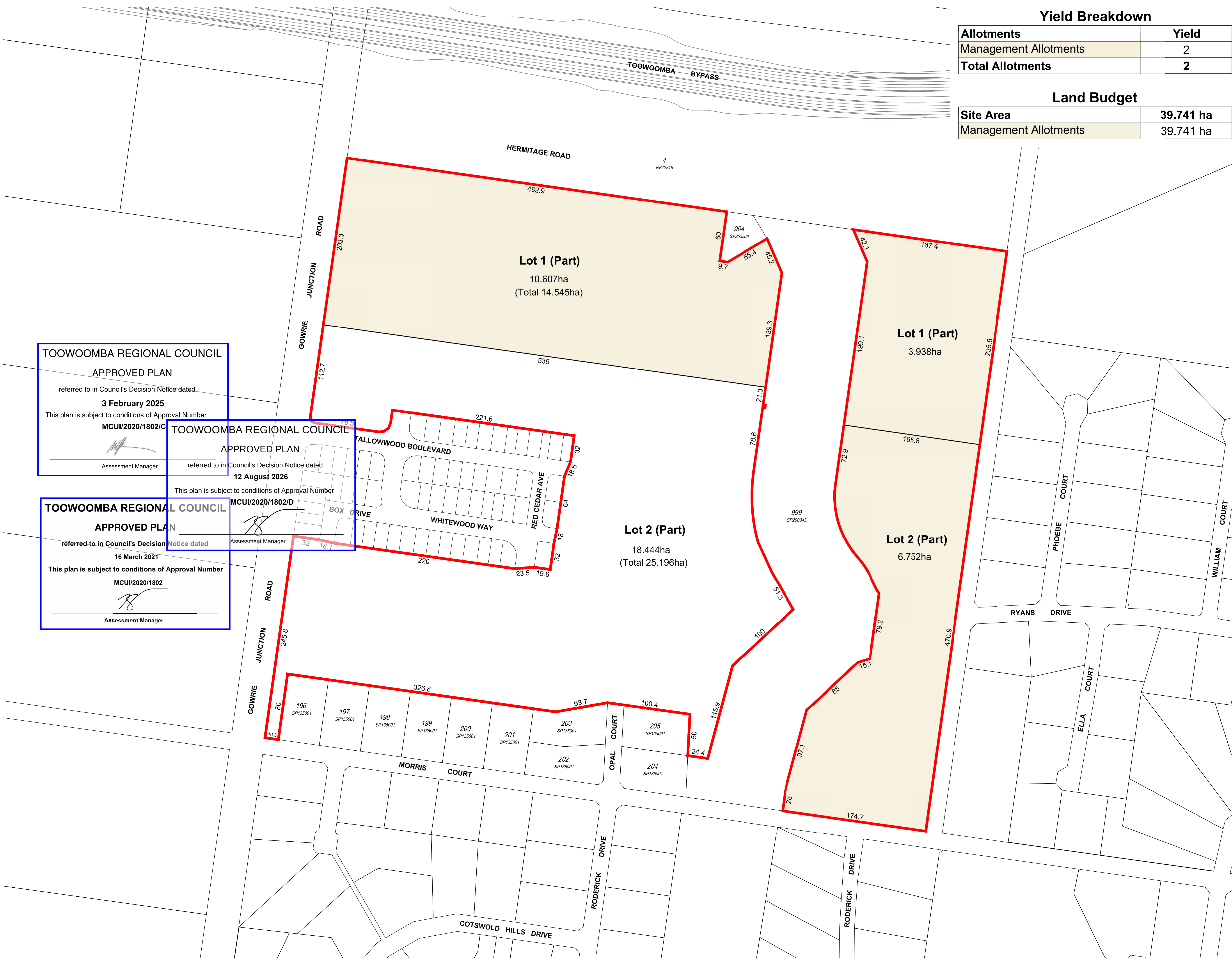




Yield Breakdown

Allotments	Yield
Management Allotments	2
Total Allotments	2

Land Budget

Site Area	39.741 ha
Management Allotments	39.741 ha

0 10 20 30 40 60 1:2,000 @A1

GOWRIE JUNCTION ROAD, COTSWOLD HILLS

PLAN OF SUBDIVISION OVER LOT 990 ON SP290343

PLAN REF: 146500 – 05
Rev No: —
DATE: 08 MAY 2020
CLIENT: COUNTRY CLUB LIVING
DRAWN BY: JC
CHECKED BY: MD

Legend

Site Boundary

Note:
All Lot Numbers, 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.
Source Information:
Site boundaries: Ring Surveys/Definium.
Adjoining information: DCDB.
Contours: Ring Surveys.

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
3 February 2025
This plan is subject to conditions of Approval Number
MCUI/2020/1802/C

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
12 August 2026
This plan is subject to conditions of Approval Number
MCUI/2020/1802/D

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
16 March 2021
This plan is subject to conditions of Approval Number
MCUI/2020/1802

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com



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Please contact the author.

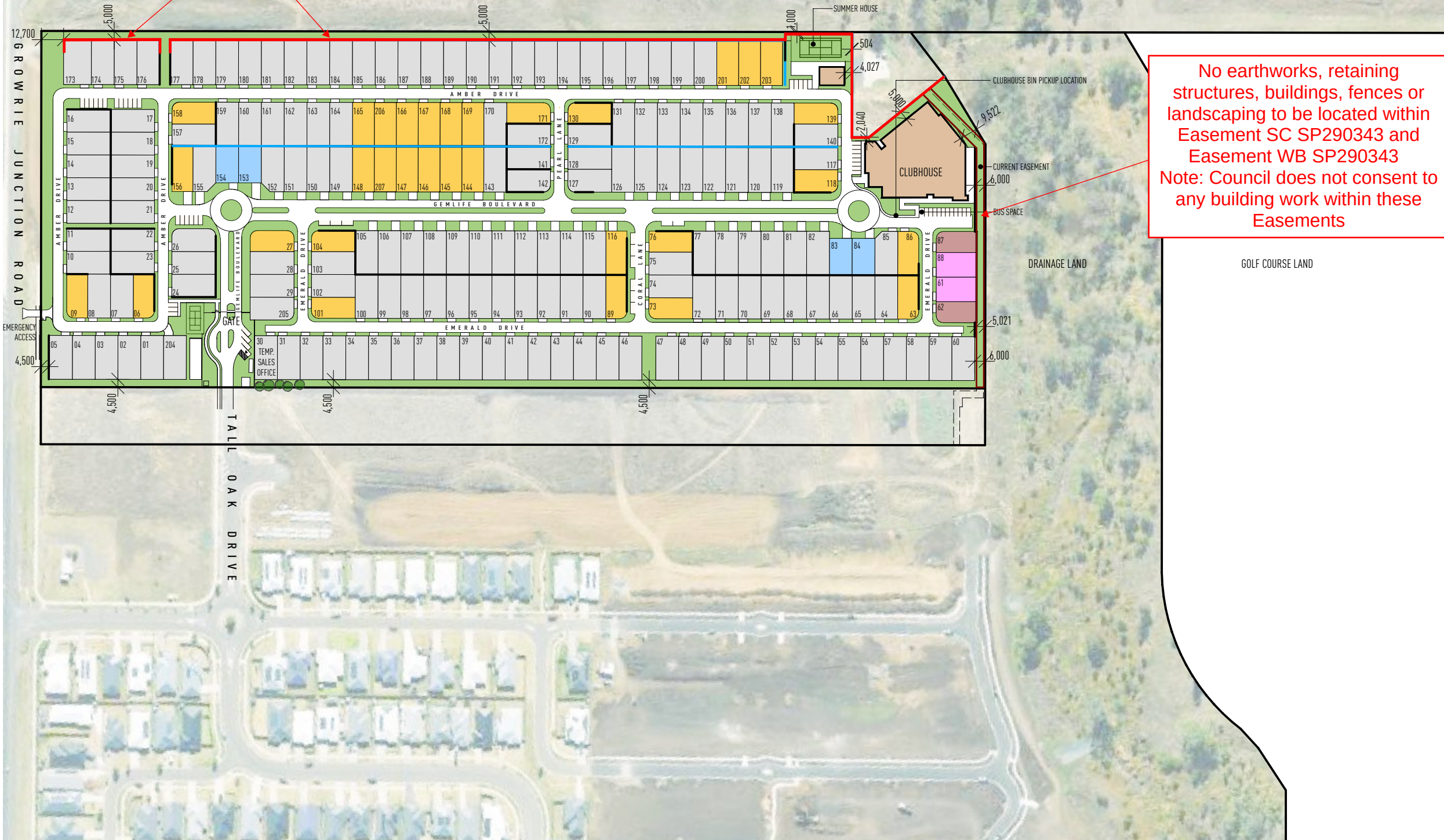
1.01 Architectural Drawings

Master Plan

TOOWOOMBA BYPASS

Extent of acoustic barrier to be provided in accordance with condition 138

HERMITAGE ROAD



No earthworks, retaining structures, buildings, fences or landscaping to be located within Easement SC SP290343 and Easement WB SP290343
Note: Council does not consent to any building work within these Easements

SITE 1

TOTAL NUMBER OF LOTS

207

LOT SIZE

YIELD %

13.0m x 25.0m STANDARD LOTS	167	82
12.0m x 25.0m SMALL LOTS	17	8
13.0m x 21.0m SMALL LOTS	4	1
12.0m x 23.0m SMALL LOTS	2	1
14.0m x 23.0m SMALL LOTS	17	8
ACOUSTIC FENCE (REFER STATEMENT OF LANDSCAPE INTENT)		

STATISTICS

VISITOR CAR PARKING	57 + 1 MINI BUS SPACE
SITE AREA	106 526 m2 (approx)
SITE COVER	40 556 m2
TOTAL SITE OVER (LOTS + ROADS + FACILITIES)	58 845 m2
SITE PERIMETER	1 517 m

LAND BUDGET

SITE AREA	14.545 ha	100%
MHE LOTS	7.560 ha	52%
COMMUNITY FACILITIES	0.340 ha	2%
GOLF COURSE	3.937 ha	27%
LANDSCAPING / PEDESTRIAN CONNECTION / STORMWATER	0.979 ha	7%
INTERNAL DRIVEWAYS	1.729 ha	12%

RECEIVED
11/05/2026
TOOWOOMBA
REGIONAL COUNCIL

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

12 August 2026

This plan is subject to conditions of Approval Number

MCUI/2020/1802/D

Assessment Manager

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

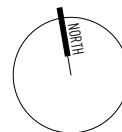


V	01.05.26	Master plan updated
U1	12.03.26	Master plan updated
U	13.10.25	Master plan updated
T	12.09.25	Master plan updated
S	07.08.25	Entry statement amended
R	30.07.25	Entry statement amended
Q	22.07.25	Bin pickup location added
ISSUE	DATE	DESCRIPTION

