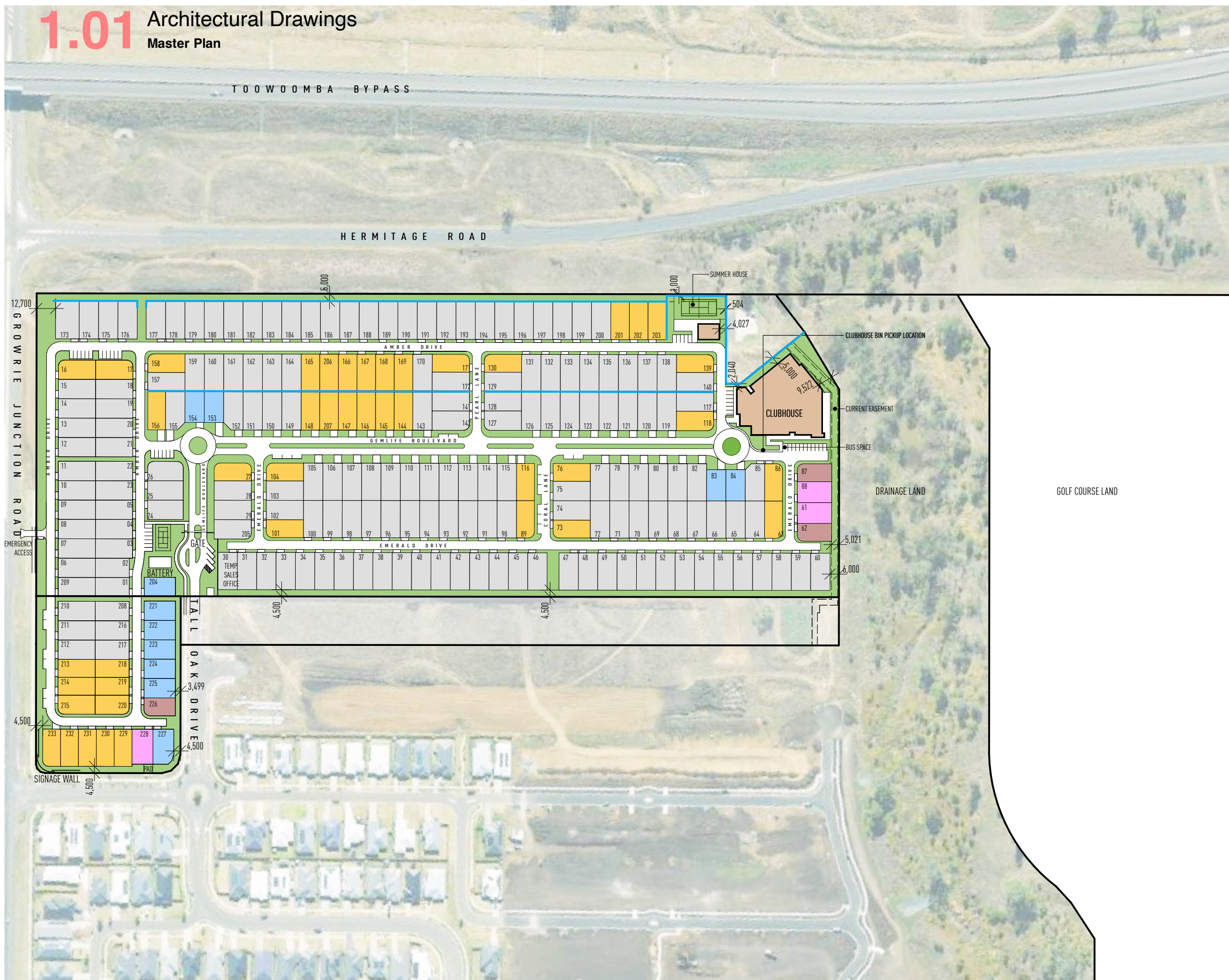


1.01 Architectural Drawings

Master Plan



SITE 1	
TOTAL NUMBER OF LOTS	229
COMMERCIAL	1500m2 (4 lots)

LOT SIZE	YIELD
13.0m x 25.0m STANDARD LOTS	175
12.0m x 25.0m SMALL LOTS	41
13.0m x 21.0m SMALL LOTS	12
12.0m x 23.0m SMALL LOTS	2
14.0m x 23.0m SMALL LOTS	3
— ACUSTIC FENCE (REFER STATEMENT OF LANDSCAPE INTENT)	

