x 25m	11	5.4%
Villa Allotment	10.5 x 25m	26	12.7%
Premium Villa Allotment	12.5 x 25m	14	6.8%
Courtyard Allotment	14 x 25m	20	9.8%
Premium Traditional Allotment	18 x 25m	1	0.5%
Sub Total		80	39.0%
28m Deep Lots			
	Typical Lot		
Villa Allotment	10.5 x 28m	8	3.9%
Premium Villa Allotment	12.5 x 28m	12	5.9%
Courtyard Allotment	14 x 28m	18	8.8%
Traditional Allotment	16 x 28m	7	3.4%
Sub Total		45	22.0%
32m Deep Lots			
	Typical Lot		
Premium Villa Allotment	12.5 x 32m	22	10.7%
Courtyard Allotment	14 x 32m	37	18.0%
Traditional Allotment	16 x 32m	15	7.3%
Premium Traditional Allotment	18 x 32m	6	2.9%
Sub Total		80	39.0%
Total Single Residential Dwellings		205	100.0%
Density Calculation			dw/ha
Net Residential Density (excluding Balance Allotments)			17.0

LAND USE BUDGET STAGES 48 - 55

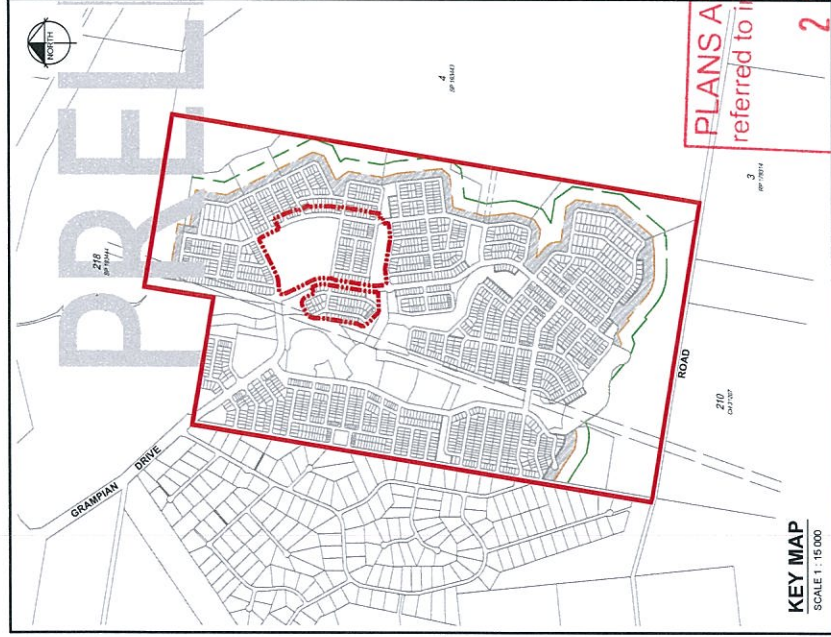
Land Use Budget	Area (ha)	Percentage
Total Area of Stages 48 - 55		
	18.072	100.0%
Saleable Area		
Single Residential Lots	7.640	42.3%
Balance Lots	4.955	27.4%
Open Space and Recreation	0.893	4.9%
Convenience Centre	0.105	0.6%
Total Area of Allotments	13.593	75.2%
Road		
4m Reserve	0.060	0.3%
Local Roads	4.419	24.5%
Total Area of New Road	4.479	24.8%
Road Type		
Length (m)		
Total Length of New Road	2785	
15m Wide New Road	2404	
20m Wide New Road	381	

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.
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.