PROJECT Proposed New Development

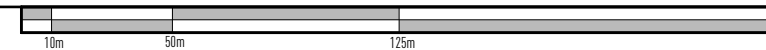
Tall Oak Drive Cotswold QLD

CLIENT GemLife



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DRAWING TITLE BP1495/1.01

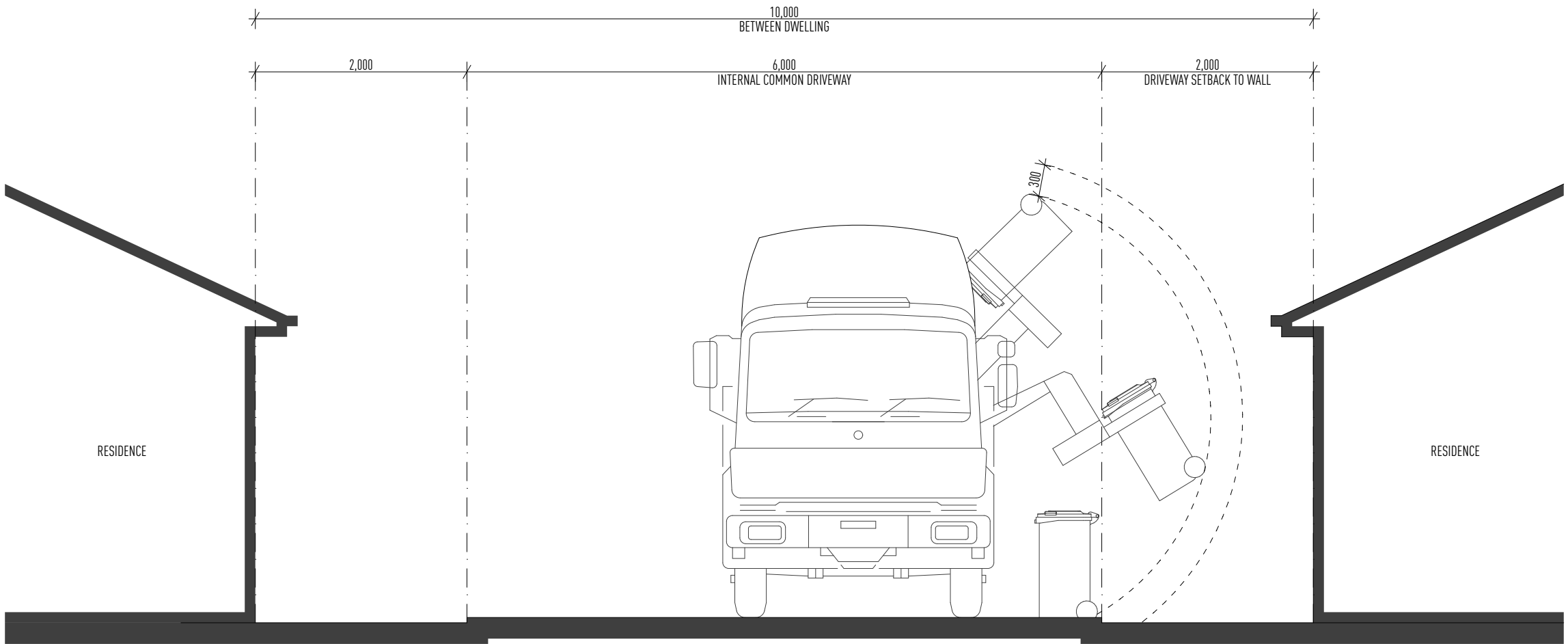


SCALE 1:2500 @ A3
Master Plan





Assessment Manager



TABLE

	STAGE 1	131 + PICKLE BALL COURT AND ENTRY
	STAGE 2	76 + CLUBHOUSE AND TENNIS COURT

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

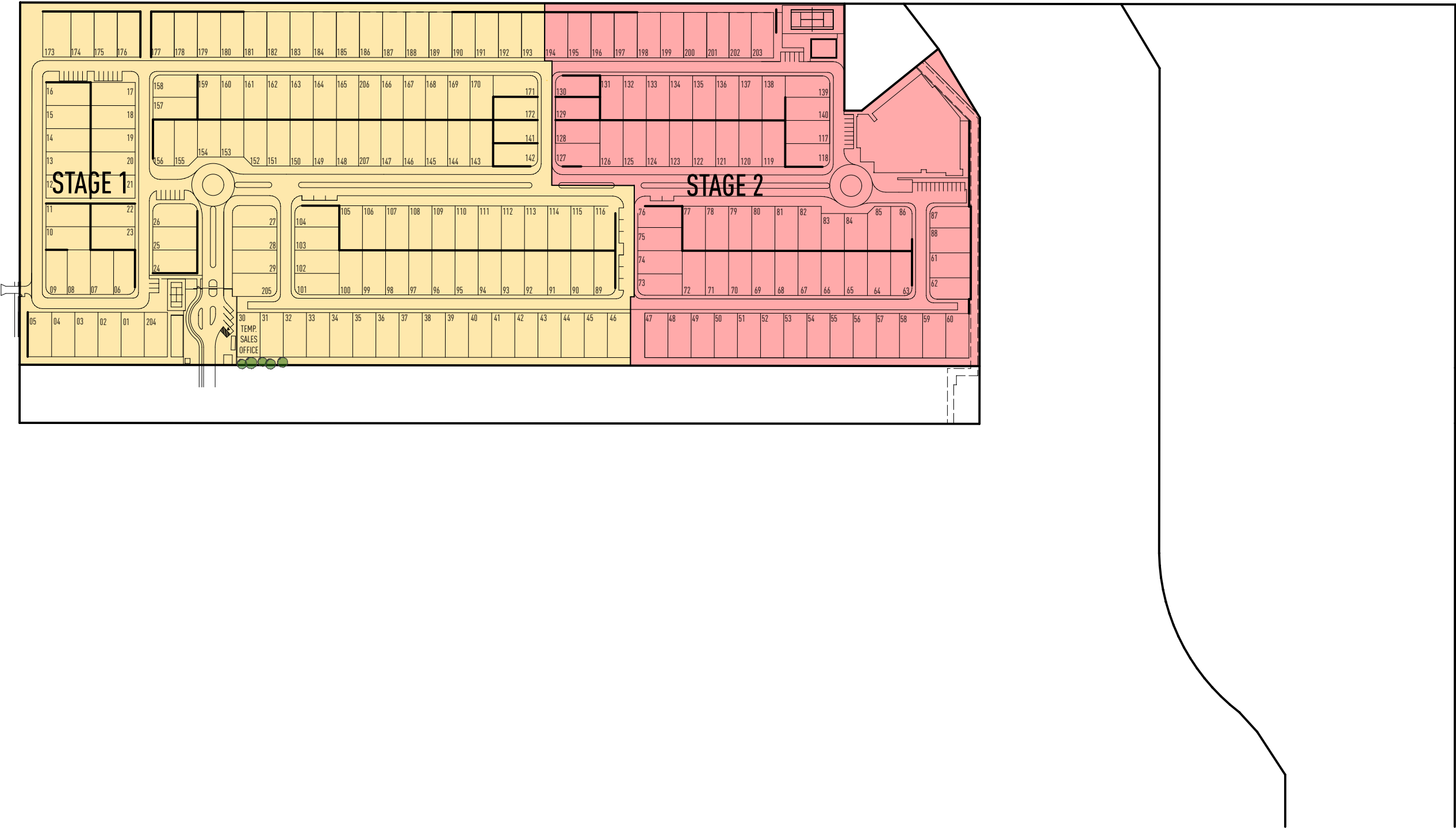
12 August 2026

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MCUI/2020/1802/D



Assessment Manager



SCYON AXON 133 WOOD
GRAINED CLADDING. PAINT
FINISH. HARDIES ALUMINIUM
INTERNAL/EXTERNAL CORNERS

SELECT METAL ROOF SHEET ON
ENGINEER DESIGNED TRUSSES -
CUSTOM ORB PROFILE

SELECT FEATURE STONE FINISH

SELECT RENDER FINISH TO
EXTERNAL WALL

JAMES HARDIE PRIMELINE
"NEWPORT" CLADDING OVER
FRAMING. PAINTED FINISH. 42x31
INTERNAL/EXTERNAL CORNERS

FRONT ELEVATION

1 : 100

SELECT METAL ROOF SHEET ON
ENGINEER DESIGNED TRUSSES -
CUSTOM ORB PROFILE

SCYON AXON 133 WOOD
GRAINED CLADDING. PAINT
FINISH. HARDIES ALUMINIUM
INTERNAL/EXTERNAL CORNERS

JAMES HARDIE PRIMELINE
"NEWPORT" CLADDING OVER
FRAMING. PAINTED FINISH. 42x31
INTERNAL/EXTERNAL CORNERS

SELECT RENDER FINISH TO
EXTERNAL WALL

SELECT RENDER FINISH TO
EXTERNAL WALL

LEFT ELEVATION

1 : 100

ALL FIXING AND FLASHING TO BE IN STRICT ACCORDANCE WITH THE
MANUFACTURERS DETAILS. WINDOW SIZES SHOWN ARE NOMINAL ONLY AND
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16 March 2021

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MCUI/2020/1802

Assessment Manager

LEGEND - INTERNAL

BC - BROOM CUPBOARD
C'BD - CUPBOARD
DP - DOWNPIPE
DW - DISHWASHER PROV.
FW - FLOOR WASTE
GAS - GAS CONNECTION
HP - HOT PLATE
HWS - HOT WATER SYSTEM
L - LINEN
MH - MANHOLE
MW - MICROWAVE PROV.
OHC - OVERHEAD CUPBOARD
PTY - PANTRY
R - ROBE
REF - REFRIDGERATOR SPACE
RH - RANGEHOOD
SH - SHELF
TR - TOWEL RAIL
TRH - TOILET ROLL HOLDER
UBO - UNDER-BENCH OVEN
WO - WALL OVEN

LEGEND - EXTERNAL

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ISSUE

#	DATE	DETAILS	BY
A	6.11.19	Prelim Design	PW
B	27.02.20	CHANGES	PW
C	13.07.20	CHANGES	PW

AUSMAR
commercial

po box 6384 p (07) 5442 6413
maroochydore f (07) 5450 6437
qld 4558 QBCC 1083000

WRITTEN DIMENSIONS TO
TAKE PRECEDENCE OVER SCALE

ELEVATIONS

PROJECT DESCRIPTION:

Proposed Display For:

CLIENT:

COUNTRY CLUB LIVING

SITE ADDRESS:

DESIGNED BY AUSMAR

DRAWN BY P.WALSH

SCALE
1 : 100

JOB CODE

C-CCL

SHEET 4 OF 1

JASMINE - PRELIMINARY

2700 CEILING

2100 JOINERY

SELECT RENDER FINISH TO EXTERNAL WALL

A/C UNIT

A/C UNIT

HWS

RL 2.740

RL 0.000

SELECT RENDER FINISH TO EXTERNAL WALL

1 : 100

1 : 100

TOOWOOMBA REGIONAL COUNCIL

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ISSUE			
#	DATE	DETAILS	B
A	6.11.19	Prelim Design	P
B	27.02.20	CHANGES	P
C	13.07.20	CHANGES	P

AUSMAR commercial

po box 6384 p (07) 5442 6413
maroochydore f (07) 5450 6437
qld 4558 QBCC 1083000

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TAKE PRECEDENCE OVER SCALE

ELEVATIONS

Proposed Display For:

CLIENT:
COUNTRY CLUB LIVING

SITE ADDRESS:

DESIGNED BY AUSMAR

DRAWN BY P WALSH

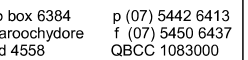
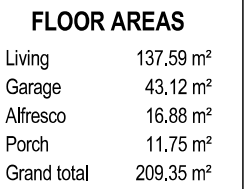
SCALE
1 : 100

JOB CODE

C-CCL

SHEET 5 OF 1

JASMINE - PRELIMINARY



WRITTEN DIMENSIONS TO
TAKE PRECEDENCE OVER SCALE

PROPOSED FLOOR PLAN

PROJECT DESCRIPTION:

Proposed Display For:

CLIENT:
COUNTRY CLUB LIVING

TE ADDRESS:

DESIGNED BY P.WALSH

DRAWN BY P.WALSH

SCALE : 100	JOB CODE
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- CCL

KINGSTON - PRELIMINARY

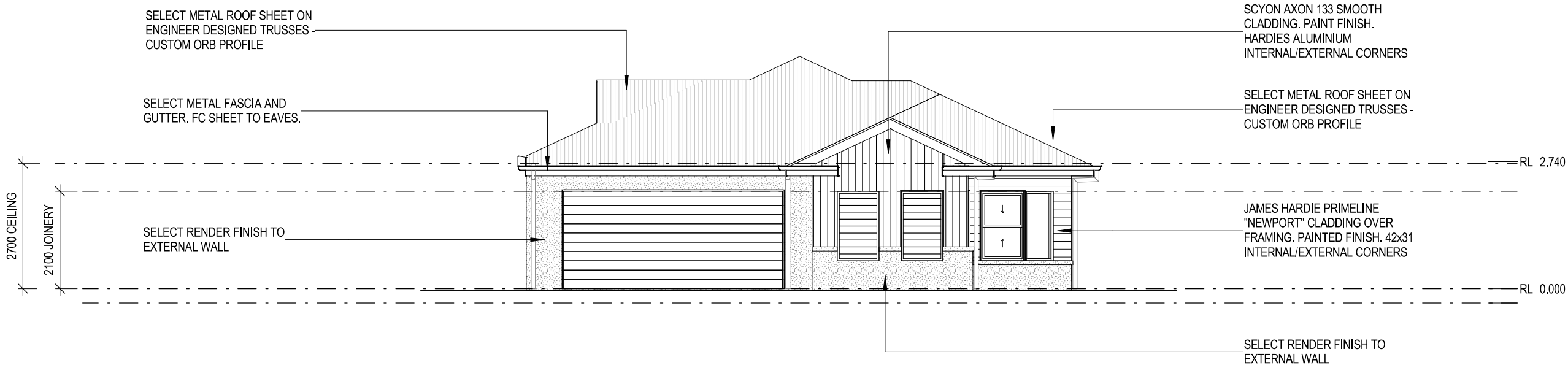
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Assessment Manager

Assessment Manager

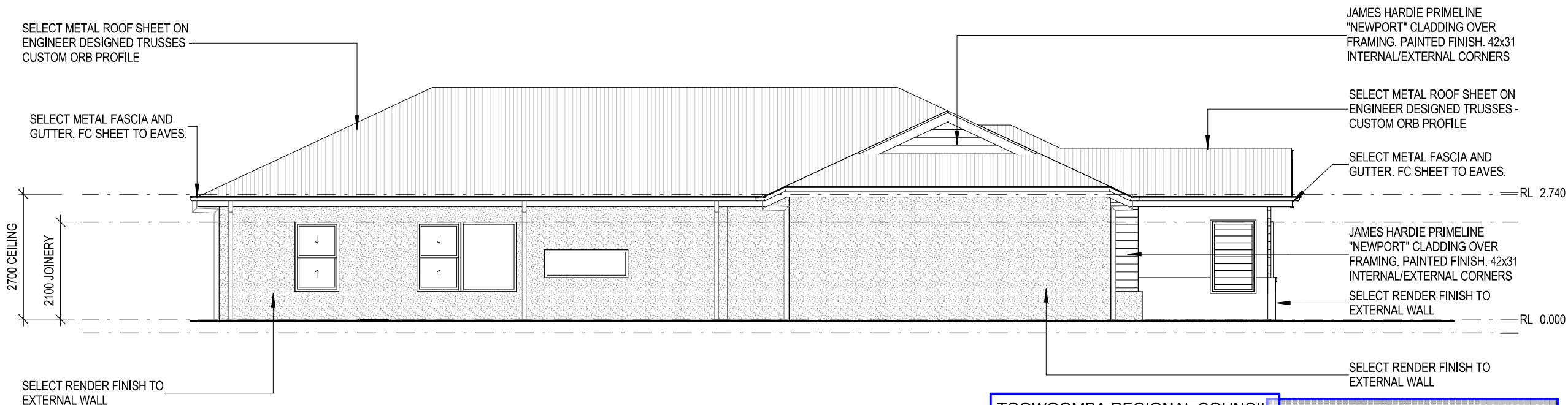
MCUI/2020/1802

Assessment Manager



FRONT ELEVATION

1 : 100



LEFT ELEVATION

1 : 100

ALL FIXING AND FLASHING TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURERS DETAILS. WINDOW SIZES SHOWN ARE NOMINAL ONLY AND ARE TO BE VERIFIED BY THE BUILDER ON SITE.

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- SS - SCYON STRIA CLADDING
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ISSUE

#	DATE	DETAILS	BY
A	6.11.19	Prelim Design	PW
B	26.02.20	CHANGES	PW
C	13.07.20	CHANGES	PW



po box 6384 p (07) 5442 6413
maroochydore f (07) 5450 6437
qld 4558 QBCC 1083000

WRITTEN DIMENSIONS TO
TAKE PRECEDENCE OVER SCALE

ELEVATIONS

PROJECT DESCRIPTION:

Proposed Display For:

CLIENT:

COUNTRY CLUB LIVING

SITE ADDRESS:

DESIGNED BY AUSMAR

DRAWN BY P.WALSH

SCALE
1 : 100

JOB CODE

C-CCL

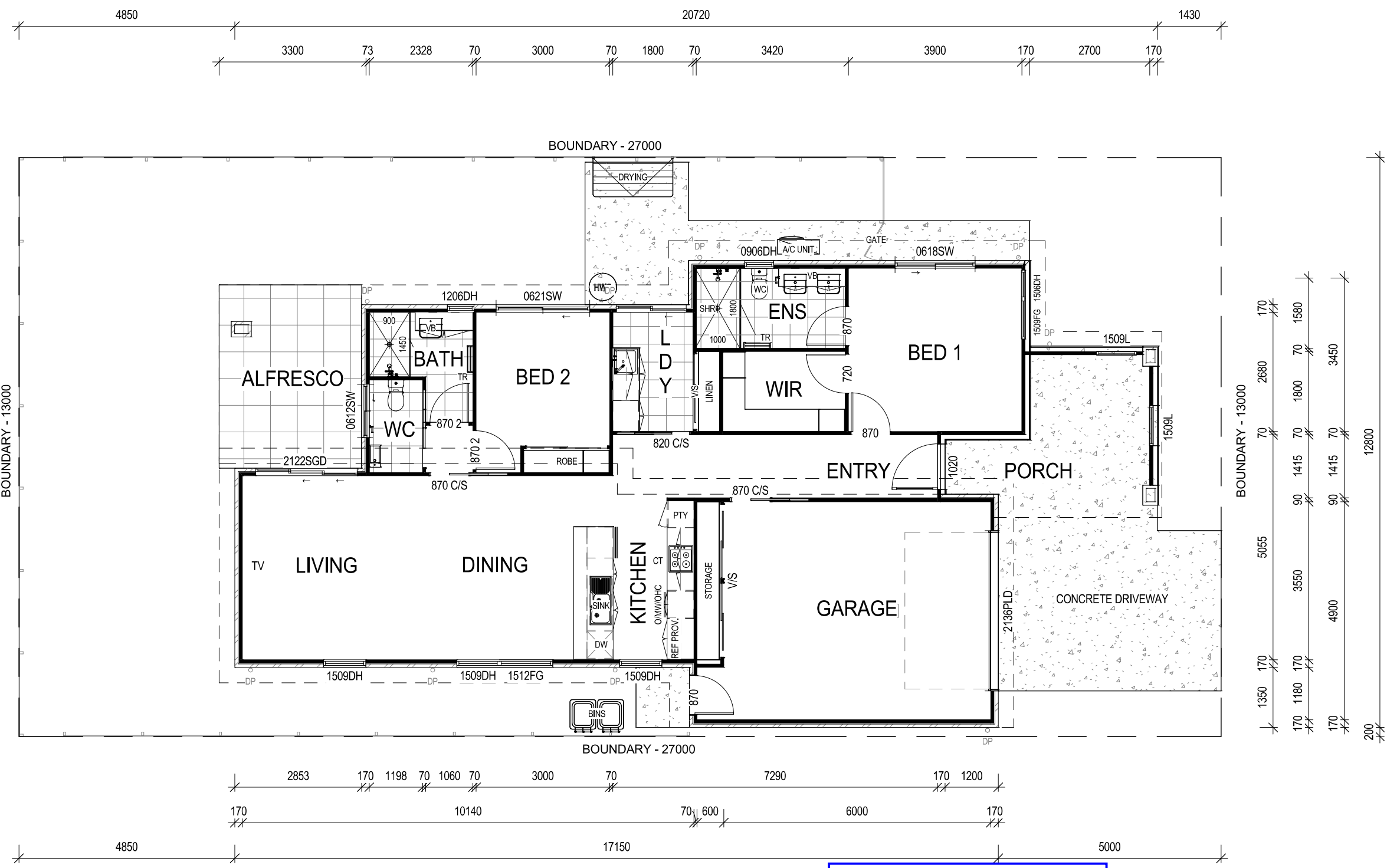
SHEET 4 OF 1

KINGSTON - PRELIMINARY



SHEET 5 OF 1

KINGSTON - PRELIMINARY



FLOOR AREAS	
Living	109.82 m ²
Garage	35.54 m ²
Alfresco	12.86 m ²
Porch	11.82 m ²
Grand total	170.03 m ²

AUSMARcommercial

po box 6384
maroochydore
qld 4558

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f (07) 5450 6437
QBCC 1083000

WRITTEN DIMENSIONS TO
TAKE PRECEDENCE OVER SCALE

PROPOSED
FLOOR PLAN

PROJECT DESCRIPTION:
Proposed Display For:

CLIENT:
COUNTRY CLUB LIVING

SITE ADDRESS:

DESIGNED BY P.WALSH

DRAWN BY P.WALSH

SCALE 1 : 100	JOB CODE C-CCL
------------------	-------------------

PROPOSED FLOOR PLAN
1 : 100

TOOWOOMBA REGIONAL COUNCIL

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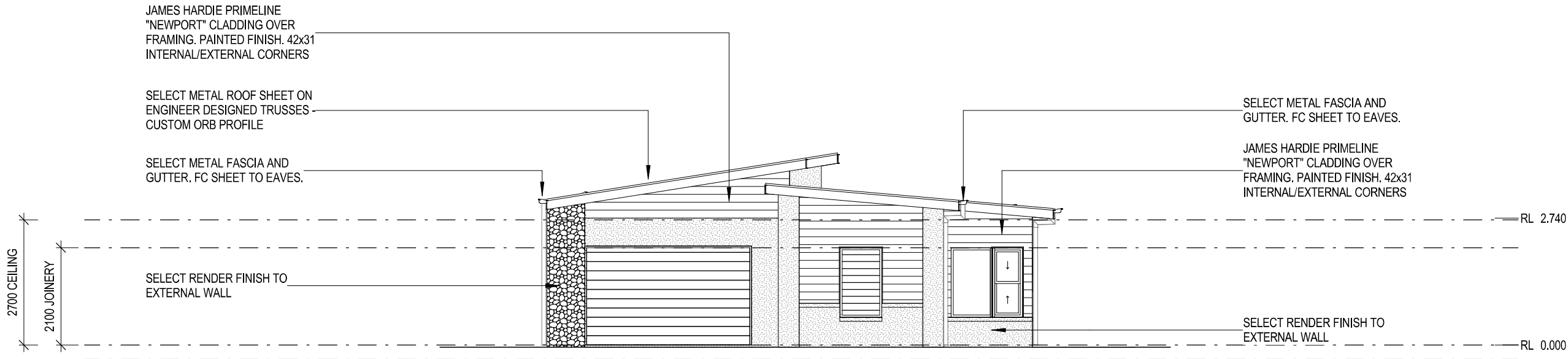
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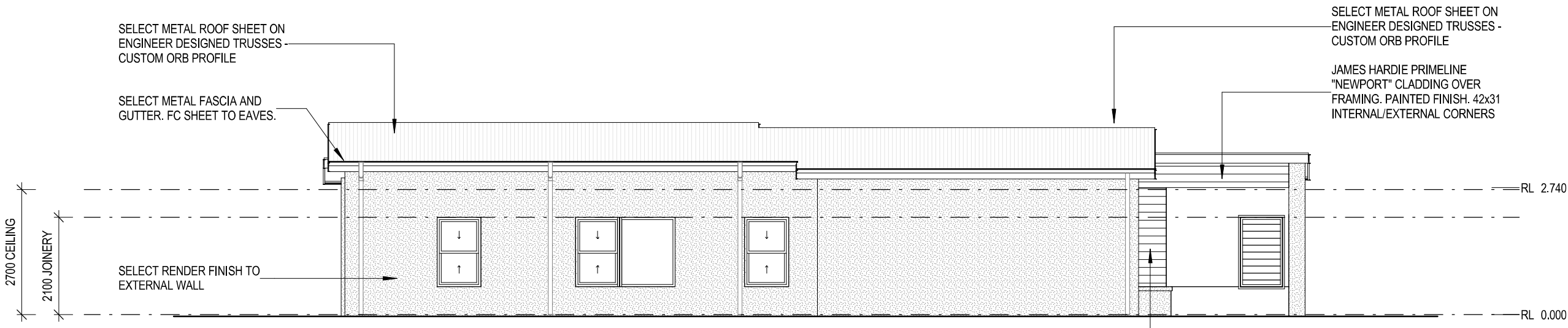
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MCUI/2020/1802