STATISTICS	
VISITOR CAR PARKING	71 + 1 MINI BUS SPACE

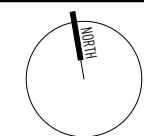
RECEIVED
01/07/2026
TOOWOOMBA
REGIONAL COUNCIL

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



ISSUE	DATE	DESCRIPTION
Z4	16.06.26	Road updated
Z3	11.05.26	Master plan updated
Z2	27.04.26	Master plan updated
Z1	30.03.26	Master plan updated
Z	23.03.26	Master plan updated
Y	23.02.26	Master plan updated
X	10.02.26	Master plan updated

PROJECT **Proposed New Development**
Tall Oak Drive Cotswold QLD
CLIENT **GemLife**



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DRAWING TITLE **BP1495/1.01**

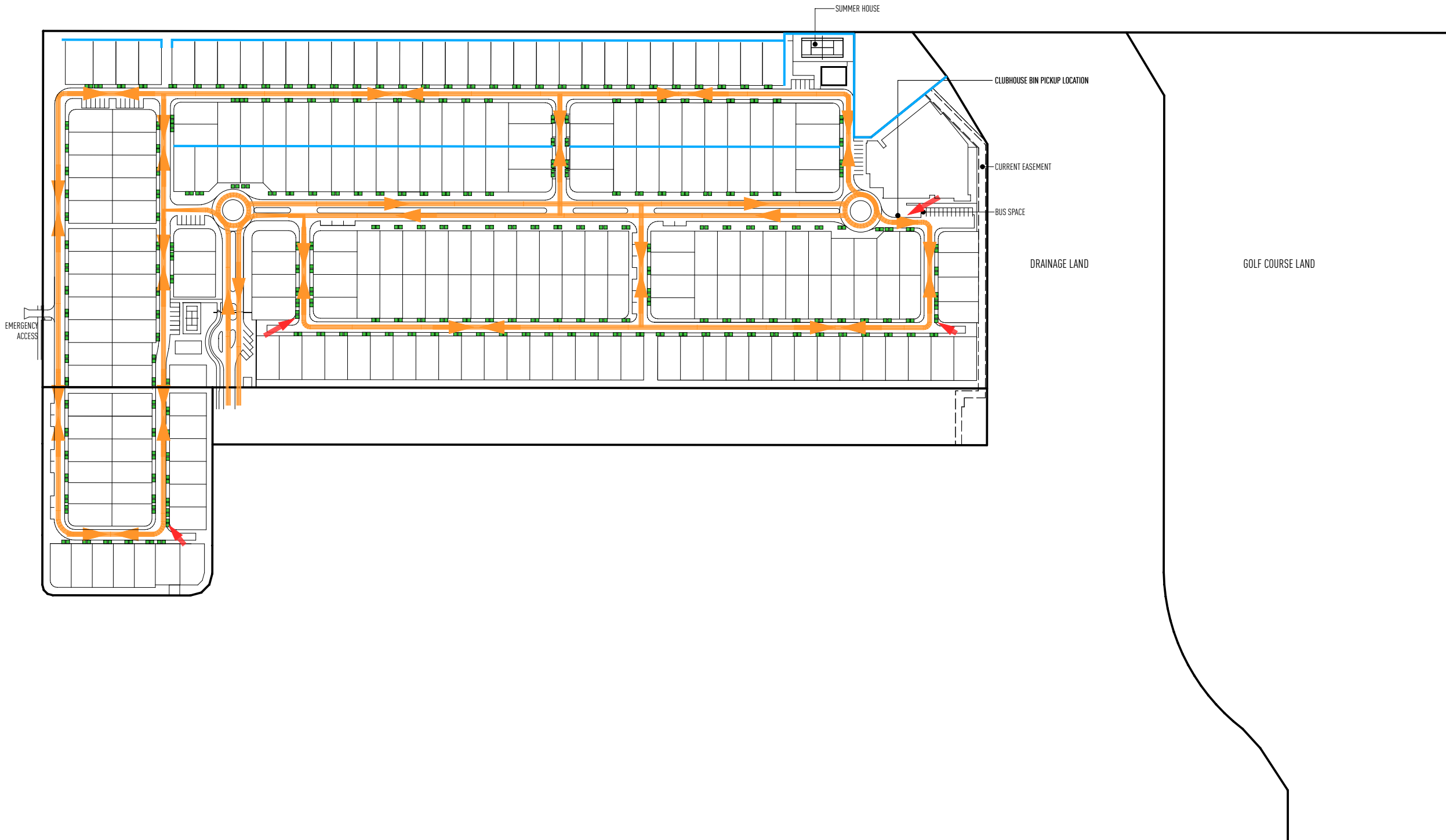
SCALE 1:2500 @ A3
Master Plan

1.02 Architectural Drawings

Waste Management Plan

NOTES

- WCV MOVEMENT
- BIN PICKUP LOCATION
- PATH TO BIN PICK



VIRAGE ARCHITECTS

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

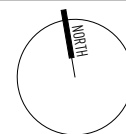
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



