

03.01 Architectural Drawings

Master Plan

YIELD

TOTAL NUMBER OF LOTS

294

LEGEND

--- RETAINING WALL REFER CIVILS

TOOWOOMBA REGIONAL COUNCIL
AMENDED PLAN
REQUIRED TO BE SUBMITTED FOR
APPROVAL
 Refer to Condition Number(s)
 7 and 7A
 referred to in Council's Decision Notice dated
 21 May 2023
 This plan is subject to conditions of Approval Number
 MCUI/2023/5258/A



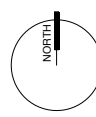
VIRAGE ARCHITECTS
 LEVEL 1 33 ELKHORN AVENUE
 SURFERS PARADISE, QLD. 4217 AUSTRALIA
 PO BOX 42, ISLE OF CAPRI, QLD. 4217



Living Gems

ISSUE	DATE	DESCRIPTION
L	11.02.26	Lot colours amended
K	19.01.26	Emergency exit added
J	07.11.25	Update retaining walls
I	23.09.25	Main entry revised
H	02.09.25	Layout updated
G	02.09.25	Layout updated
F	15.07.25	Trees added

PROJECT **Proposed New Development**
Hermitage Road, Cotswold Hills Qld
 CLIENT **LivingGems**



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 DRAWING TITLE **BP1415/03.01**



SCALE 1:2000 @ A3
 Master Plan



03.01-1 Architectural Drawings

Plotting Plan

WIDTH OF LOT REQUIRED

	TYPE 1 STD	TYPE 2 STD	TYPE 3 COR	TYPE 4 COR	TYPE 5 SUSP.	SPECIAL
13m WIDE LOTS						
13.5m WIDE LOTS						
14m WIDE LOTS						
13.5m CORNER WIDE LOTS						
13.5m + CORNER WIDE LOTS						
SPECIAL LOTS						
14m SUSPENDED LOTS						
TOTAL	294	100 %				

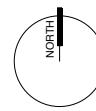
NOTE : TYPE REFER TO TYPICAL HOUSES



LEGEND

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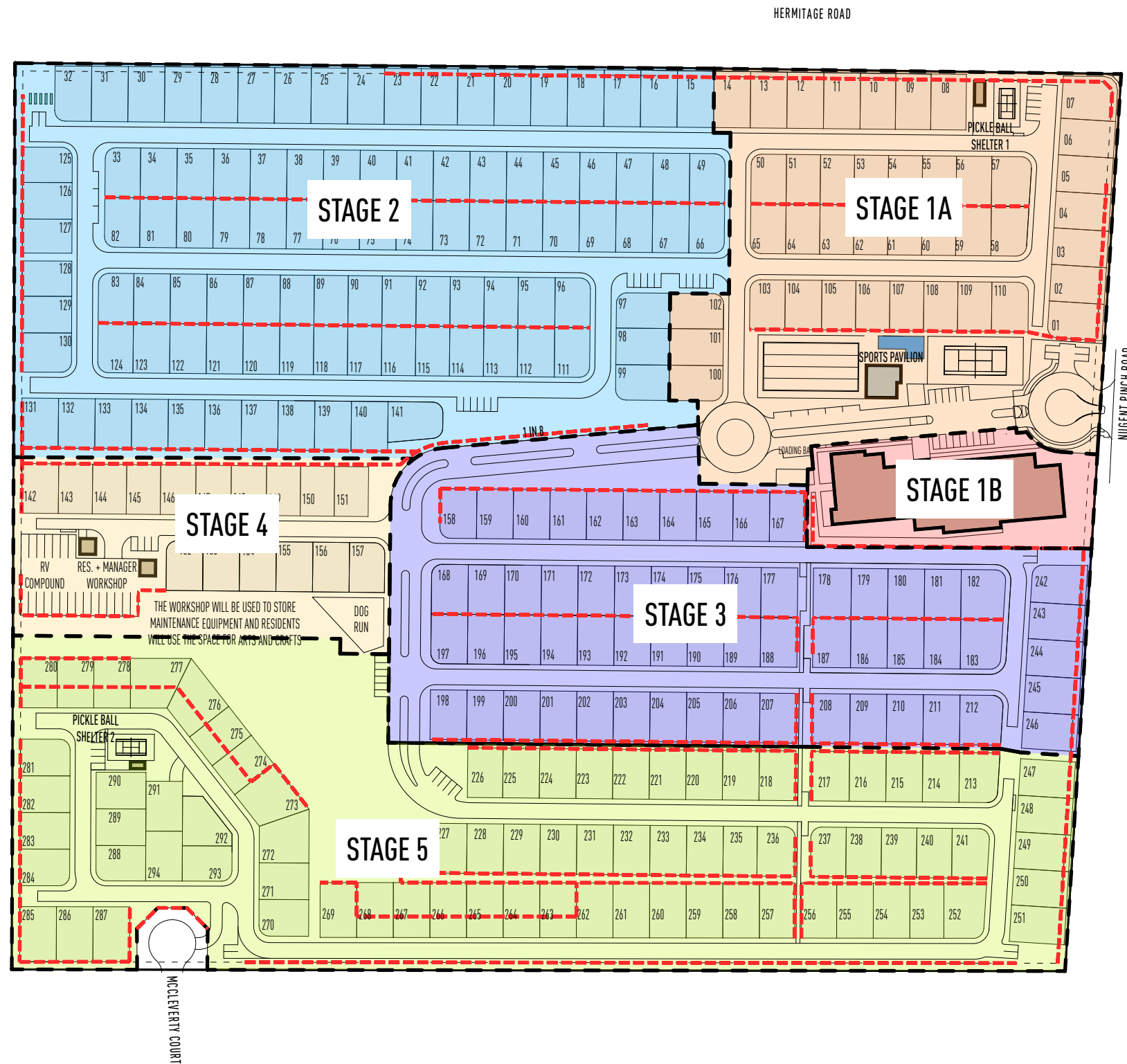


