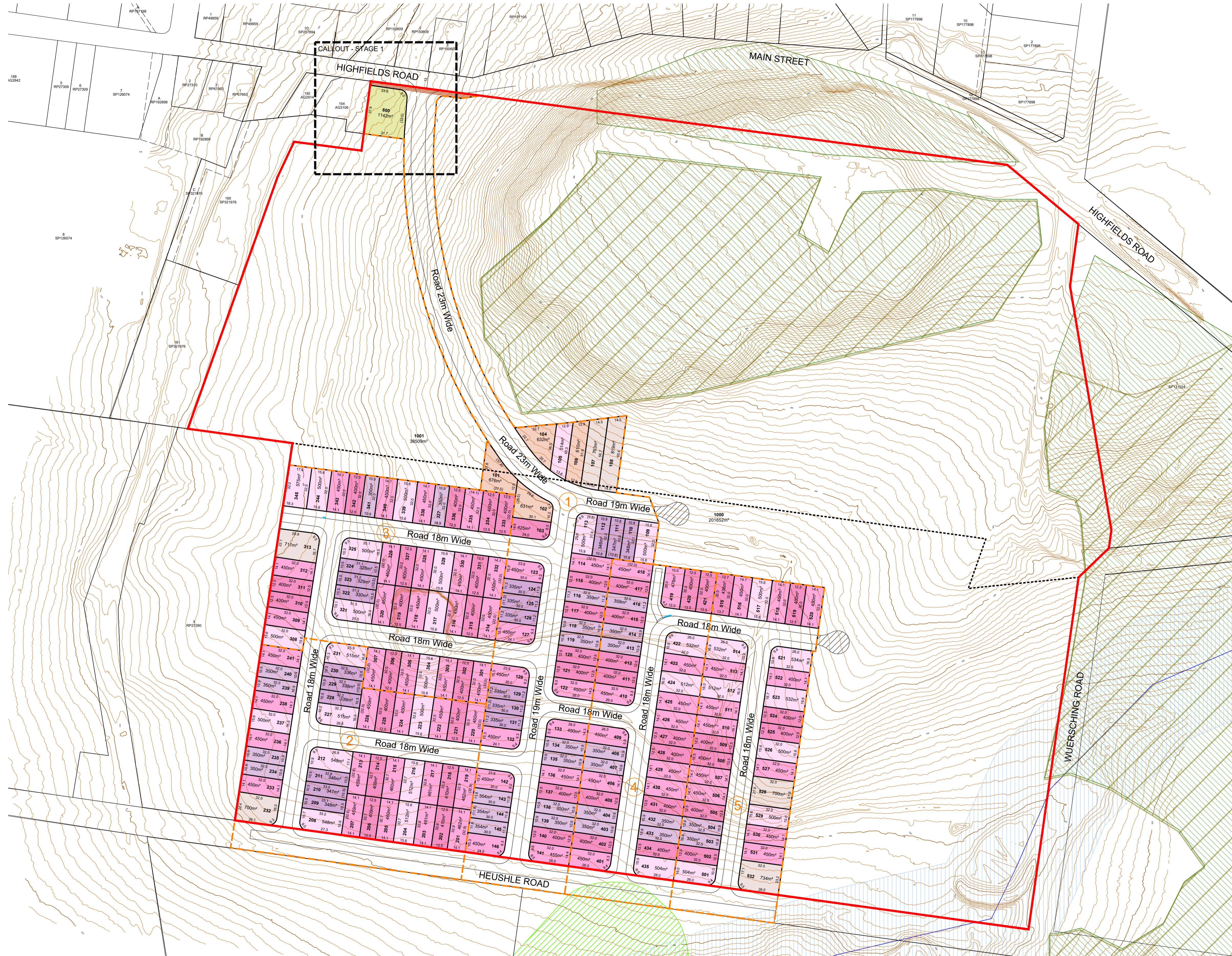


CONCEPT PLAN - OVERALL



LEGEND

- Site Boundary
- Major Contour (5.0m interval)
- Major Contour (0.5m interval)
- Environmental Significance - High
- Environmental Significance - General
- Koala Habitat Area
- Waterways and Wetlands Buffer
- Waterways and Wetlands
- Stage Boundary
- 3 Stage No.
- Indicative Bin Pad Location
- Temporary Turn Around Easement