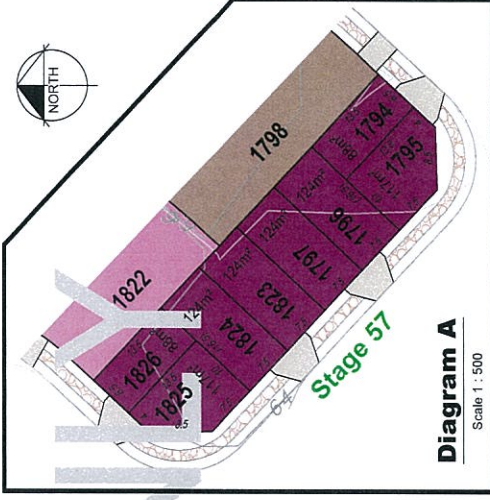


KEY MAP
SCALE 1 : 15 000



DEVELOPMENT STATISTICS STAGES 56 - 64		
Development Type	Typical Lot	Number of Allotments
Single Residential Dwellings		
25m Deep Lots	Typical Lot	8
Urban Allotment	6.5 x 15m	4.7%
Town Home Allotment	8.5 x 25m	8.2%
Villa Allotment	10.5 x 25m	14.5%
Premium Villa Allotment	12.5 x 25m	24
Courtyard Allotment	14 x 25m	20
Traditional Allotment	18 x 25m	4
Sub Total		95
28m Deep Lots	Typical Lot	9
Villa Allotment	10.5 x 28m	5.3%
Premium Villa Allotment	12.5 x 28m	3
Courtyard Allotment	14 x 28m	1.8%
Traditional Allotment	16 x 28m	3.5%
Sub Total		19
32m Deep Lots	Typical Lot	19
Premium Villa Allotment	12.5 x 32m	11.1%
Courtyard Allotment	14 x 32m	27
Traditional Allotment	16 x 32m	15.8%
Sub Total		57
Total Single Residential Dwellings		171
Density Calculation		100.0%
Net Residential Density (excluding Balance Allotments)		dwha
		18.1

LAND USE BUDGET STAGES 56 - 64		
Land Use Budget	Area (ha)	Percentage
Total Area of Stages 56 - 64	17.920	100.0%
Saleable Area		
Single Residential Lots	5.944	33.2%
Future Primary School Site	6.810	38.0%
Open Space and Recreation	1.645	9.2%
Total Area of Allotments	14.399	80.3%
Road		
4m Reverse	0.025	0.1%
Local Roads	3.496	19.5%
Total Area of New Road	3.521	19.6%
Road Type		
Total Length of New Road	2176	
15m Wide New Road	1735	
20m Wide New Road	441	



PLANS AND DOCUMENTS referred to in the PDA APPROVAL

21 MAR 2014

Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- 4m Reserve
- Future Primary School Site - Per MCU Approval Dev 2012/267

Road

- Indicative Footpath Location

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.

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.

MEDQ

AMENDED IN RED

21 MAR 2014

By: B. Davey (name)

MEDQ

Legend

Footpaths and Landscaping

Activated Frontage

REVISION

- A: Amended Layout and Stats
- B: Amended Layout and Stats
- C: Revised Primary School Site Layout
- D: Added Building Setbacks
- 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

CLIENT

STOCKLAND

PROPOSED SUBDIVISION
STAGES 56 - 64

ALLOTMENT LAYOUT

PROJECT

STOCKLAND

RESIDENTIAL ESTATE

Plan Ref

105598-51

Rev

E



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MINIARY ONLY

DEVELOPMENT STATISTICS STAGES 65 - 68		
Allotment Type	Number of Allotments	Allotment %
Single Residential Dwellings		
25m Deep Lots		
Typical Lot	8.5 x 25m	2
Town Home Allotment	10.5 x 25m	12
Villa Allotment	12.5 x 25m	11
Premium Villa Allotment	14 x 25m	8
Courtyard Allotment	16 x 25m	2
Traditional Allotment	18 x 25m	1
Premium Traditional Allotment		
Sub Total	36	31.6%
28m Deep Lots		
Typical Lot	10.5 x 28m	13
Villa Allotment	12.5 x 28m	10
Premium Villa Allotment	14 x 28m	9
Courtyard Allotment	16 x 28m	2
Traditional Allotment	18 x 28m	
Premium Traditional Allotment		
Sub Total	34	29.8%
32m Deep Lots		
Typical Lot	12.5 x 32m	12
Premium Villa Allotment	14 x 32m	17
Courtyard Allotment	16 x 32m	12
Traditional Allotment	18 x 32m	3
Premium Traditional Allotment		
Sub Total	44	38.6%
Total Single Residential Dwellings	114	100.0%
Density Calculation		
Net Residential Density (excluding Balance Allotments)		dw/ha
		16.9