03.02 Architectural Drawings

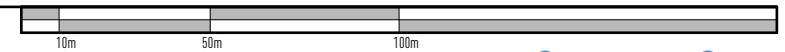
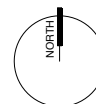
Construction Staging Plan

LEGEND

-  STAGE 1A
-  STAGE 1B
-  STAGE 2
-  STAGE 3
-  STAGE 4
-  STAGE 5
-  RETAINING WALL REFER CIVILS (TBC)





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03.03 Architectural Drawings

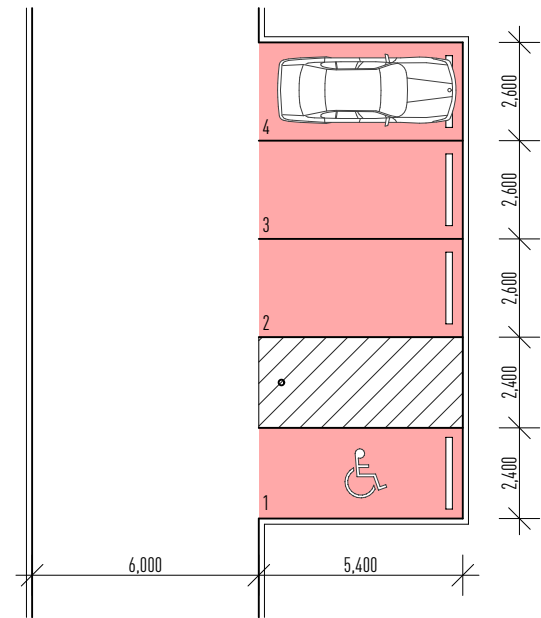
