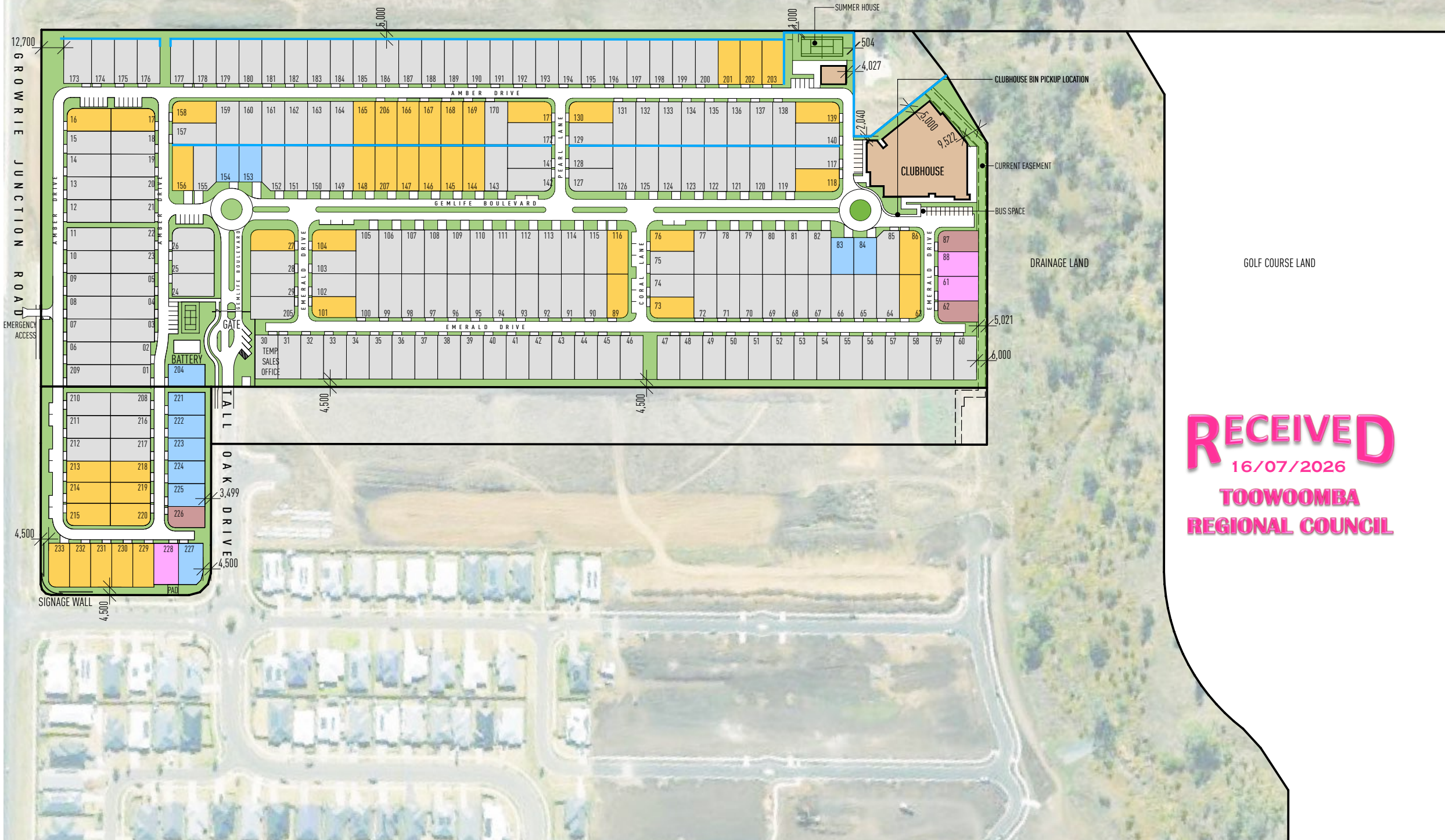


1.01 Architectural Drawings

Master Plan

TOOWOOMBA BYPASS

HERMITAGE ROAD



SITE 1

TOTAL NUMBER OF LOTS	229
COMMERICAL	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
ACOUSTIC FENCE (REFER STATEMENT OF LANDSCAPE INTENT)	

