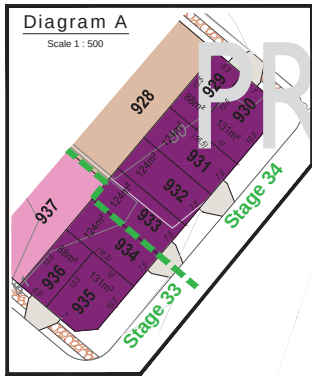




Note
All dimensions and areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
The boundaries shown on this plan should not be used for final detailed engineers design.

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.

DEVELOPMENT STATISTICS STAGES 29 - 34			
Allotment Type	Typical Lot	Number of Allotments	Allotment %
Single Residential Dwellings			
25m Deep Lots			
Villa Allotment	6.5 x 15m	8	3.9%
Town Home Allotment	8.5 x 25m	5	2.5%
Villa Allotment	10.5 x 25m	17	8.4%
Premium Villa Allotment	12.5 x 25m	22	10.8%
Courtyard Allotment	14 x 25m	15	7.4%
Traditional Allotment	16 x 25m	4	2.0%
Premium Traditional Allotment	18 x 25m	2	1.0%
Sub Total		73	36.0%
28m Deep Lots			
Villa Allotment	10.5 x 28m	16	7.9%
Premium Villa Allotment	12.5 x 28m	28	13.8%
Courtyard Allotment	14 x 28m	24	11.8%
Traditional Allotment	16 x 28m	11	5.4%
Premium Traditional Allotment	18 x 28m	8	3.9%
Sub Total		87	42.9%
32m Deep Lots			
Villa Allotment	10.5 x 32m	7	3.4%
Premium Villa Allotment	12.5 x 32m	19	9.4%
Courtyard Allotment	14 x 32m	6	3.0%
Traditional Allotment	16 x 32m	5	2.5%
Premium Traditional Allotment	18 x 32m	6	3.0%
Sub Total		43	21.2%
Total Single Residential Dwellings		203	100.0%
Density Calculation			dw/h
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	66.5%
Road		
4m Reverse	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	2399	
15m Wide New Road	2043	
17.5m Wide New Road	30	
24.5m Wide New Road	317	

REVISION A: Amended Layout and Stats B: Amended Layout C: Updated Keymap D: Updated Keymap E: Updated Lot Layout	Level Datum	Date	22 JANUARY 2014	CLIENT STOCKLAND PROPOSED SUBDIVISION STAGES 29 - 34 ALLOTMENT LAYOUT	PROJECT STOCKLAND RESIDENTIAL ESTATE Plan Ref 105598-46	Rev E	 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
	Origin	Comp By	TJE				
		DWG Name	105598Pro				
		Local Authority	IPSWICH CITY COUNCIL				
Scale	1:1000	Sheet	A1	Locality	DEEBING HEIGHTS		
		Job Reference	105598				

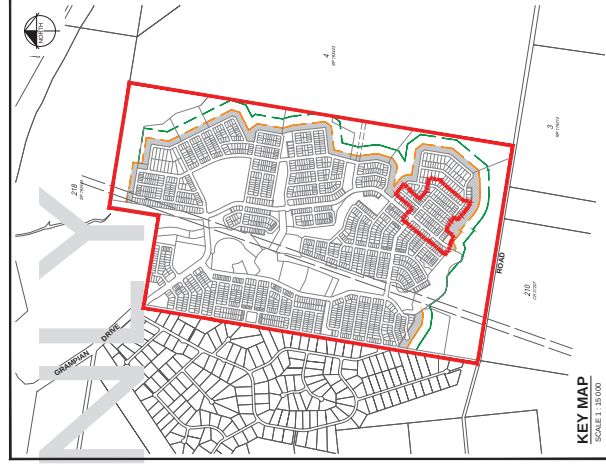
Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Purple Title Range Buffer
- 4m Reserve
- Road
- Indicative Footpath Location



PRELIMINARY



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

Note
All dimensions and areas are approximate only, and are subject to survey and Council approval. Dimensions are 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. All lots are 3 chord truncations will be utilised.

Building Envelopes, Setbacks, etc. have been detailed on corresponding Plans of Development (PODs) and the Police Water's POD Document.