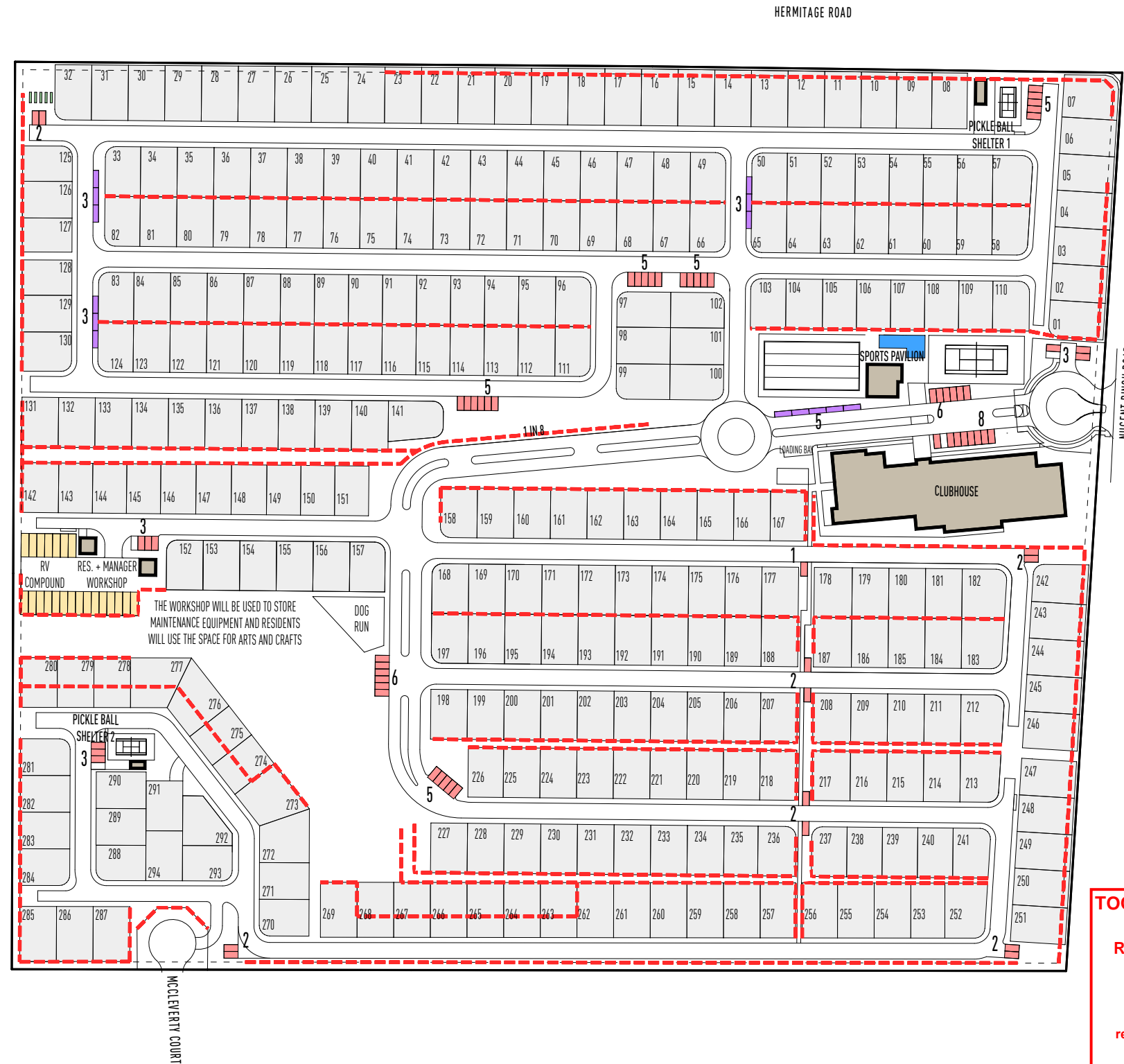
Carparking Plan

CARPARKING

	CARPARKING	68 SPACES
	CARPARKING PARALLEL	14 SPACES
		82

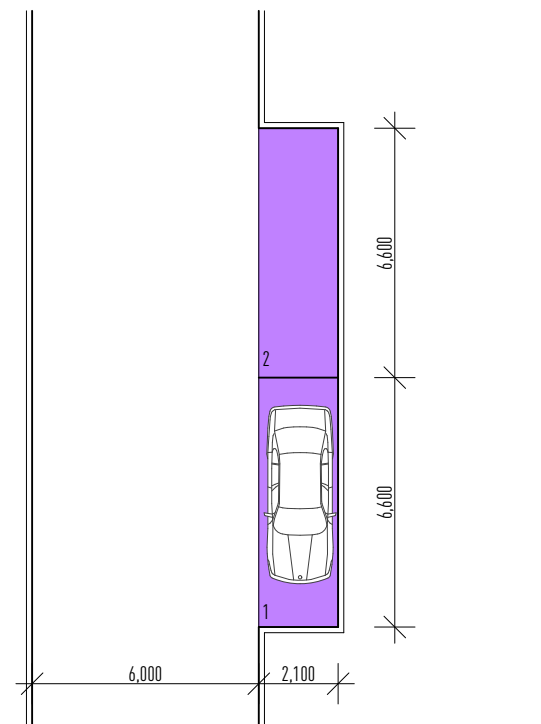
RV - PARKING

	RV	22 SPACES
		22



TYPICAL 90° CAR PARKING LAYOUT

1:200



TYPICAL PARALLEL CAR PARKING LAYOUT

1:200

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