LAND USE BUDGET STAGES 65 - 68		
Land Use Budget	Area (ha)	Percentage
Total Area of Stages 65 - 68	17.618	100.0%
Saleable Area		
Single Residential Lots	4.385	24.9%
Balance Lot	9.211	52.3%
Open Space and Recreation	1.649	9.4%
Total Area of Allotments	15.245	86.5%
Road		
Local Roads	2.373	13.5%
Total Area of New Road	2.373	13.5%
Road Type	Length (m)	
Total Length of New Road	1501	
15m Wide New Road	1501	

AMENDED IN RED

21 MAR 2014

By: *B. Davey* (name) MEDQ

Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Sleep Lot Provisions
- Outer Bushfire Management Zone
- Inner Bushfire Management Zone
- Balance (Future Residential - Per MCU Approval Dev 2012/267)

Road

- Indicative Footpath Location

Note

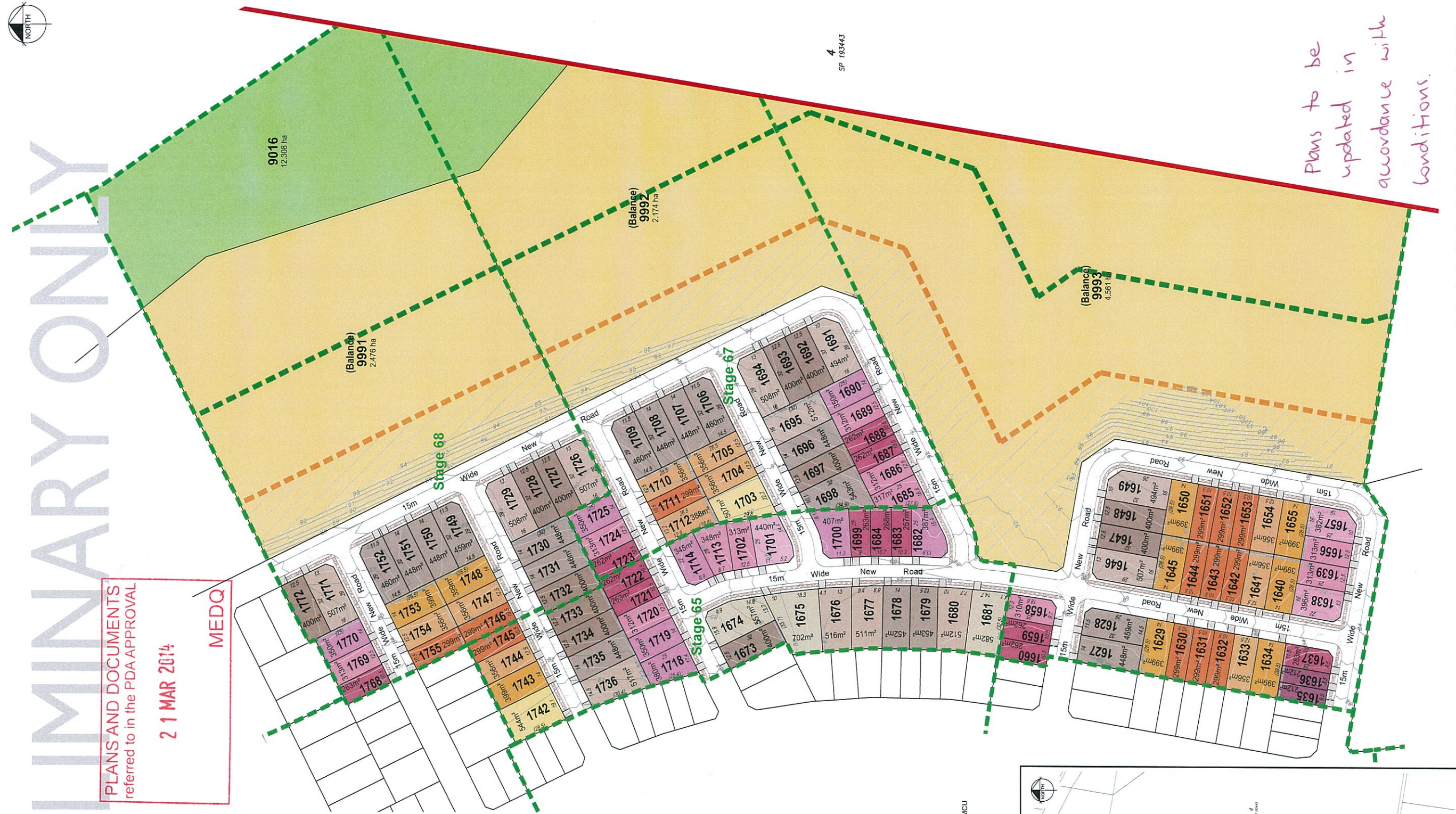
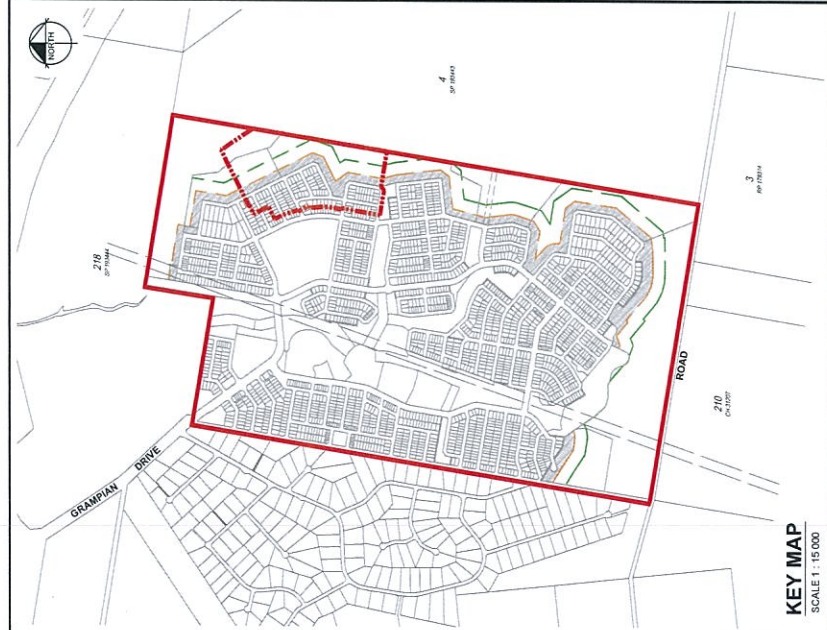
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Dimensions have been rounded to the nearest 0.1 metres.

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

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.



Plans to be updated in accordance with conditions.

REVISION	Level Datum		Date	22 JANUARY 2014	CLIENT	STOCKLAND PROPOSED SUBDIVISION STAGES 65 - 68 ALLOTMENT LAYOUT	PROJECT	STOCKLAND RESIDENTIAL ESTATE		RPS Australia East Pty Ltd 100 Pitt Street A101 A
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PRELIMINARY ONLY