CLIENT
STOCKLAND

PROJECT
**STOCKLAND
RESIDENTIAL ESTATE**

PROPOSED
SUBDIVISION
STAGES 35 - 39
ALLOTMENT LAYOUT

Level Datum	Origin
Date	22 JANUARY 2014
Comp. By	T.E
DWG. No.	105598-47
Local Authority	IPSWICH CITY COUNCIL
Location	SEEBING HEIGHTS
Job Reference	105598
Scale	1:1000
Sheet	A1
Plan Ref	105598-47
Rev	E

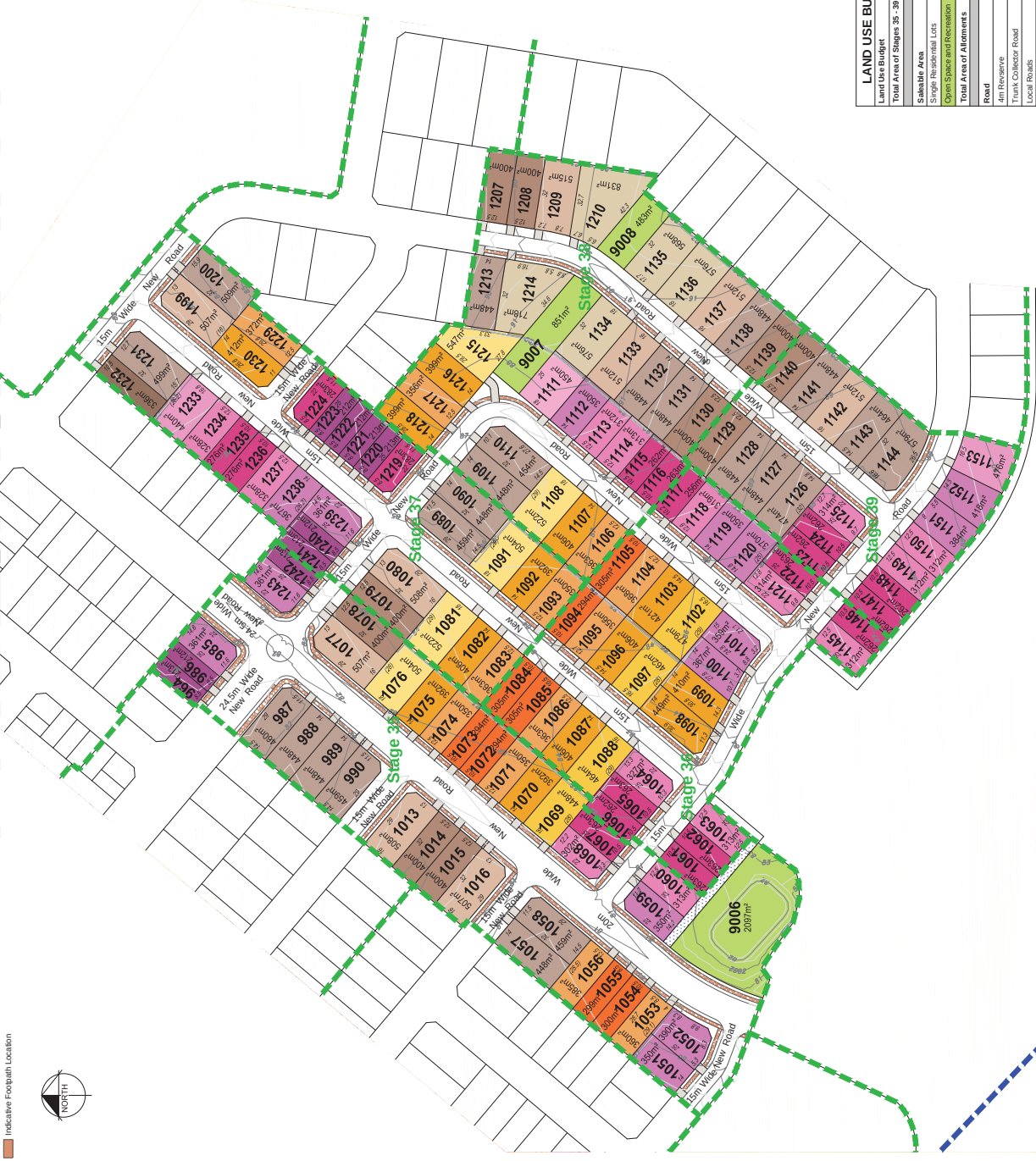


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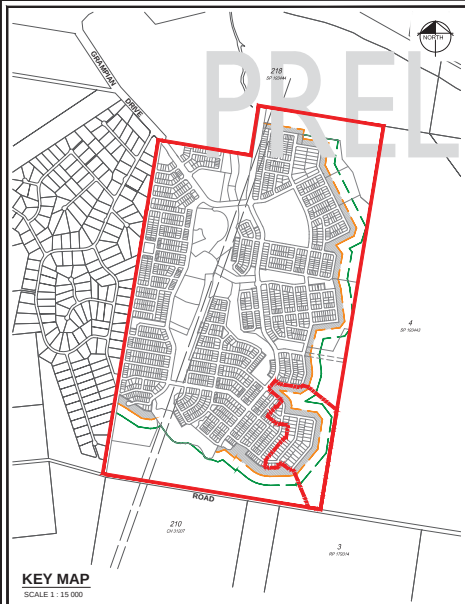
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DEVELOPMENT STATISTICS STAGES 35 - 39		
Allocation Type	Typical Lot	Allocation %
Single Residential Dwellings		
25m Deep Lots	8.5 x 25m	9
Villa Allocation	10.5 x 25m	18
Premium Villa Allocation	22.5 x 25m	14
Courtyard Allocation	14.4 x 25m	14
Traditional Allocation	18 x 25m	2
Premium Traditional Allocation	18 x 25m	1
Sub Total		58
25m Deep Lots		
Villa Allocation	10.5 x 25m	8
Premium Villa Allocation	22.5 x 25m	12
Courtyard Allocation	14.4 x 25m	13
Traditional Allocation	18 x 25m	4
Premium Traditional Allocation	18 x 25m	5
Sub Total		42
25m Deep Lots		
Villa Allocation	10.5 x 32m	1
Premium Villa Allocation	22.5 x 32m	10
Courtyard Allocation	14.4 x 32m	22
Traditional Allocation	18 x 32m	9
Premium Traditional Allocation	18 x 32m	5
Sub Total		47
Total Single Residential Dwellings		147
Density Calculation		100.0%
Net Residential Density (including Balance Allocations)		18.2

LAND USE BUDGET STAGES 35 - 39		
Land Use Budget	Area (ha)	Percentage
Total Area of Stages 35 - 39	8.634	100.0%
Setback Area		
Single Residential Lots	5.648	65.4%
Open Space and Recreation	0.543	6.3%
Total Area of Allocations	5.991	69.4%
Road		
4m Reserve	0.024	0.3%
Trunk Collector Road	0.191	2.2%
Local Roads	2.128	24.5%
Total Area of New Road	2.443	28.3%
Road Type		
Total Length of New Road	1.602	
15m Wide New Road	12.66	
20m Wide New Road	28.7	
24.5m Wide New Road	79	



PRELIMINARY ONLY



KEY MAP
SCALE 1 : 15 000



Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Steep Lot Provisions
- Outer Bushfire Management Zone