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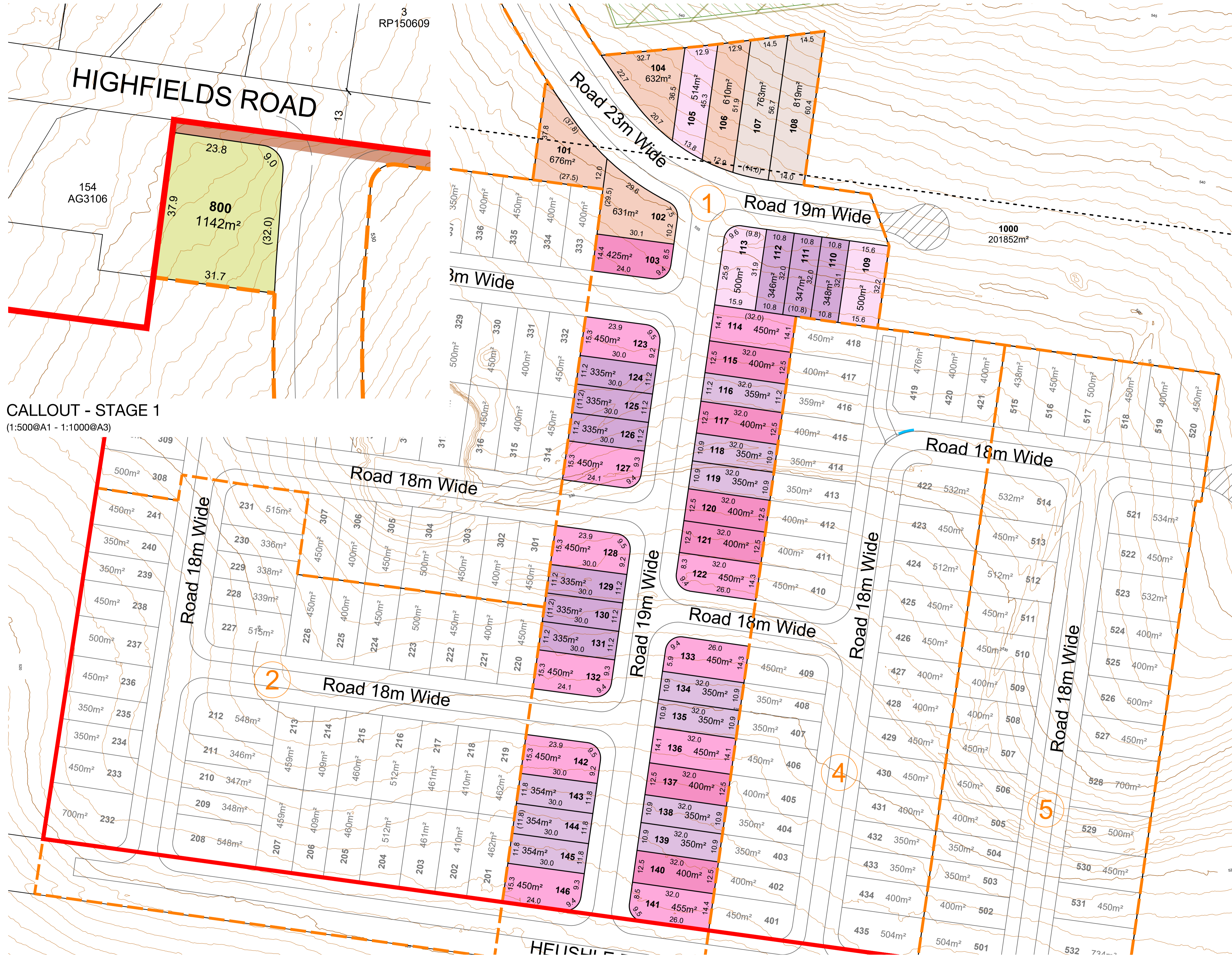
DEVELOPMENT STATISTICS - Overall			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
300m ² - < 350m ²	18	9.0%	0.609 ha
350m ² - < 400m ²	27	13.6%	0.948 ha
400m ² - < 450m ²	45	22.6%	1.811 ha
450m ² - < 500m ²	68	34.2%	3.073 ha
500m ² - < 600m ²	31	15.6%	1.591 ha
> 600m ²	4	2.0%	0.255 ha
Duplex	6	3.0%	0.442 ha
Total Residential Allotments	199	100.0%	8.729 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	36.813 ha	—
Net Residential Area (no roads)	8.729 ha	23.7%
Detention / Drainage	0.114 ha	0.3%
Road Widening	0.029 ha	0.1%
Road Areas	3.905 ha	10.6%
Balance (Lot 1000 & 1001)	24.036 ha	65.3%
Total	36.813 ha	100.0%