Assessment Manager

LINKS - PRELIMINARY



FRONT ELEVATION
1 : 100



LEFT ELEVATION
1 : 100

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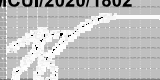

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ISSUE			
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po box 6384
maroochydore
qld 4558

p (07) 5442 6413
f (07) 5450 6437
QBCC 1083000

WRITTEN DIMENSIONS TO
TAKE PRECEDENCE OVER SCALE

ELEVATIONS

PROJECT DESCRIPTION:
Proposed Display For:

CLIENT:
COUNTRY CLUB LIVING

SITE ADDRESS:

DESIGNED BY AUSMAR

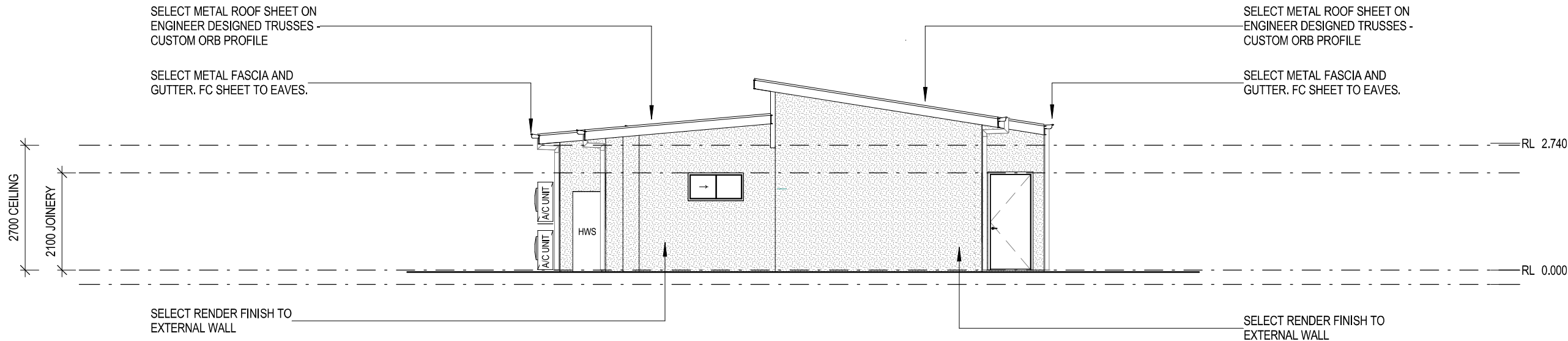
DRAWN BY P.WALSH

SCALE 1 : 100

JOB CODE
C-CCL

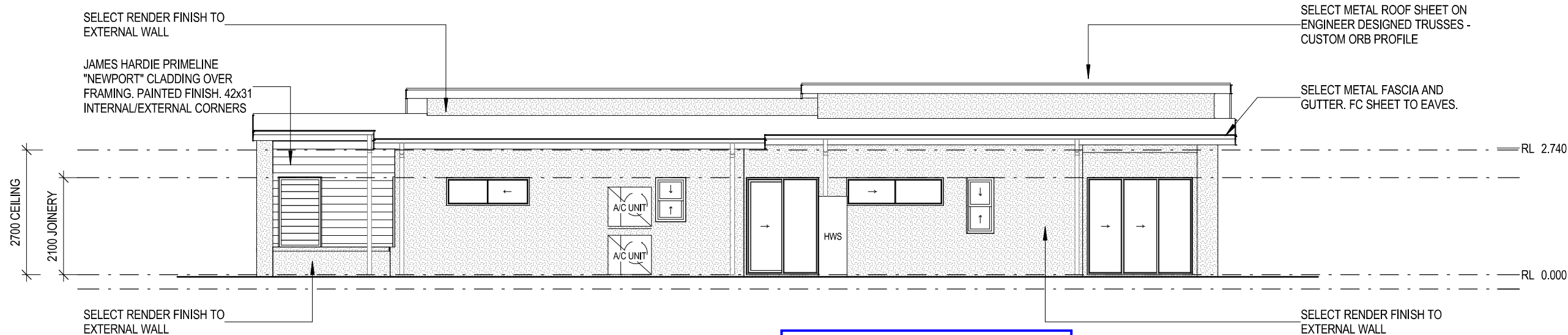
SHEET 4 OF 1

LINKS - PRELIMINARY



REAR ELEVATION

1 : 100



RIGHT ELEVATION

1 : 100

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COUNTRY CLUB LIVING

SITE ADDRESS:

DESIGNED BY AUSMAR

DRAWN BY P.WALSH

SCALE
1 : 100

JOB CODE

C-CCL

SHEET 5 OF 1

LINKS - PRELIMINARY



FLOOR AREAS - 2 CAR	
Living	153.60 m ²
Garage	39.25 m ²
Alfresco	16.14 m ²
Porch	13.20 m ²
Grand total	222.20 m ²



po box 6384 p (07) 5442 6413
maroochydore f (07) 5450 6437
qld 4558 QBCC 1083000

WRITTEN DIMENSIONS TO
TAKE PRECEDENCE OVER SCALE

PROPOSED FLOOR PLAN

PROJECT DESCRIPTION:
Proposed Dwelling For:

CLIENT:
COUNTRY CLUB LIVING

SITE ADDRESS:
MOONAH

DESIGNED BY AUSMAR

DRAWN BY M. KIORGAARD

SCALE
1 : 100

JOB CODE
C-CCL

PROPOSED FLOOR PLAN

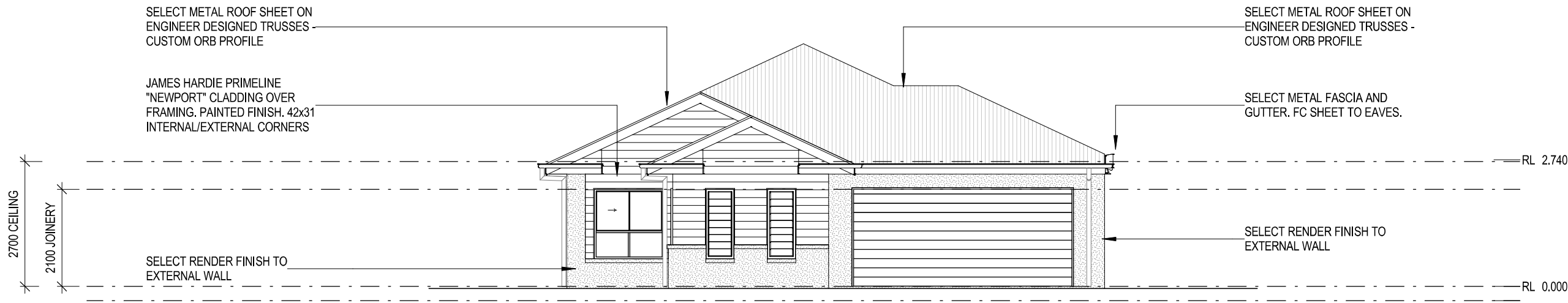
1 : 100

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
12 August 2026
This plan is subject to conditions of Approval Number
MCUI/2020/1802/D

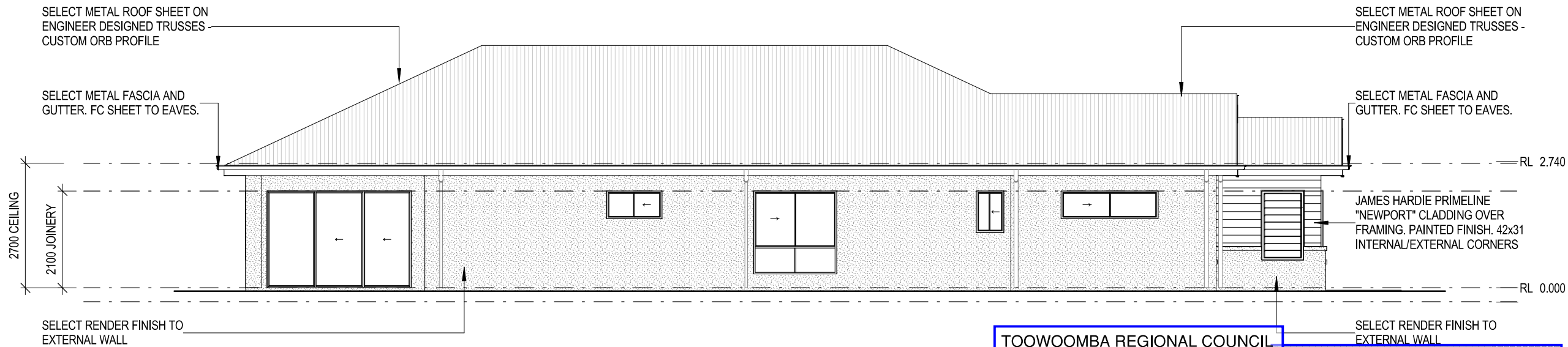
TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
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MCUI/2020/1802/C

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
16 March 2021
This plan is subject to conditions of Approval Number
MCUI/2020/1802

MOONAH - PRELIMINARY



FRONT ELEVATION
1 : 100



LEFT ELEVATION
1 : 100

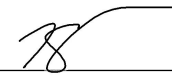
ALL FIXING AND FLASHING TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURERS DETAILS. WINDOW SIZES SHOWN ARE NOMINAL ONLY AND ARE TO BE VERIFIED BY THE BUILDER ON SITE.