- Inner Bushfire Management Zone
- Balance (Future Residential - 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.

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

DEVELOPMENT STATISTICS STAGES 40 - 42			
Allotment Type		Number of Allotments	Allotment %
Single Residential Dwellings			
25m Deep Lots		Typical Lot	
Traditional Allotment	16 x 25m	1	1.8%
Premium Traditional Allotment	18 x 25m	3	5.3%
Sub Total		4	7.0%
28m Deep Lots		Typical Lot	
Premium Villa Allotment	12.5 x 28m	2	3.5%
Courtyard Allotment	14 x 28m	2	3.5%
Sub Total		4	7.0%
32m Deep Lots		Typical Lot	
Premium Villa Allotment	12.5 x 32m	3	5.3%
Courtyard Allotment	14 x 32m	3	5.3%
Traditional Allotment	16 x 32m	7	12.3%
Premium Traditional Allotment	18 x 32m	10	17.5%
Sub Total		23	40.4%
Large Lots		Typical Lot	
Lifestyle Allotment	18 x 45m	26	45.6%
Sub Total		26	45.6%
Total Single Residential Dwellings		57	100.0%
Density Calculation			dwh/a
Net Residential Density (excluding Balance Allotments)			9.9

LAND USE BUDGET STAGES 40 - 42		
Land Use Budget	Area (ha)	Percentage
Total Area of Stages 40 - 42	16.641	100.0%
Saleable Area		
Single Residential Lots	4.063	24.4%
Balance Lots	10.723	64.4%
Open Space and Recreation	0.183	1.1%
Total Area of Allotments	14.969	90.0%
Road		
Local Roads	1.672	10.0%
Total Area of New Road	1.672	10.0%
Road Type		
Length (m)		
Total Length of New Road	1121	
15m Wide New Road	1121	

REVISION: A: Amended Layout and Stats B: Amended Layout C: Updated Keymap D: Added Boundary Setbacks E: Updated Lot Layout	Level Datum		Date	22 JANUARY 2014	CLIENT STOCKLAND PROPOSED SUBDIVISION STAGES 40 - 42 ALLOTMENT LAYOUT	PROJECT STOCKLAND RESIDENTIAL ESTATE		 RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 743 Ann Street PO Box 1009 Fortitude Valley QLD 4006 T +61 7 3237 8899 F +61 7 3237 8833 W rpsgroup.com.au
	Origin		Comp By	TJE				
			DWG Name	105598Pro				
			Local Authority	IPSWICH CITY COUNCIL				
Scale 1:1000	Sheet A1	Locality		DEEBING HEIGHTS	Plan Ref 105598-48	Rev E		
		Job Reference		105598				