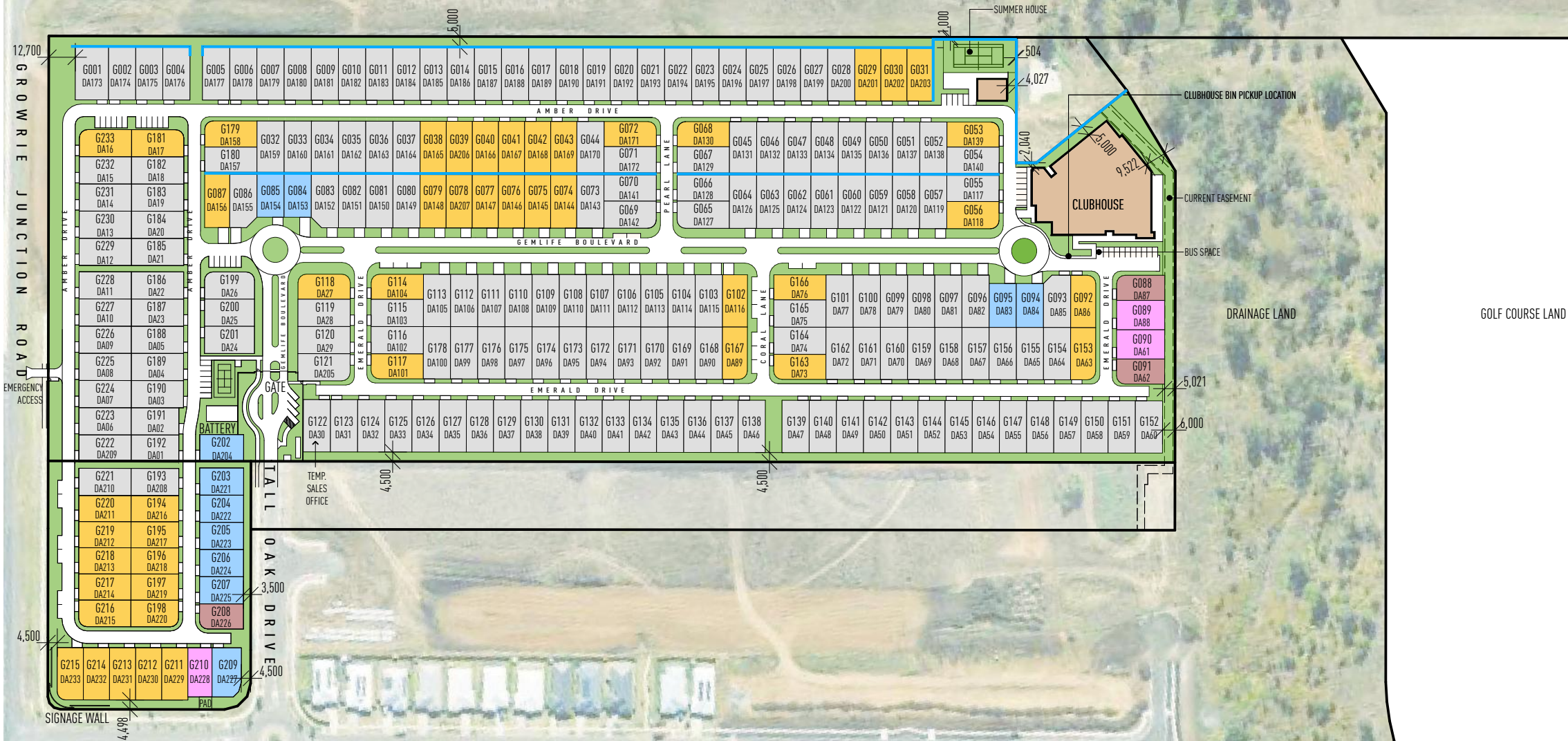


1.01 Architectural Drawings

Master Plan

TOOWOOMBA BYPASS

HERMITAGE ROAD



SITE 1

TOTAL NUMBER OF LOTS 233

COMMERICAL 1500m2
(4 lots)

LOT SIZE YIELD

13.0m x 25.0m STANDARD LOTS	169
12.5m x 25.0m SMALL LOTS	47
13.0m x 21.0m SMALL LOTS	11
12.0m x 23.0m SMALL LOTS	3
14.0m x 23.0m SMALL LOTS	3
ACOUSTIC FENCE (REFER STATEMENT OF LANDSCAPE INTENT)	

STATISTICS

VISITOR CAR PARKING 68 + 1 MINI BUS SPACE

RECEIVED
21/09/2026

TOOWOOMBA
REGIONAL COUNCIL

VIRAGE ARCHITECTS

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
PO BOX 42, ISLE OF CAPRI, QLD. 4217

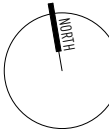
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



28	17.09.26	Master plan updated
27	21.08.26	Villa Numbering updated
26	18.08.26	Villa Numbering updated
25	10.08.26	Entry updated
24	16.06.26	Road updated
23	11.05.26	Master plan updated
22	27.04.26	Master plan updated
ISSUE	DATE	DESCRIPTION

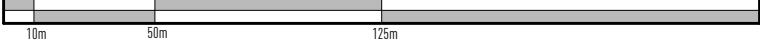
PROJECT Proposed New Development
Tall Oak Drive Cotswold QLD

CLIENT GemLife



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DRAWING TITLE BP1495/1.01



SCALE 1:2500 @ A3
Master Plan