SCALE @A1 1:1500 @A3 1:3000 - LENGTHS ARE IN METRES



CONCEPT PLAN - STAGE 1



LEGEND

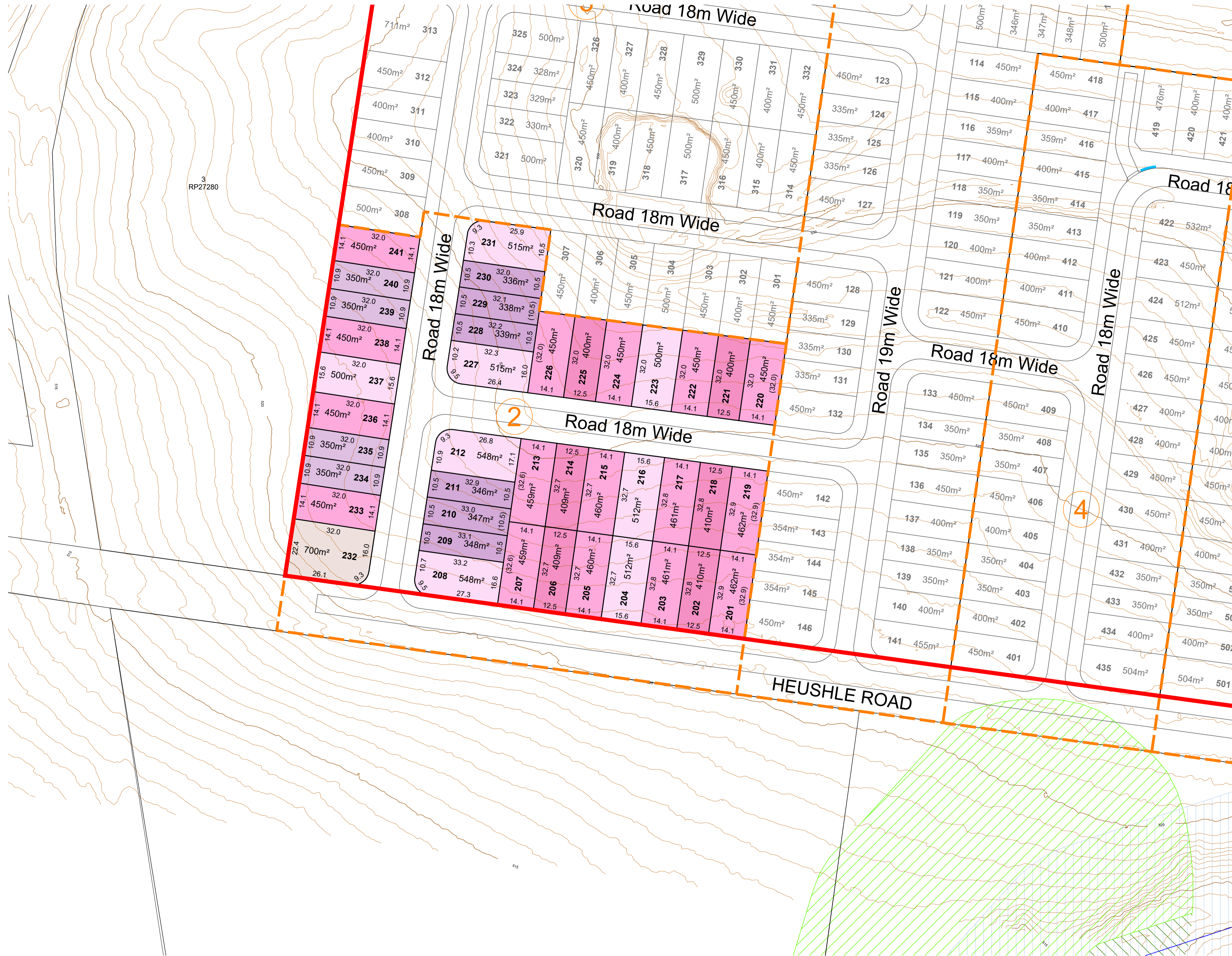
- Site Boundary
- Major Contour (5.0m interval)
- Major Contour (0.5m interval)
- Environmental Significance - High
- Koala Habitat Area
- Stage Boundary
- 3 Stage No.
- Indicative Bin Pad location
- Temporary Turn Around Easement

CALLOUT - STAGE 1
(1:500@A1 - 1:1000@A3)