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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MCUI/2020/1802


Assessment Manager

- LEGEND - INTERNAL**
- BC - BROOM CUPBOARD
 - C'BD - CUPBOARD
 - DP - DOWNPIPE
 - DW - DISHWASHER PROV.
 - FW - FLOOR WASTE
 - GAS - GAS CONNECTION
 - HP - HOT PLATE
 - HWS - HOT WATER SYSTEM
 - L - LINEN
 - MH - MANHOLE
 - MW - MICROWAVE PROV.
 - OHC - OVERHEAD CUPBOARD
 - PTY - PANTRY
 - R - ROBE
 - REF - REFRIDGERATOR SPACE
 - RH - RANGEHOOD
 - SH - SHELF
 - TR - TOWEL RAIL
 - TRH - TOILET ROLL HOLDER
 - UBO - UNDER-BENCH OVEN
 - WO - WALL OVEN

- LEGEND - EXTERNAL**
- BV - BRICK VENEER
 - CJ - CONTROL JOINT
 - FC - FIBRE CEMENT SHEETING
 - RH - RENDERED HEBEL PANELS
 - RBB - RENDERED BLUEBOARD
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 - RBL - RENDERED BLOCKWORK
 - SA - SCYON AXON
 - SL - SCYON LINEA
 - SM - SCYON MATRIX PANELING
 - SS - SCYON STRIA CLADDING
 - WB - HARDIES NEWPORT

ISSUE			
#	DATE	DETAILS	BY
A	6.11.19	Prelim Design	PW
B	28.02.20	Changes	PW
C	13.07.20	CHANGES	PW



po box 6384 p (07) 5442 6413
maroochydhore f (07) 5450 6437
qld 4558 QBCC 1083000

WRITTEN DIMENSIONS TO
TAKE PRECEDENCE OVER SCALE

ELEVATIONS

PROJECT DESCRIPTION:
Proposed Dwelling For:

CLIENT:
COUNTRY CLUB LIVING

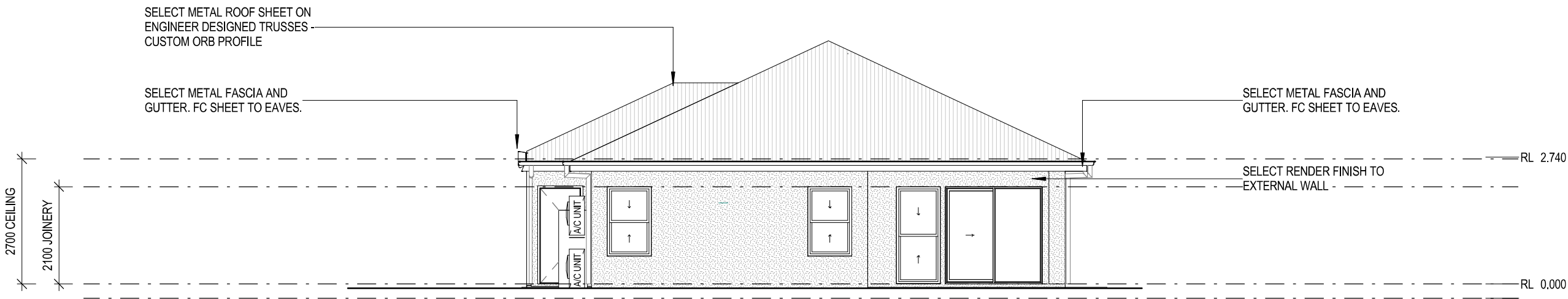
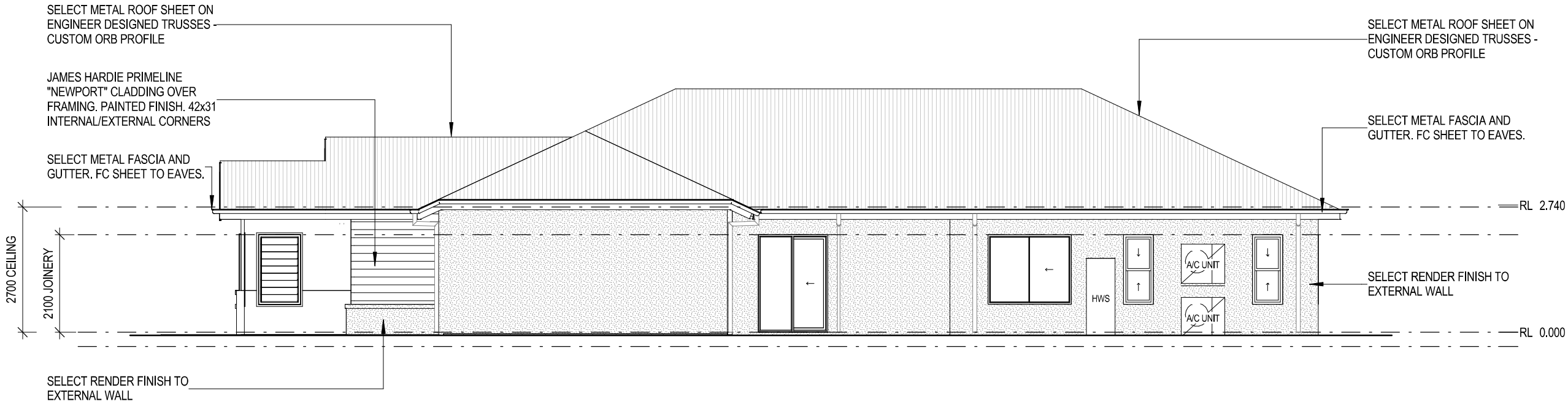
SITE ADDRESS:
MOONAH

DESIGNED BY AUSMAR

DRAWN BY M. KIORGAARD

SCALE 1 : 100 JOB CODE
C-CCL

MOONAH - PRELIMINARY



ALL FIXING AND FLASHING TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURERS DETAILS. WINDOW SIZES SHOWN ARE NOMINAL ONLY AND ARE TO BE VERIFIED BY THE BUILDER ON SITE.

TOOWOOMBA REGIONAL COUNCIL

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[Signature]
Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

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[Signature]
Assessment Manager

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[Signature]
Assessment Manager

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OHC - OVERHEAD CUPBOARD
PTY - PANTRY
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REF - REFRIDGERATOR SPACE
RH - RANGEHOOD
SH - SHELF
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WB - HARDIES NEWPORT

ISSUE

#	DATE	DETAILS	BY
A	6.11.19	Prelim Design	PW
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po box 6384 p (07) 5442 6413
maroochydore f (07) 5450 6437
qld 4558 QBCC 1083000

WRITTEN DIMENSIONS TO
TAKE PRECEDENCE OVER SCALE

ELEVATIONS

PROJECT DESCRIPTION:

Proposed Dwelling For:

CLIENT:

COUNTRY CLUB LIVING

SITE ADDRESS:

MOONAH

DESIGNED BY AUSMAR

DRAWN BY M. KIORGAARD

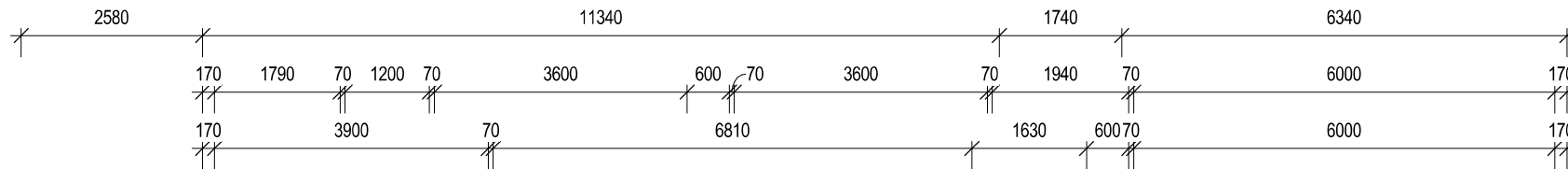
SCALE
1 : 100

JOB CODE

C-CCL

SHEET 5 OF 20

MOONAH - PRELIMINARY



TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

3 February 2025

This plan is subject to conditions of Approval Number

MCUI/2020/1802/C

5000

Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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MCUI/2020/1802

Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

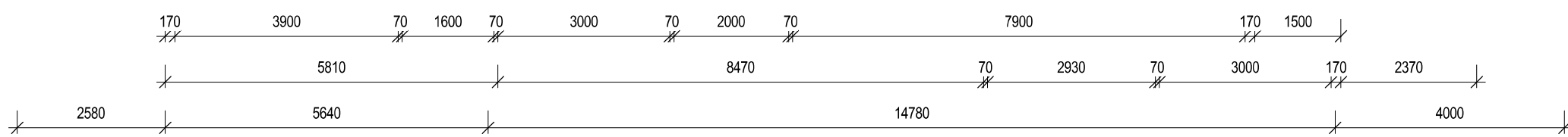
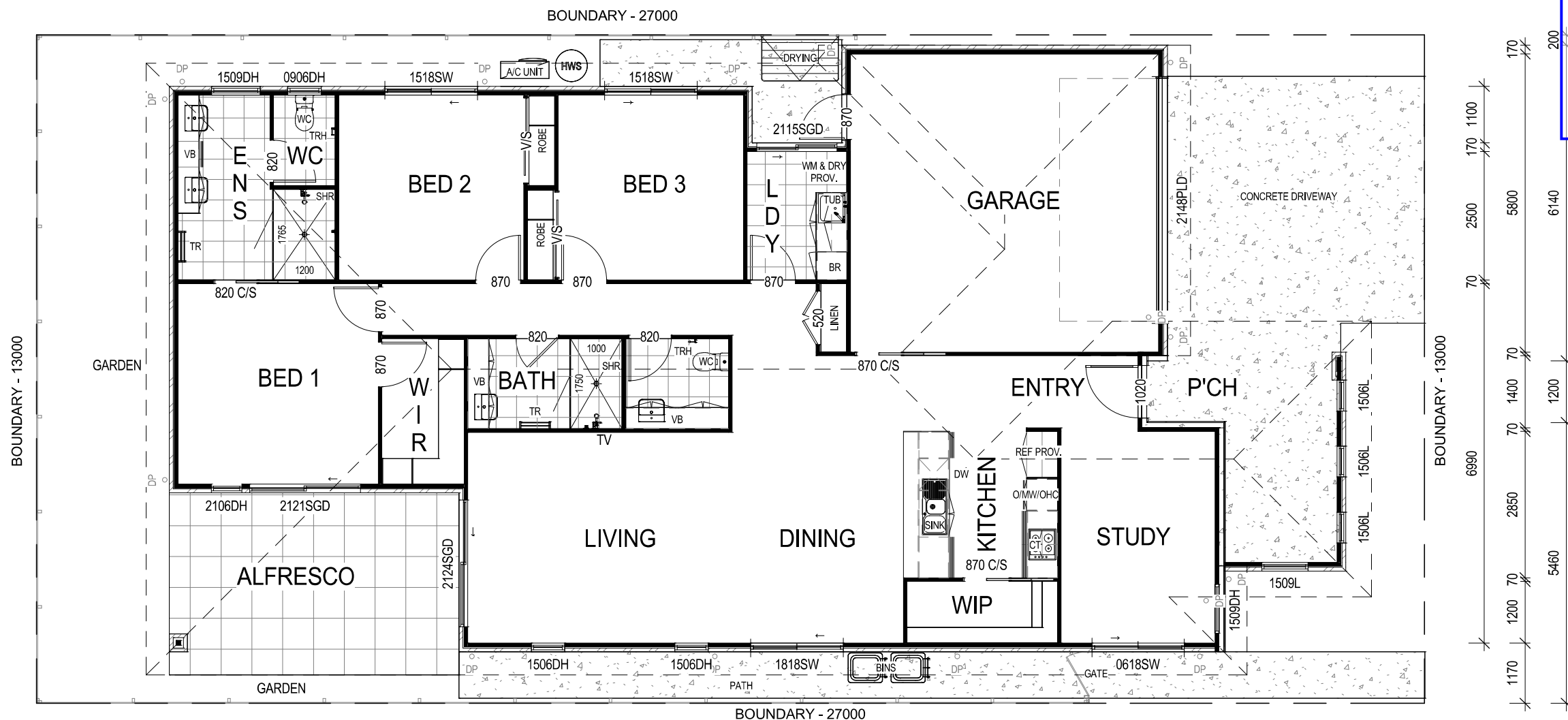
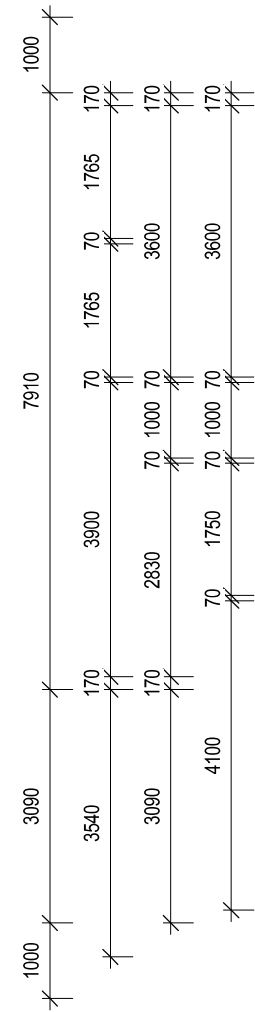
referred to in Council's Decision Notice dated