218
SP 193444



Stage 70

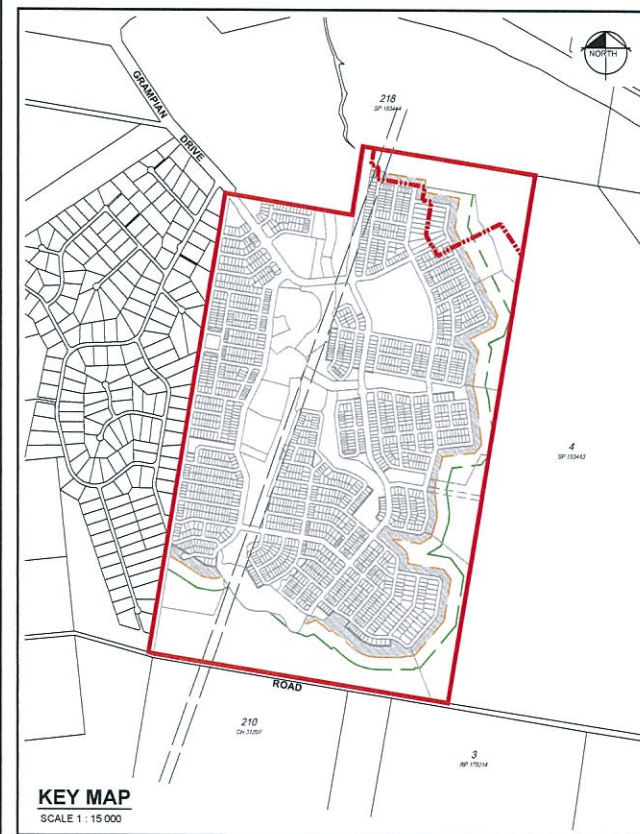
9016
12.308 ha

Stage 69

4
SP 193443

(Balance)
9990
2.923 ha

Stage 71



KEY MAP
SCALE 1 : 15 000

DEVELOPMENT STATISTICS STAGES 69 - 71			
Allotment Type	Number of Allotments	Typical Lot	Allotment %
Single Residential Dwellings			
32m Deep Lots			
Premium Villa Allotment	12.5 x 32m	1	9.1%
Courtyard Allotment	14 x 32m	1	9.1%
Traditional Allotment	16 x 32m	1	9.1%
Premium Traditional Allotment	18 x 32m	1	9.1%
Sub Total		4	36.4%
Large Lots			
Lifestyle Allotment	18 x 45m	7	63.6%
Sub Total		7	63.6%
Total Single Residential Dwellings		11	100.0%
Density Calculation			
Net Residential Density (excluding Balance Allotments)		dw/ha	6.7

LAND USE BUDGET STAGES 69 - 71		
Land Use Budget	Area (ha)	Percentage
Total Area of Stages 70 - 72	15.162	100.0%
Saleable Area		
Single Residential Lots	1.176	7.7%
Balance Lot	2.923	19.3%
Open Space and Recreation	10.616	69.9%
Total Area of Allotments	14.714	96.9%
Road		
Local Roads	0.468	3.1%
Total Area of New Road	0.468	3.1%
Road Type	Length (m)	
Total Length of New Road	311	
15m Wide New Road	311	

Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Outer Bushfire Management Zone
- Inner Bushfire Management Zone
- Steep Lot Provisions
- Balance (Future Residential - Per MCU Approval Dev 2012/267)

Road

- Indicative Footpath Location

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

21 MAR 2014

MEDQ

AMENDED IN RED

21 MAR 2014

By: B. Davey (name)
MEDQ

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

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.
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.
Hillside & rural lots to be developed in accordance with "Paradise Waters Steep Lot Guidelines".

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

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

CLIENT
STOCKLAND

PROJECT
**STOCKLAND
RESIDENTIAL ESTATE**

PROPOSED
SUBDIVISION
STAGES 69 - 71
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
105598-53

Rev
E

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LAND USE BUDGET STAGES 81 - 94		
Land Use Budget	Area (ha)	Percentage
Total Area of Stages 81 - 94	28.046	100.0%
Saleable Area		
Open Space and Recreation	24.346	86.8%
Neighbourhood Facilities	0.400	1.4%
Total Area of Allotments	24.746	88.2%
Road		
4m Reserve	0.264	0.9%
Trunk Collector Road	3.046	10.9%
Total Area of New Road	3.311	11.8%
Road Type		
Total Length of New Road	1109	
24.5m Wide New Road	867	
30m Wide New Road	242	

An open space staging plan is required pursuant to Condition 11.