DEVELOPMENT STATISTICS - Stage 1			
RESIDENTIAL ALLOTMENTS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
300m ² - < 350m ²	9	19.6%	0.305 ha
350m ² - < 400m ²	10	21.7%	0.352 ha
400m ² - < 450m ²	7	15.2%	0.283 ha
450m ² - < 500m ²	11	23.9%	0.496 ha
500m ² - < 600m ²	3	6.5%	0.151 ha
> 600m ²	4	8.7%	0.255 ha
Duplex	2	4.3%	0.158 ha
Total Residential Allotments	46	100.0%	2.000 ha
Land Budget			
Area of Subject Site / Stage	Area (Ha)	%	
Area of Subject Site / Stage	3.821 ha	—	
Net Residential Area (no roads)	2.000 ha	52.3%	
Detention / Drainage	0.114 ha	3.0%	
Road Widening	0.029 ha	0.8%	
Road Areas	1.678 ha	43.9%	
Total	3.821 ha	100.0%	



CONCEPT PLAN - STAGE 2



LEGEND

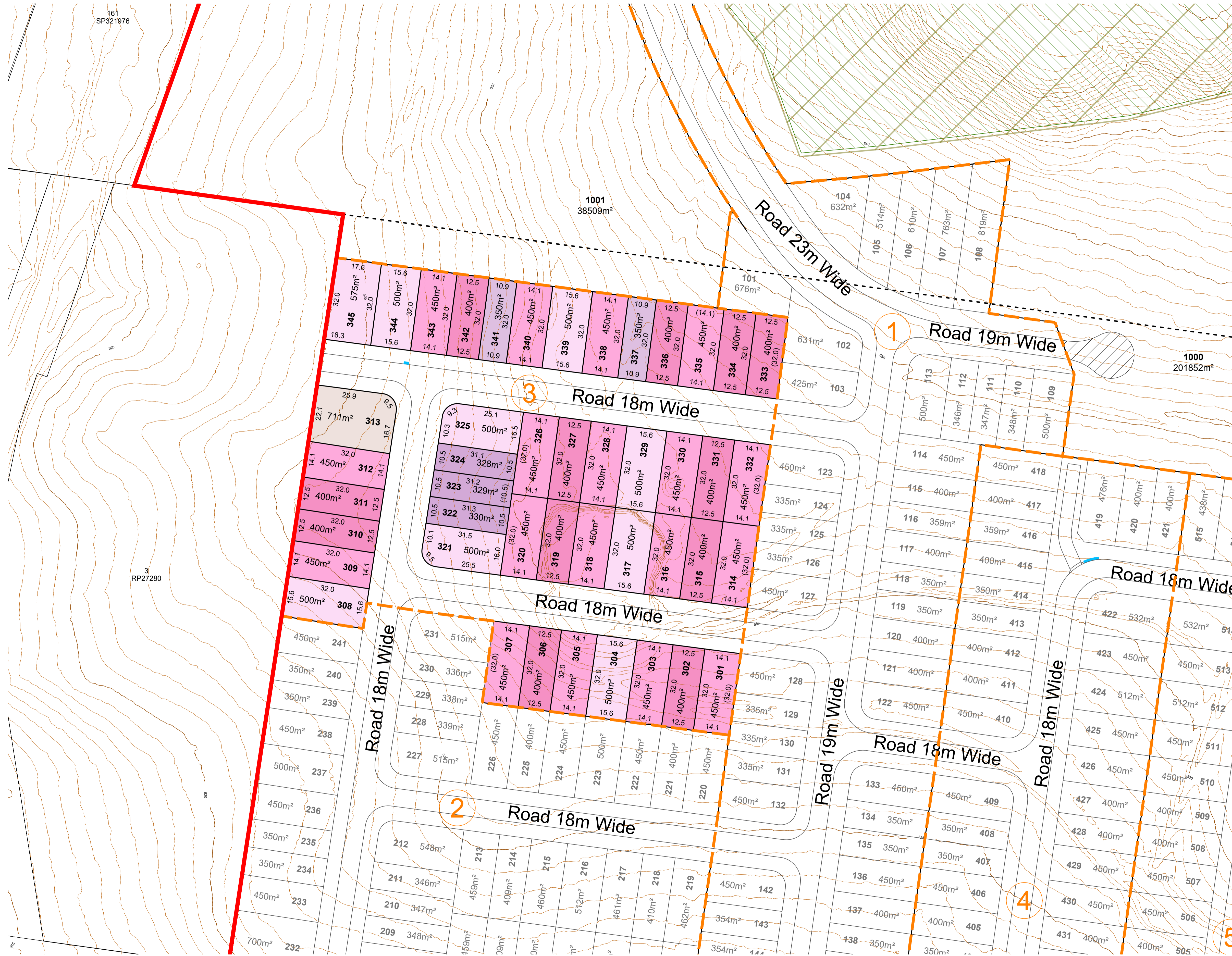
- Site Boundary
- Major Contour (5.0m interval)
- Major Contour (0.5m interval)
- ▨ Environmental Significance - General
- Waterways and Wetlands Buffer
- Waterways and Wetlands
- - - Stage Boundary
- 3 Stage No.
- Indicative Bin Pad location
- ▨ Temporary Turn Around Easement