12 August 2026

This plan is subject to conditions of Approval Number

MCUI/2020/1802/D

Assessment Manager



FLOOR AREAS

Living	165.56 m ²
Garage	37.69 m ²
Alfresco	20.30 m ²
Porch	10.01 m ²
Grand total	233.56 m ²

AUSMAR commercial

po box 6384 maroochydore qld 4558p (07) 5442 6413 f (07) 5450 6437 QBCC 1083000

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE

PROPOSED FLOOR PLAN

PROJECT DESCRIPTION:
Proposed Dwelling For:

CLIENT:
COUNTRY CLUB LIVING

SITE ADDRESS:
NELSON

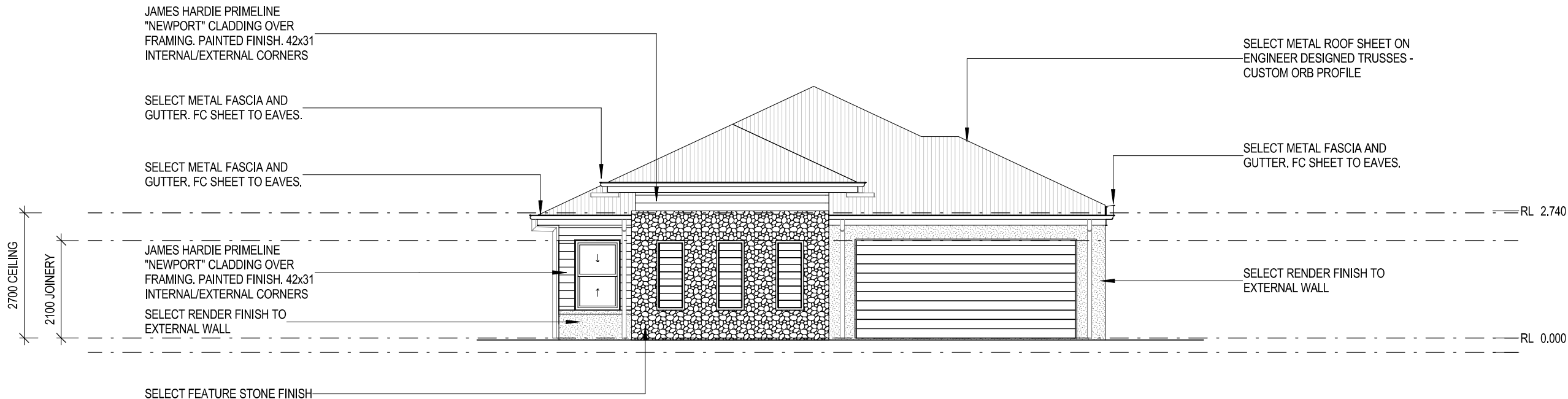
DESIGNED BY AUSMAR

DRAWN BY P.WALSH

SCALE 1 : 100	JOB CODE C-CCL
------------------	-------------------

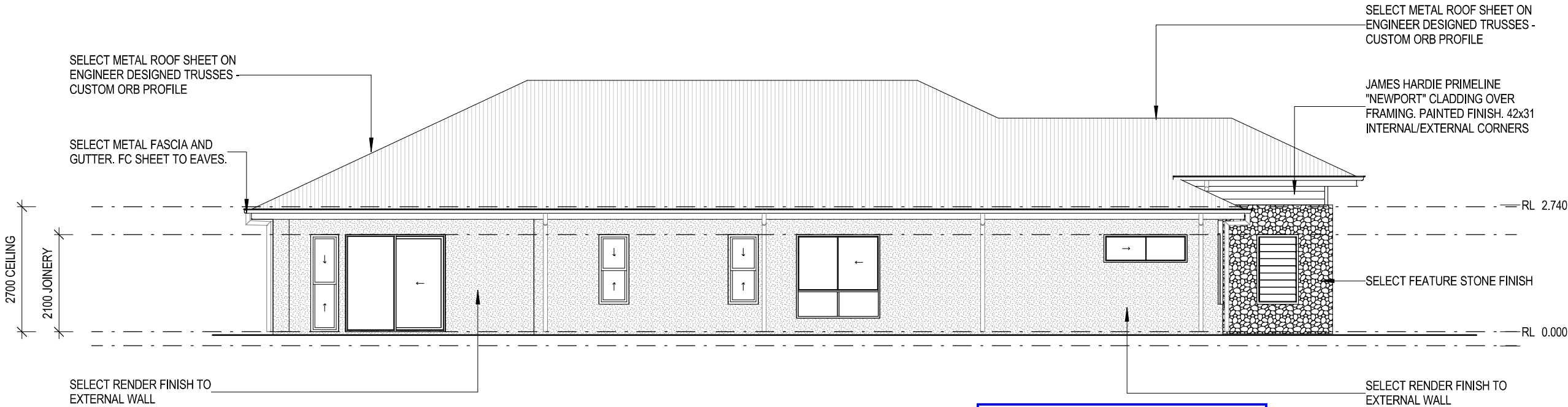
PROPOSED FLOOR PLAN
1 : 100

NELSON - PRELIMINARY



FRONT ELEVATION

1 : 100



LEFT ELEVATION

1 : 100

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TOOWOOMBA REGIONAL COUNCIL

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12 August 2026

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Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

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Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

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MCUI/2020/1802

Assessment Manager

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ISSUE			
#	DATE	DETAILS	BY
A	21.09.18	BA ISSUE	MK
B	28.02.20	Changes	PW
C	13.07.20	CHANGES	PW

AUSMAR

commercial

po box 6384
maroochydore
qld 4558

p (07) 5442 6413
f (07) 5450 6437
QBCC 1083000

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE

ELEVATIONS

PROJECT DESCRIPTION:
Proposed Dwelling For:

CLIENT:
COUNTRY CLUB LIVING

SITE ADDRESS:
NELSON

DESIGNED BY AUSMAR

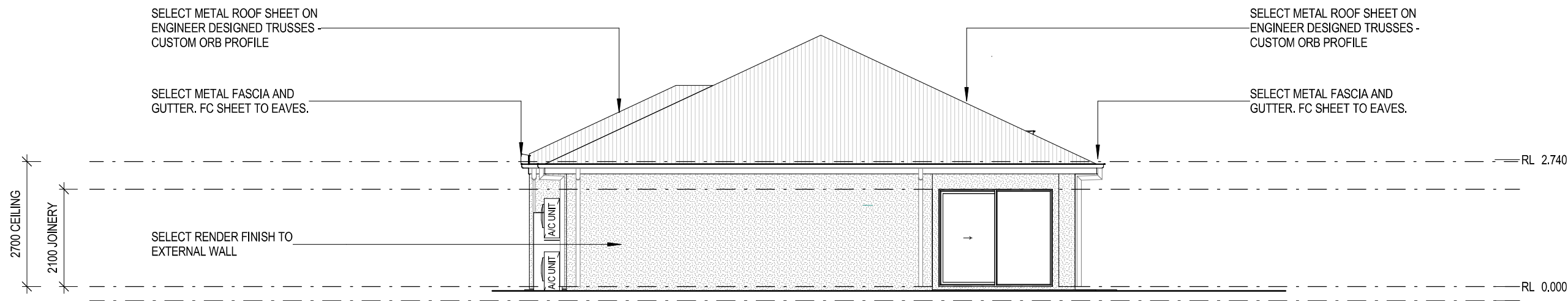
DRAWN BY M. KIORGAARD

SCALE
1 : 100

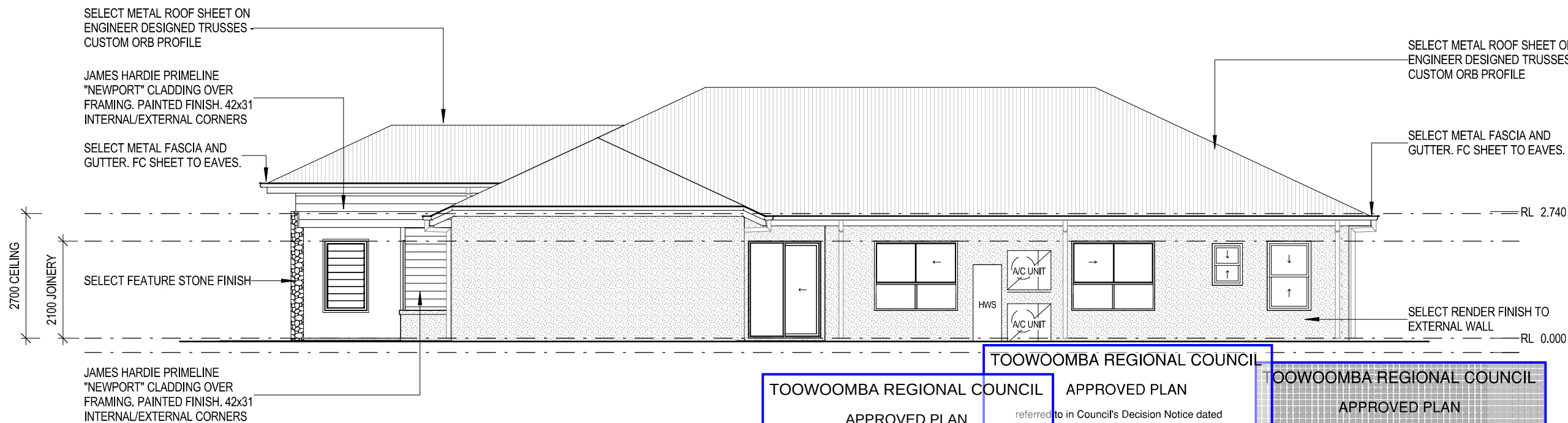
JOB CODE
C-CCL

SHEET 4 OF 1

NELSON - PRELIMINARY



REAR ELEVATION
1 : 100



RIGHT ELEVATION
1 : 100

ALL FIXING AND FLASHING TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURERS DETAILS. WINDOW SIZES SHOWN ARE NOMINAL ONLY AND ARE TO BE VERIFIED BY THE BUILDER ON SITE.