ISSUE	DATE	DESCRIPTION
E	06.03.26	Layout revised
D	12.09.24	Updated plans
C	04.09.24	Updated plans
B	14.08.24	Updated plans
A	21.06.24	Updated plans

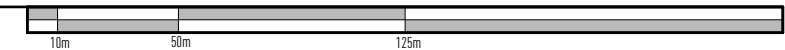
PROJECT Proposed New Development
Tall Oak Drive Cotswold QLD

CLIENT GemLife



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DRAWING TITLE BP1495/1.02

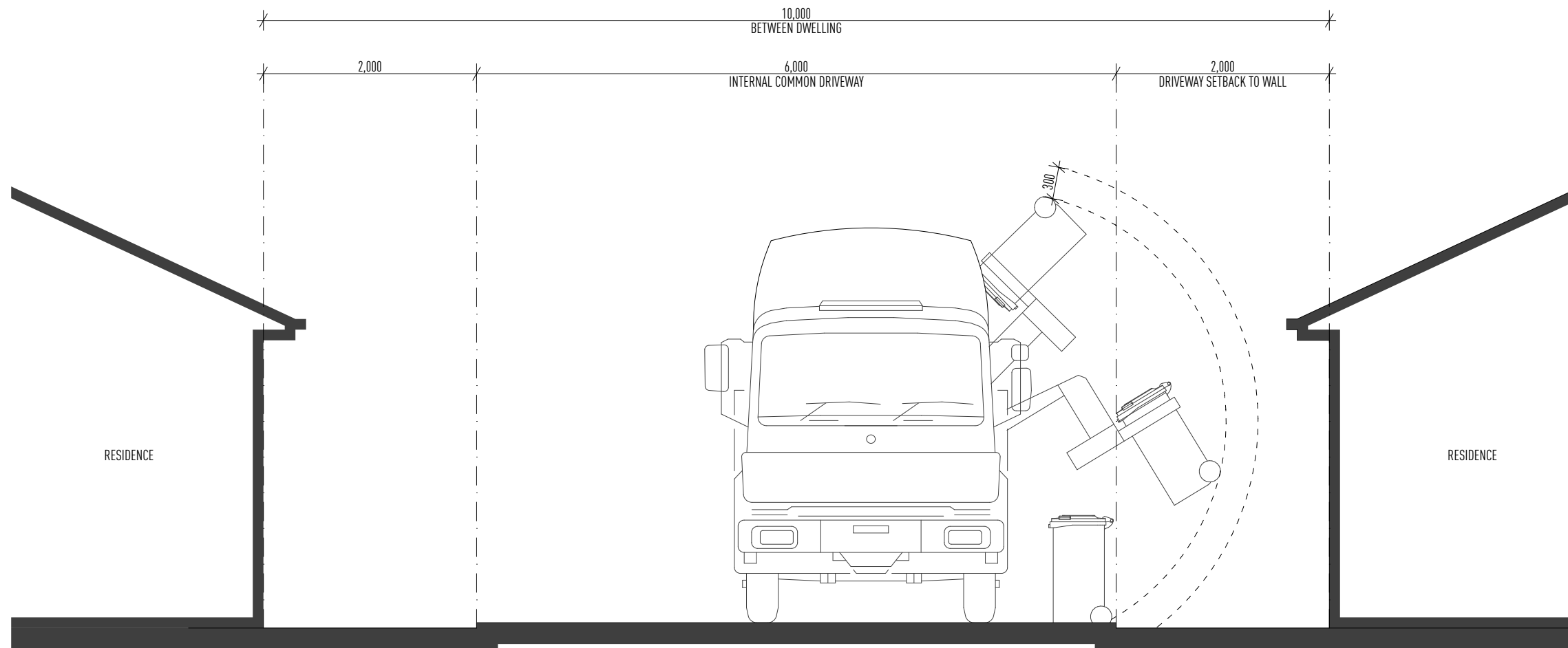


SCALE 1:2500 @ A3
Waste Management Plan



1.03 Architectural Drawings







Refuse Vehicle Details