DEVELOPMENT STATISTICS - Stage 2			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
300m ² - < 350m ²	6	14.6%	0.205 ha
350m ² - < 400m ²	4	9.8%	0.140 ha
400m ² - < 450m ²	6	14.6%	0.244 ha
450m ² - < 500m ²	16	39.0%	0.729 ha
500m ² - < 600m ²	8	19.5%	0.415 ha
Duplex	1	2.4%	0.070 ha
Total Residential Allotments	41	100.0%	1.803 ha
Land Budget			
Area of Subject Site / Stage	Area (Ha)	%	
Net Residential Area (no roads)	1.803 ha	78.2%	
Road Areas	0.502 ha	21.8%	
Total	2.305 ha	100.0%	

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES



CONCEPT PLAN - STAGE 3



LEGEND

- Site Boundary
- Major Contour (5.0m interval)
- Major Contour (0.5m interval)
- Environmental Significance - High
- Koala Habitat Area
- Stage Boundary
- 3 Stage No.
- Indicative Bin Pad location
- Temporary Turn Around Easement

DEVELOPMENT STATISTICS - Stage 3

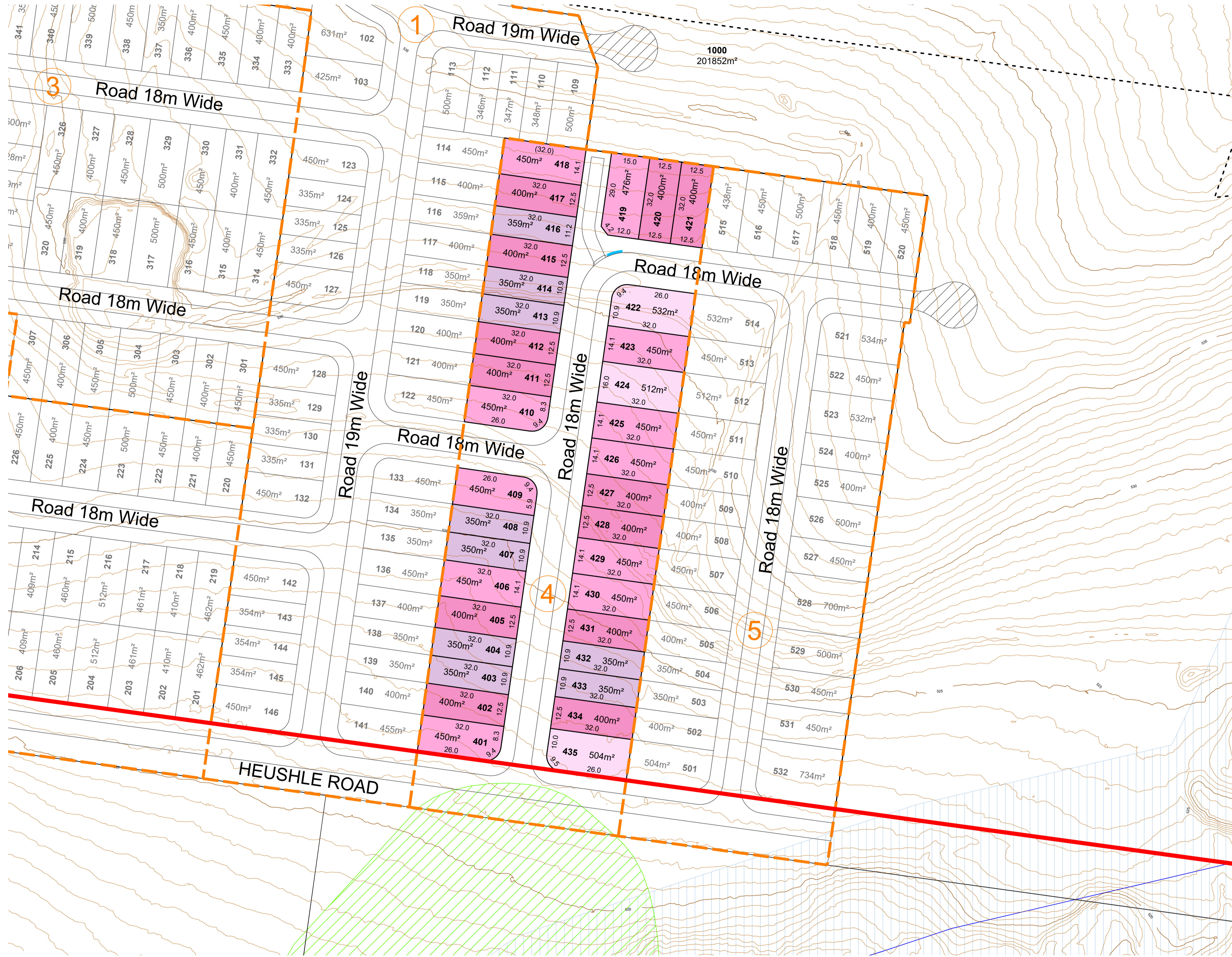
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
300m ² - < 350m ²	3	6.7%	0.099 ha
350m ² - < 400m ²	2	4.4%	0.070 ha
400m ² - < 450m ²	12	26.7%	0.480 ha
450m ² - < 500m ²	18	40.0%	0.810 ha
500m ² - < 600m ²	9	20.0%	0.458 ha
Duplex	1	2.2%	0.071 ha
Total Residential Allotments	45	100.0%	1.988 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	2.688 ha	—
Net Residential Area (no roads)	1.988 ha	74.0%
Road Areas	0.700 ha	26.0%
Total	2.688 ha	100.0%