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

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MCUI/2020/1802

Assessment Manager

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ISSUE			
#	DATE	DETAILS	BY
A	21.09.18	BA ISSUE	MK
B	28.02.20	Changes	PW
C	13.07.20	CHANGES	PW



po box 6384 p (07) 5442 6413
maroochydore f (07) 5450 6437
qld 4558 QBCC 1083000

WRITTEN DIMENSIONS TO
TAKE PRECEDENCE OVER SCALE

ELEVATIONS

PROJECT DESCRIPTION:
Proposed Dwelling For:

CLIENT:
COUNTRY CLUB LIVING

SITE ADDRESS:
NELSON

DESIGNED BY AUSMAR

DRAWN BY M. KIORGAARD

SCALE 1 : 100 JOB CODE
C-CCL

SHEET 5 OF 1

NELSON - PRELIMINARY

No earthworks, retaining structures, buildings, fences or landscaping to be located within Easement SC SP290343 and Easement WB SP290343
Note: Council does not consent to any building work within these Easements


Assessment Manager

GL - CWL3 - DWG - CLU - A - PD002



[illegible]

No earthworks, retaining structures, buildings, fences or landscaping to be located within Easement SC SP290343 and Easement WB SP290343
Note: Council does not consent to any building work within these Easements

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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12 August 2026

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MCUI/2020/1802/D



Assessment Manager

SCALE

1 : 200@A1

PRINT AT 50% @ A3



0 5m 10m 15m 20m 25m

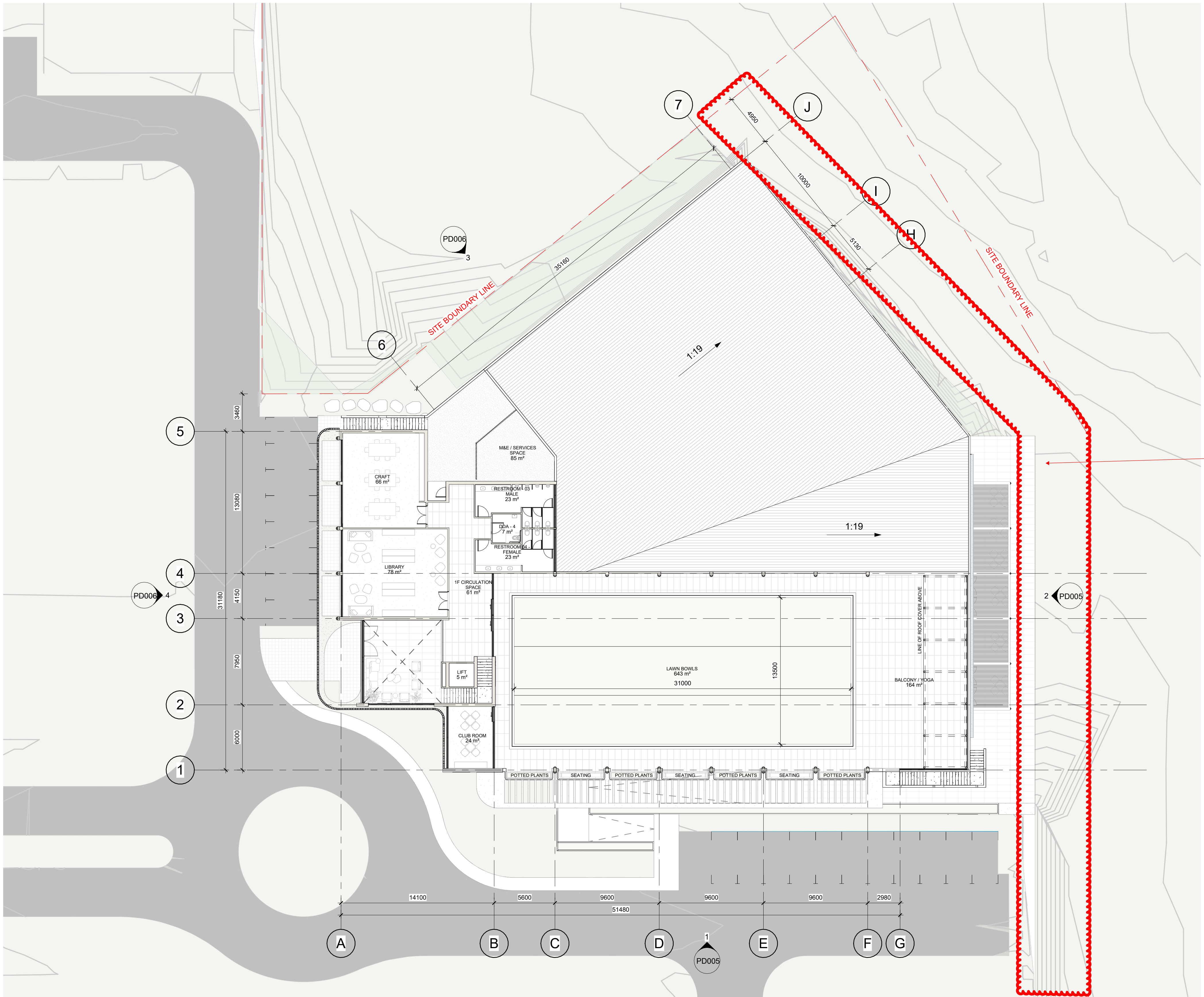
PROJECT COTSWOLD 3	
TALL OAK DRIVE COTSWOLD OLD	
BRANCH GL	SITE CWL3
GATE G2	DOC TYPE DWG
BUILDING CODE CLU	DISCIPLINE A
DRAWING No PD003	REVISION AA
DRAWN JS	CHECKED PN
	APPROVED PN

DRAWING TITLE

FIRST FLOOR PLAN

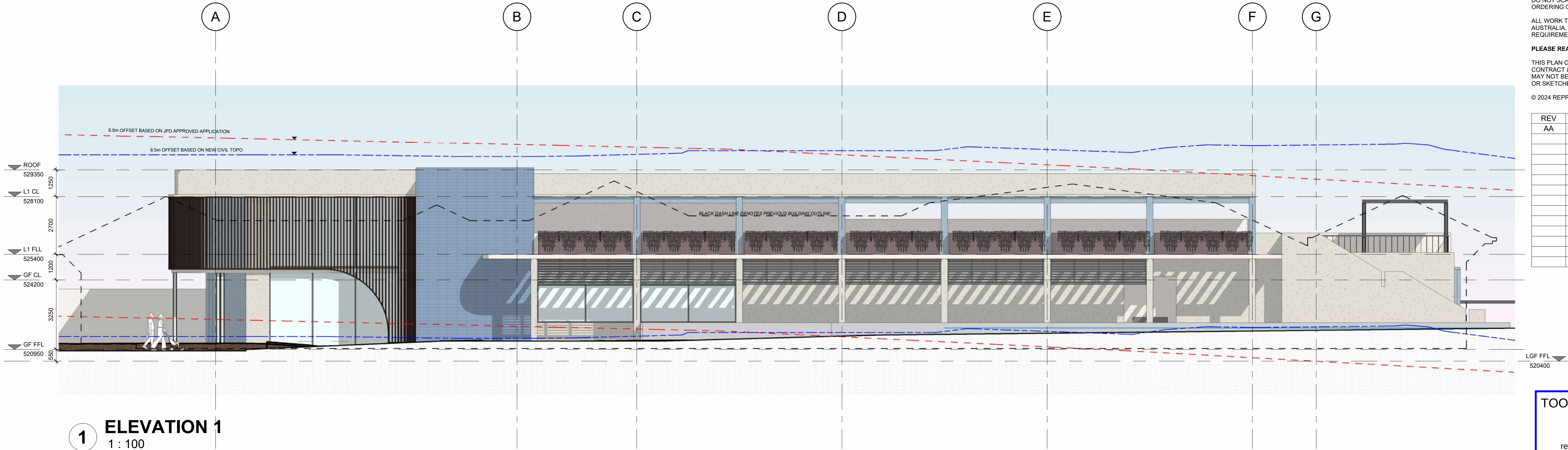
FILE NAME

GL - CWL3 - DWG - CLU - A - PD003



1 FIRST FLOOR PLAN

REV	DESCRIPTION	DATE
AA	Preliminary Issue	23/03/26



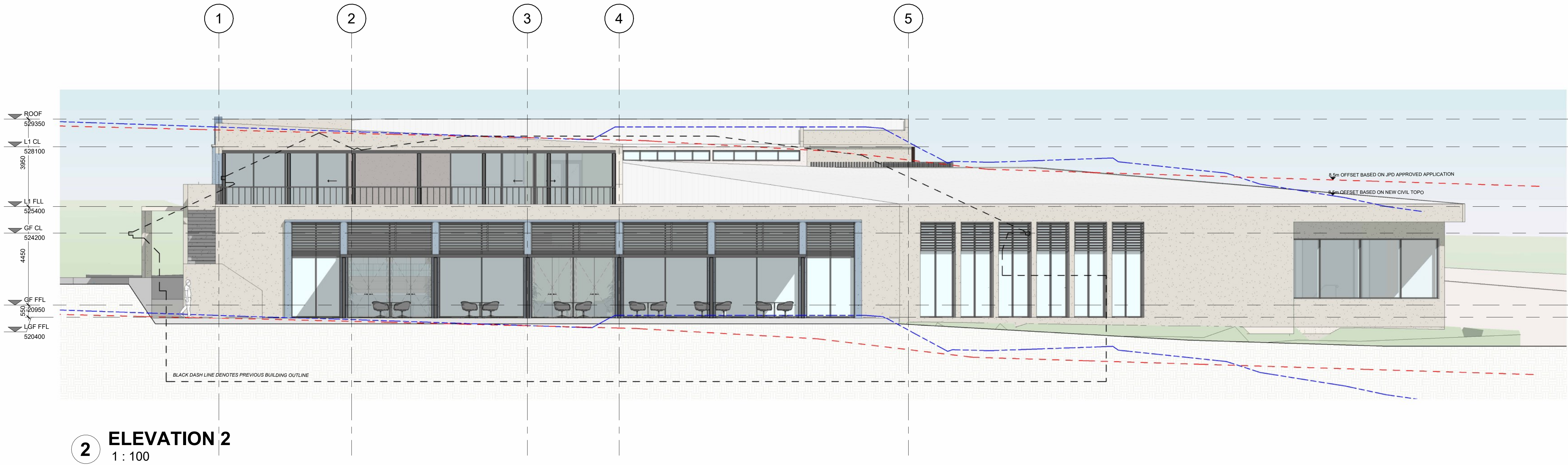
TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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12 August 2026

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MCUI/2020/1802/D


Assessment Manager



SCALE
1 : 100@A1
PRINT AT 50% @ A3

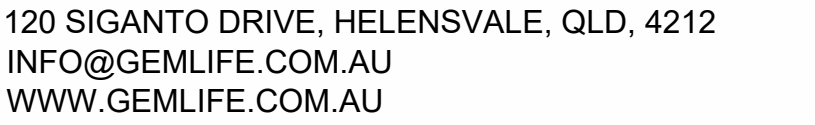
0 5m 10m 15m 20m 25m

PROJECT COTSWOLD 3 TALL OAK DRIVE COTSWOLD QLD		
BRANCH GL	SITE CWL3	
GATE G2	DOC TYPE DWG	
BUILDING CODE CLU	DISCIPLINE A	
DRAWING No PD005	REVISION AA	
DRAWN JS	CHECKED PN	APPROVED PN

DRAWING TITLE
ELEVATIONS 1-2

FILE NAME
GL - CWL3 - DWG - CLU - A - PD005

PROJECT		
COTSWOLD 3		
TALL OAK DRIVE COTSWOLD QLD		
BRANCH	SITE	
GL	CWL3	
GATE	DOC TYPE	
G2	DWG	
BUILDING CODE	DISCIPLINE	
CLU	A	
DRAWING No	REVISION	
PD006	AA	
DRAWN	CHECKED	APPROVED
JS	PN	PN
DRAWING TITLE		
ELEVATIONS 3-4		
FILE NAME		
GL - CWL3 - DWG - CLU - A - PD006		



REGISTERED ARCHITECT - PHILLIP NIELSEN
QLD-5331 NSW-10322 VIC-19672

DO NOT SCALE FROM PLAN - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

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[illegible]

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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MCUI/2020/1802/D