Each stage must be independently serviced, including dedication of necessary stormwater infrastructure.

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

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

21 MAR 2014

MEDQ

Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- 4m Reserve
- Road
- Indicative Footpath Location

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.

REVISION	Level Datum		CLIENT		PROJECT	
	Origin	Date	Comp By	22 JANUARY 2014	STOCKLAND	
	Scale	Sheet	DWG Name	TJE	RESIDENTIAL ESTATE	
A: Amended Layout and Stats	1:1500	A1	105598Pro		PROPOSED SUBDIVISION STAGES 81 - 94 ALLOTMENT LAYOUT	
B: Updated Keymap			IPSWICH CITY COUNCIL			
C: Updated Keymap			DEEBING HEIGHTS			
D: Updated Lot Layout			Job Reference	105598	Plan Ref	105598-55
					Rev	E

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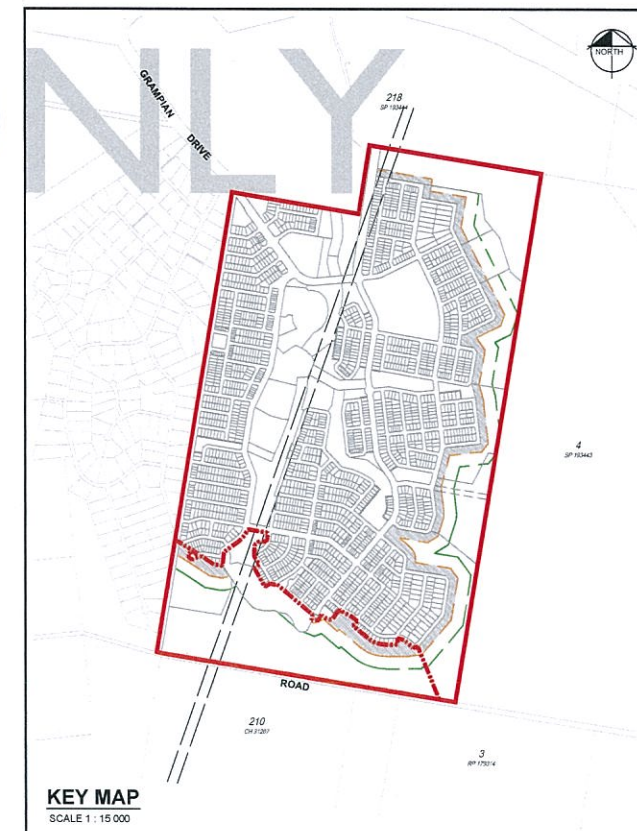
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PRELIMINARY