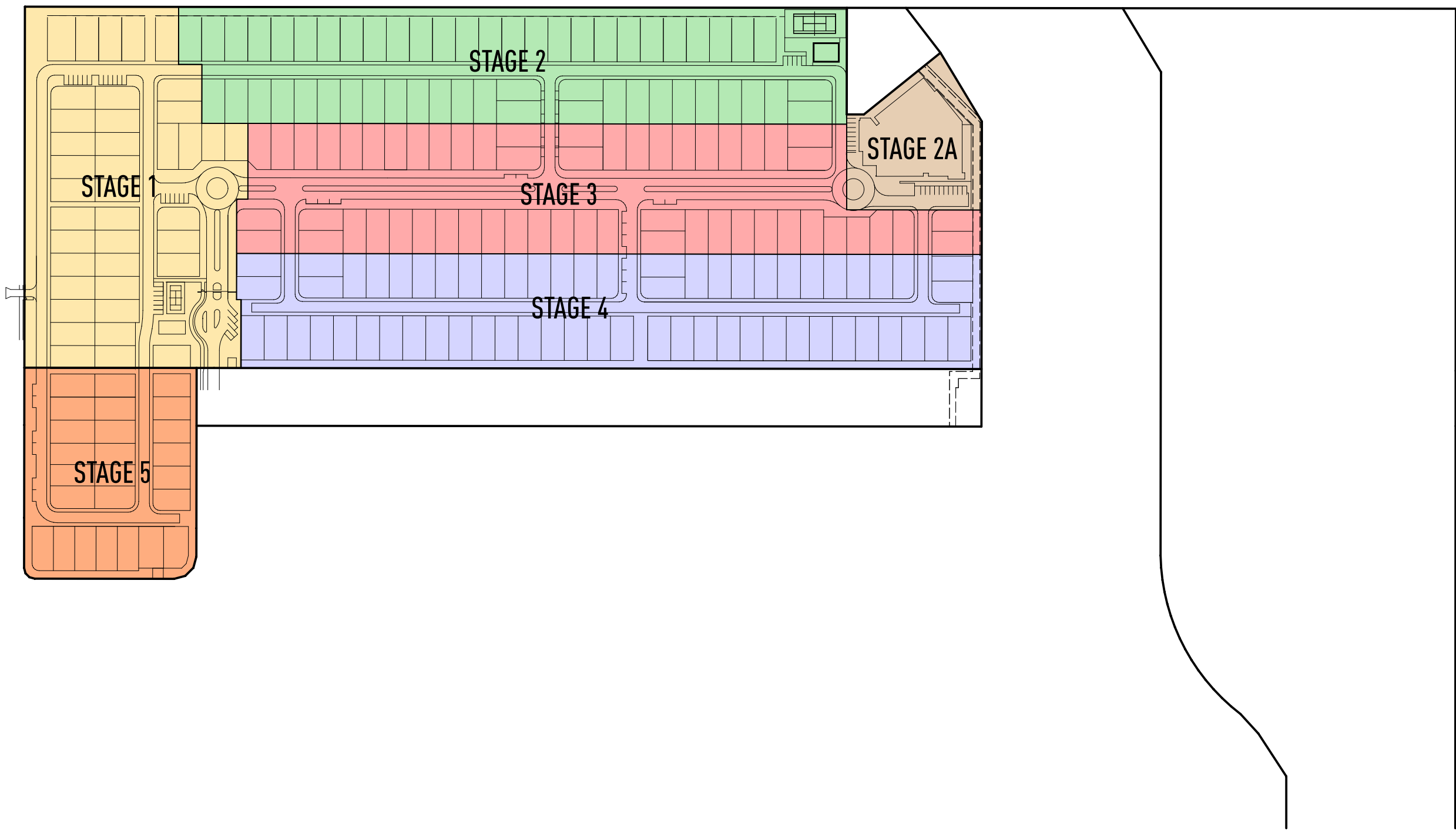


1.04 Architectural Drawings

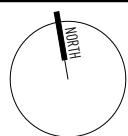
Staging Plan

TABLE

	STAGE 1	39 + PICKLE BALL COURT AND ENTRY
	STAGE 2	53
	STAGE 2A	CLUBHOUSE AND TENNIS COURT
	STAGE 3	51
	STAGE 4	61
	STAGE 5	25
	TOTAL	229 LOTS



ISSUE	DATE	DESCRIPTION
H	25.06.26	Layout revised
G	06.03.26	Layout revised
F	12.09.25	Layout revised
E	10.07.25	Layout revised
D	04.09.24	Updated plans
C	04.09.24	Updated plans
B	14.08.24	Updated plans



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