8

Assessment Manager

SCALE

As indicated@A1

PRINT AT 50% @ A3



PROJECT

COTSWOLD 3

TALL OAK DRIVE COTSWOLD QLD

BRANCH	SITE
GL	CWL3
GATE	DOC TYPE
G2	DWG
BUILDING CODE	DISCIPLINE
CLU	A
DRAWING No	REVISION
PD002	AA

DRAWN CHECKED APPROVED

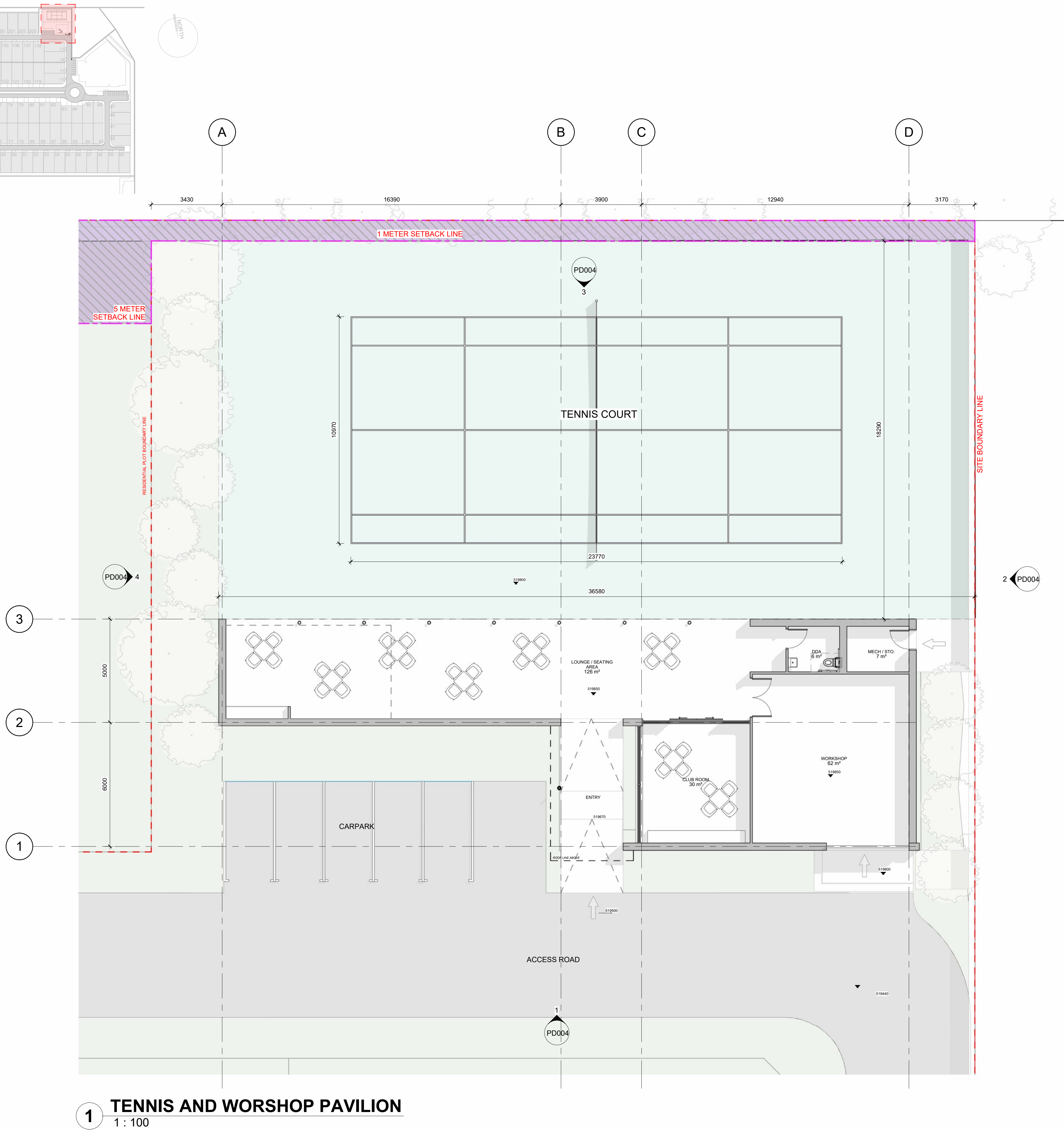
NA PN PN

DRAWING TITLE

GROUND FLOOR PLAN

FILE NAME

GL - CWL3 - DWG - CLU - A - PD002



[illegible]

Assessment Manager



SCALE
1 : 100@A1
PRINT AT 50% @ A3



A horizontal scale bar with markings at 0, 5m, 10m, 15m, 20m, and 25m.

PROJECT	
COTSWOLD 3	
TALL OAK DRIVE COTSWOLD QLD	
BRANCH	SITE
GL	CWL3
GATE	DOC TYPE
G2	DWG
BUILDING CODE	DISCIPLINE
CLU	A
DRAWING No	REVISION
PD004	AA
DRAWN	CHECKED
NA	PN
	APPROVED
	PN

GL - CWL3 - DWG - CLU - A - PD004

LEGEND

- SITE BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT BOUNDARY
- 12.0

EXISTING SURFACE CONTOURS
- 12.0

EARTHWORKS CONTOURS
- RETW HT 1.0m

RETAINING WALL MAX. HEIGHT
- PL 523.00

PROPOSED PAD LEVEL
- 3.42 6.289m

EXISTING SURFACE LEVEL
- 3.42 7.000m

FINISHED SURFACE LEVEL
- EXISTING NOMINAL KERB LINE
- EXISTING EDGE OF BITUMEN LINE
- EXISTING ROAD CENTERLINE
- PROPOSED NOMINAL KERB LINE
- EXISTING BATTER
- PROPOSED RETAINING WALL
- PROPOSED BATTER
- LIMIT OF WORKS
- PROPOSED EARTHWORKS SWALE
- PROPOSED EARTHWORKS CUT
- PROPOSED EARTHWORKS FILL

TOOWOOMBA REGIONAL COUNCIL

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Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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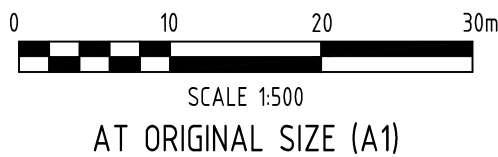
MCUI/2020/1802

Assessment Manager



ISSUED FOR
APPROVAL

A	17.08.20	ISSUED FOR APPROVAL			AG JN
Rev	Date	Description			By Chk



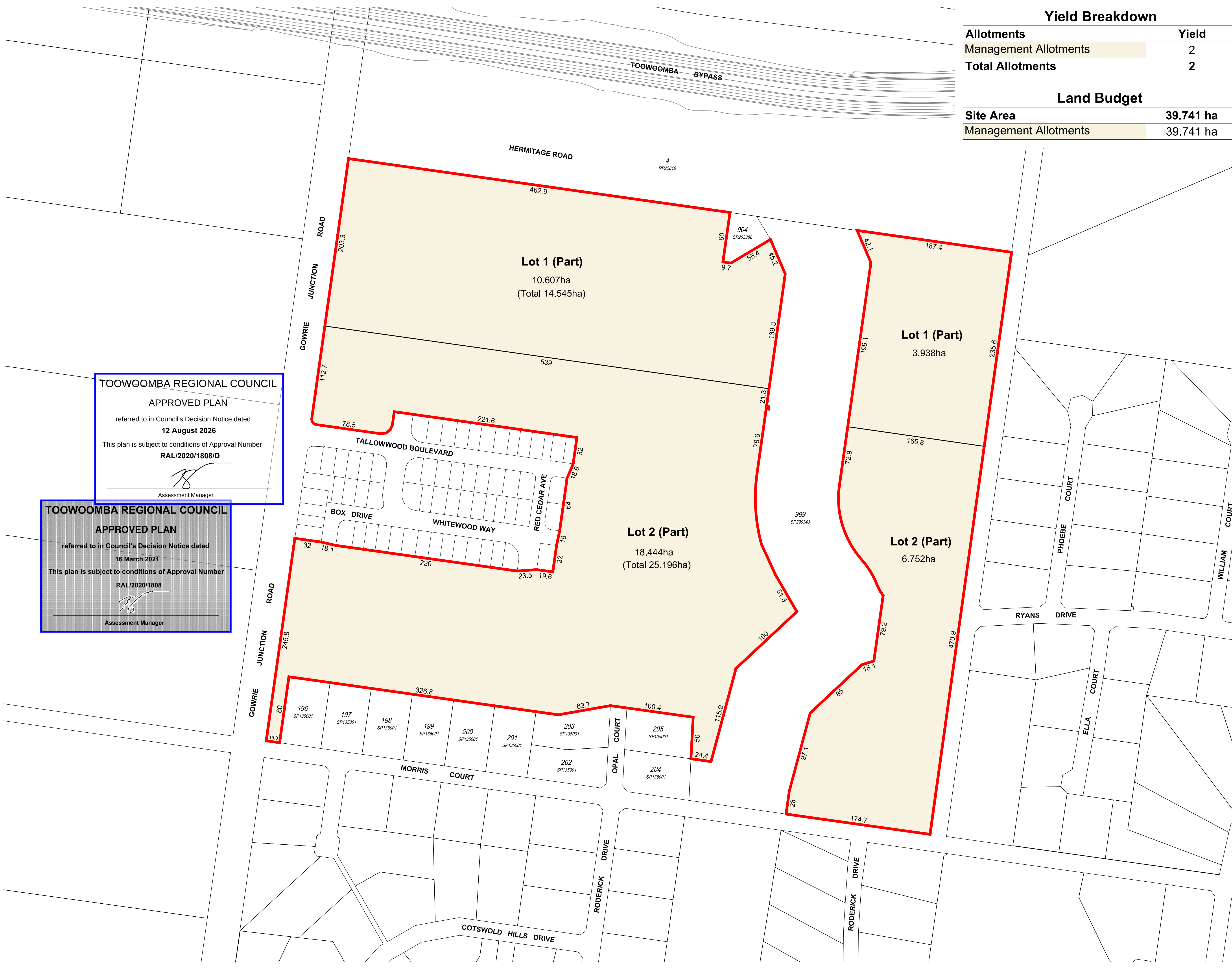
Toowoomba Office
Tenancy 8, 158 Margaret Street,
Toowoomba, Queensland 4350, Australia
T 1300 857 402 F +617 3871 2266
E info@adgce.com W www.adgce.com
BRISBANE / DARWIN / GOLD COAST / MELBOURNE / PERTH /
SUNSHINE COAST / SYDNEY / TOOWOOMBA

Client
PROPERTY PROJECT AUSTRALIA
Project Name
COUNTRY CLUB LIVING
1-11 TALLOWOOD BOULEVARD
COTSWOLD HILLS QLD 4350

Discipline CIVIL		Status APPROVAL	
Designed By AG	Checked By JN	Approved By MVI	
Project No. 23602	Drawn By AG	Scale at A1 1:250	
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Title
CONCEPTUAL PUMP STATION
ACCESS ARRANGEMENT

Drawing No.
DA10
Revision
A



Yield Breakdown

Allotments	Yield
Management Allotments	2
Total Allotments	2

Land Budget

Site Area	39.741 ha
Management Allotments	39.741 ha

0 10 20 30 40 60 1:2,000 @ A1

GOWRIE JUNCTION ROAD, COTSWOLD HILLS

PLAN OF SUBDIVISION OVER LOT 990 ON SP290343

PLAN REF: 146500 – 05
Rev No: —
DATE: 08 MAY 2020
CLIENT: COUNTRY CLUB LIVING
DRAWN BY: JC
CHECKED BY: MD

Legend

Site Boundary

Note:
All Lot Numbers, 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.
Source Information:
Site boundaries: Ring Surveys/Definium.
Adjoining information: DCDB.
Contours: Ring Surveys.

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated
12 August 2026
This plan is subject to conditions of Approval Number
RAL/2020/1808/D

Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated
16 March 2021
This plan is subject to conditions of Approval Number
RAL/2020/1808

Assessment Manager

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