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES
 10 0 10 20 30 40 50 60 70 80 90



CONCEPT PLAN - STAGE 4



LEGEND

- Site Boundary
- Major Contour (5.0m interval)
- Major Contour (0.5m interval)
- Environmental Significance - General
- Waterways and Wetlands Buffer
- Waterways and Wetlands
- Stage Boundary
- 3 Stage No.
- Indicative Bin Pad location
- Temporary Turn Around Easement

DEVELOPMENT STATISTICS - Stage 4

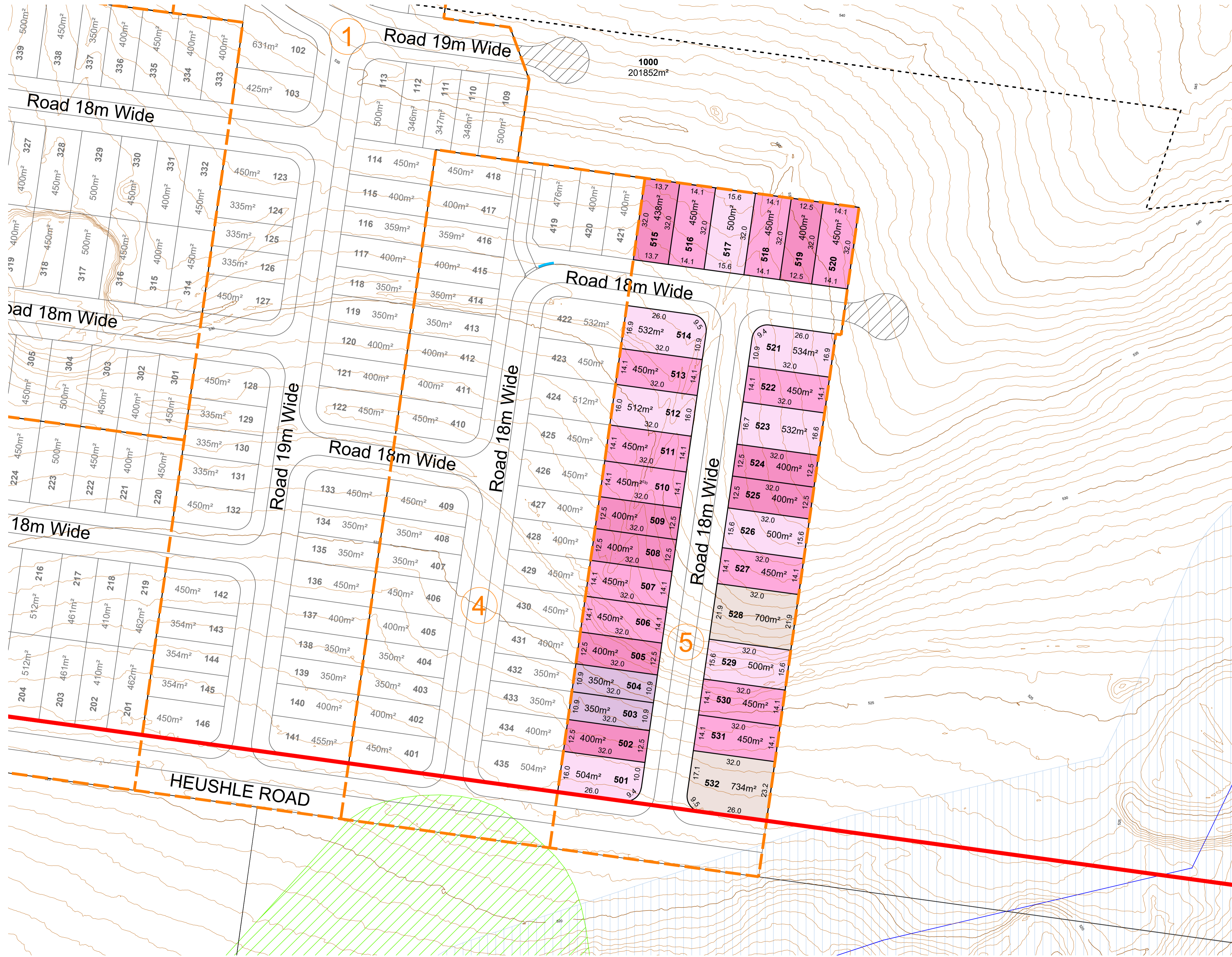
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
350m ² - < 400m ²	9	25.7%	0.316 ha
400m ² - < 450m ²	12	34.3%	0.480 ha
450m ² - < 500m ²	11	31.4%	0.498 ha
500m ² - < 600m ²	3	8.6%	0.155 ha
Total Residential Allotments	35	100.0%	1.449 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	1.976 ha	—
Net Residential Area (no roads)	1.449 ha	73.3%
Road Areas	0.527 ha	26.7%
Total	1.976 ha	100.0%