LAND USE BUDGET STAGES 95 - 97

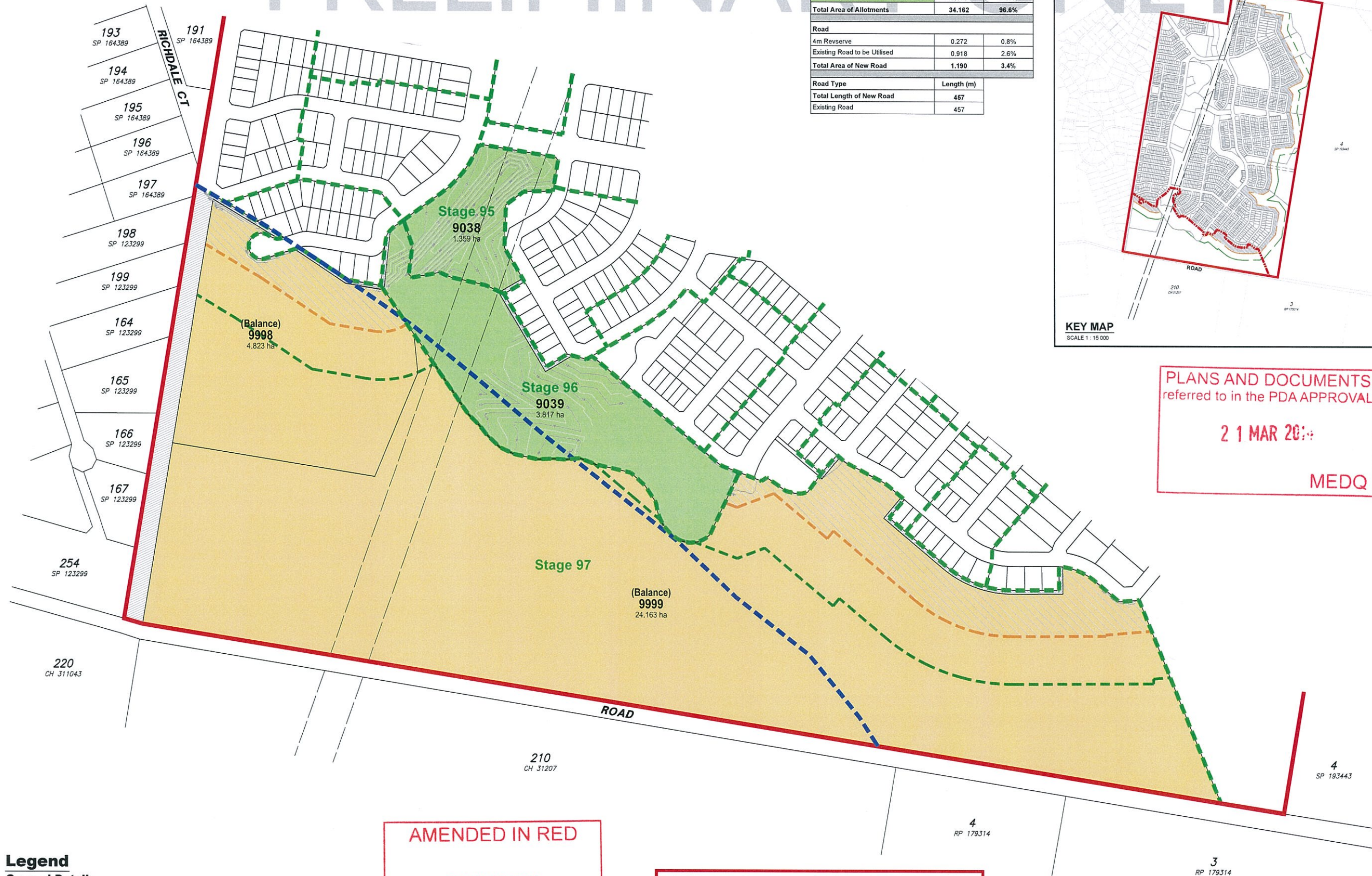
Land Use Budget	Area (ha)	Percentage
Total Area of Stages 95 - 97	35.352	100.0%
Saleable Area		
Balance Lot	28.987	82.0%
Open Space and Recreation	5.175	14.6%
Total Area of Allotments	34.162	96.6%
Road		
4m Reserve	0.272	0.8%
Existing Road to be Utilised	0.918	2.6%
Total Area of New Road	1.190	3.4%
Road Type		
Total Length of New Road	457	
Existing Road	457	



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

21 MAR 2014

MEDQ



Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Purga Rifle Range Buffer
- 4m Reserve
- Existing Road to be Utilised
- Outer Bushfire Management Zone
- Inner Bushfire Management Zone
- Balance (Future Residential - Per MCU Approval Dev 2012/267)

AMENDED IN RED

21 MAR 2014

By: B. Davey (name)
MEDQ

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

REVISION

- A: Amended Layout and Stairs
- B: Amended Layout
- C: Updated Keymap
- D: Added Bushfire Setbacks
- E: Updated Lot Layout

Note

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CLIENT

STOCKLAND

PROJECT

**STOCKLAND
RESIDENTIAL ESTATE**

**PROPOSED
SUBDIVISION STAGES
95, 96 AND BALANCE
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: 1:2000

Sheet: A1

Plan Ref: 105598-56

Rev: E

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