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES



CONCEPT PLAN - STAGE 5



LEGEND

- Site Boundary
- Major Contour (5.0m interval)
- Major Contour (0.5m interval)
- Environmental Significance - General
- Waterways and Wetlands Buffer
- Waterways and Wetlands
- Stage Boundary
- 3 Stage No.
- Indicative Bin Pad location
- Temporary Turn Around Easement

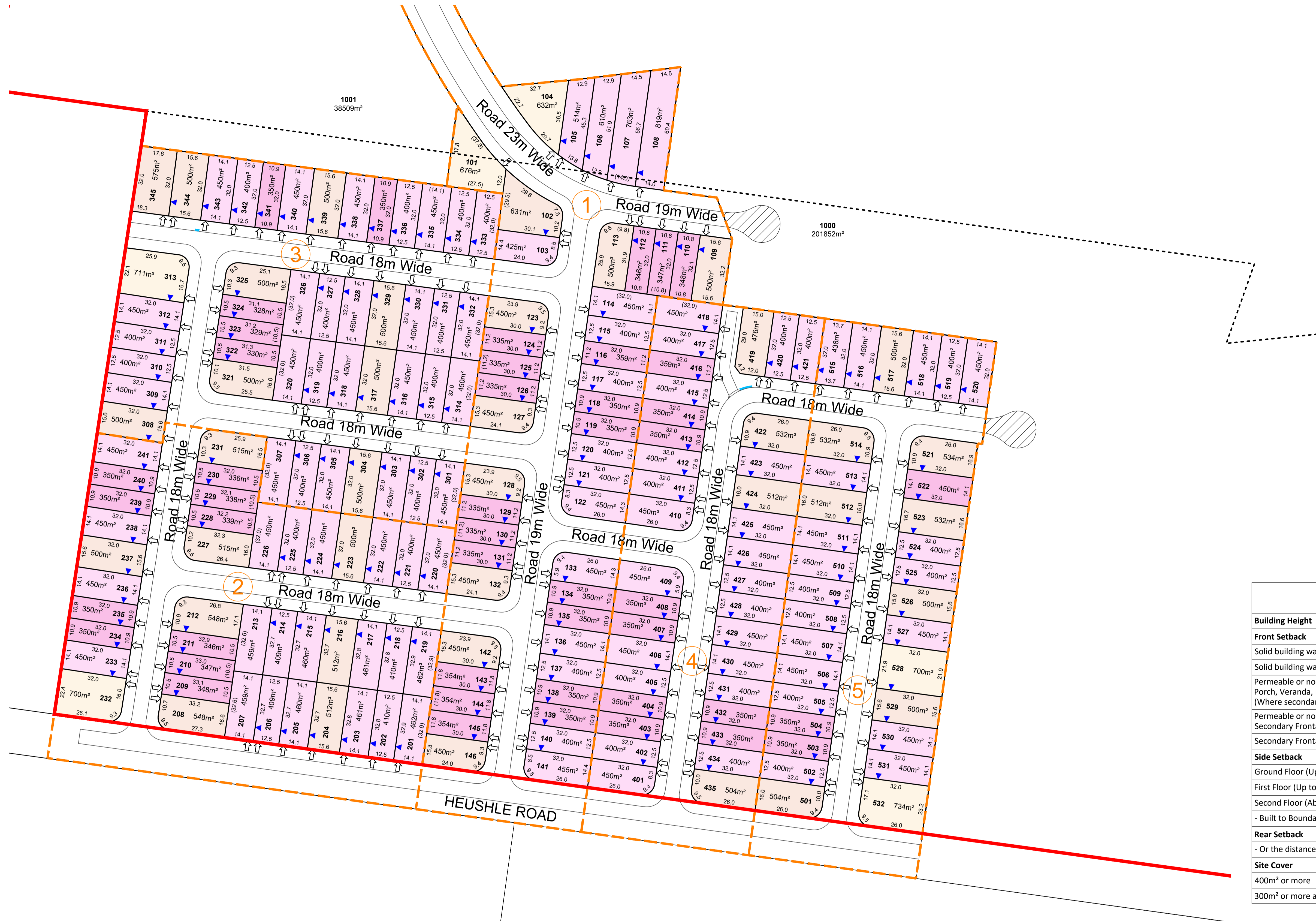
DEVELOPMENT STATISTICS - Stage 5			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
350m ² - < 400m ²	2	6.3%	0.070 ha
400m ² - < 450m ²	8	25.0%	0.324 ha
450m ² - < 500m ²	12	37.5%	0.540 ha
500m ² - < 600m ²	8	25.0%	0.412 ha
Duplex	2	6.3%	0.143 ha
Total Residential Allotments	32	100.0%	1.489 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	1.987 ha	
Net Residential Area (no roads)	1.489 ha	74.9%
Road Areas	0.498 ha	25.1%
Total	1.987 ha	100.0%

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES



PLAN OF DEVELOPMENT



LEGEND

- Site Boundary
- Stage Boundary
- 3 Stage No.
- ▼ Indicative Built to Boundary Wall location
- ↔ Indicative Driveway Location
- ▭ Indicative Bin Pad location
- Temporary Turn Around Easement

- ### Setback Notes:
- Unless amended below, development must be in accordance with MP1.1, MP1.2 and MP1.3 of the Queensland Development Code (QDC)
 - Development is to be undertaken in accordance with this Plan and the Development Permit that created these lots

Provision	Width of Lot Frontage			
	10.0m - 12.49m	12.5m - 14.9m	15.0m - 19.9m	20m +
Building Height	- Maximum height of two storeys or 8.5m above ground level			
Front Setback				
Solid building wall (other than a garage)	4.0m	4.0m	4.0m	4.0m
Solid building wall (where for a garage)	5.5m	5.5m	5.5m	5.5m
Permeable or non-enclosed elements (e.g. Porch, Veranda, Balcony or Carport) (Where secondary road frontage)	3.5m	3.5m	3.5m	3.5m
Permeable or non-enclosed elements for Secondary Frontage	3.0m	3.0m	3.0m	3.0m
Secondary Frontage	0.9m	1.5m	1.5m	1.5m
Side Setback				
Ground Floor (Up to 3.5m high)	0.9m	1.0m	1.0m	1.2m
First Floor (Up to 7.5m high)	0.9m	1.0m	1.5m	2.0m
Second Floor (Above 7.5m)	2.0m	2.0m	2.0m	2.0m
- Built to Boundary (Maximum height of 3m & maximum length of 9m)				
Rear Setback				
	1.0m	1.0m	1.0m	1.0m
- Or the distance of the cumulative height of the retaining wall and fence on the rear boundary				
Site Cover				
400m ² or more	50%	50%	50%	50%
300m ² or more and less than 400m ²	60%	60%	60%	60%