STATISTICS

VISITOR CAR PARKING	71 + 1 MINI BUS SPACE
---------------------	-----------------------

RECEIVED
16/07/2026
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

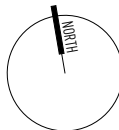


ISSUE	DATE	DESCRIPTION
Z4	16.06.26	Road updated
Z3	11.05.26	Master plan updated
Z2	27.04.26	Master plan updated
Z1	30.03.26	Master plan updated
Z	23.03.26	Master plan updated
Y	23.02.26	Master plan updated
X	10.02.26	Master plan updated

PROJECT Proposed New Development

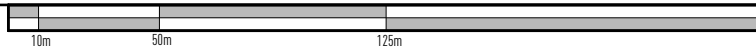
Tall Oak Drive Cotswold QLD

CLIENT GemLife



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DRAWING TITLE BP1495/1.01



SCALE 1:2500 @ A3
Master Plan

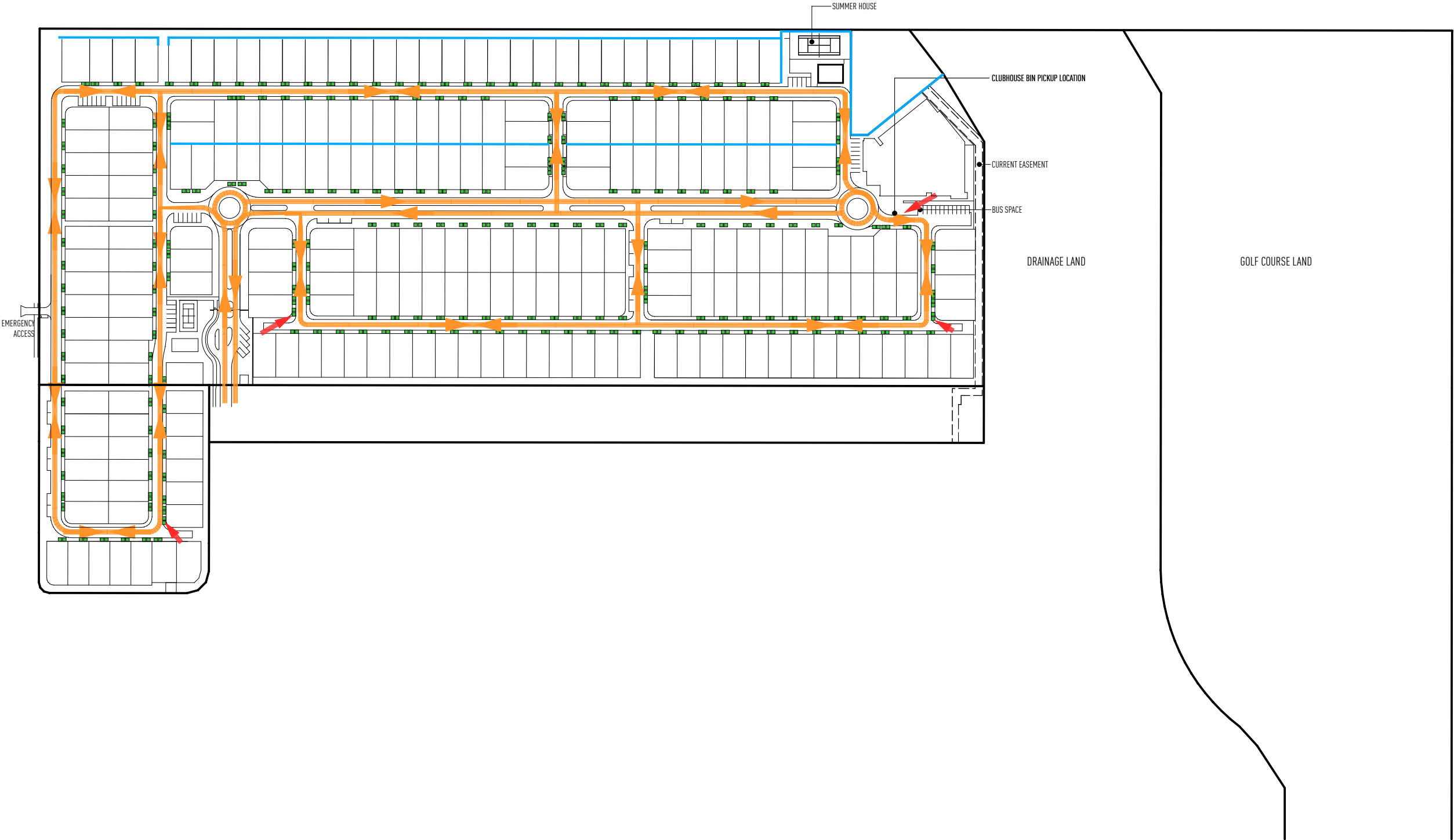


1.02 Architectural Drawings

Waste Management Plan

NOTES

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

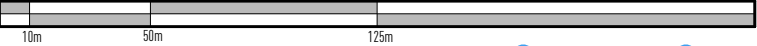


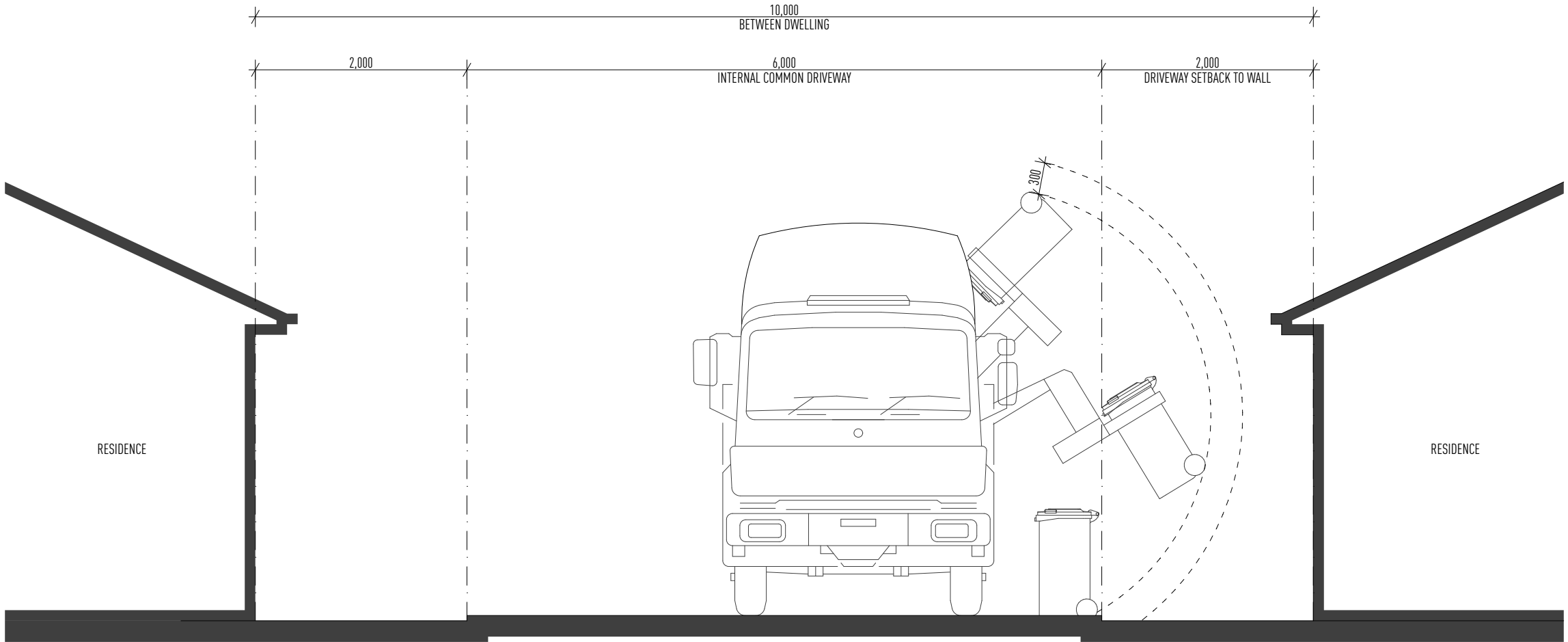
E	06.03.26	Layout revised
D	12.09.24	Updated plans
C	04.09.24	Updated plans
B	14.08.24	Updated plans
A	21.06.24	Updated plans
ISSUE	DATE	DESCRIPTION



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DRAWING TITLE BP1495/1.02





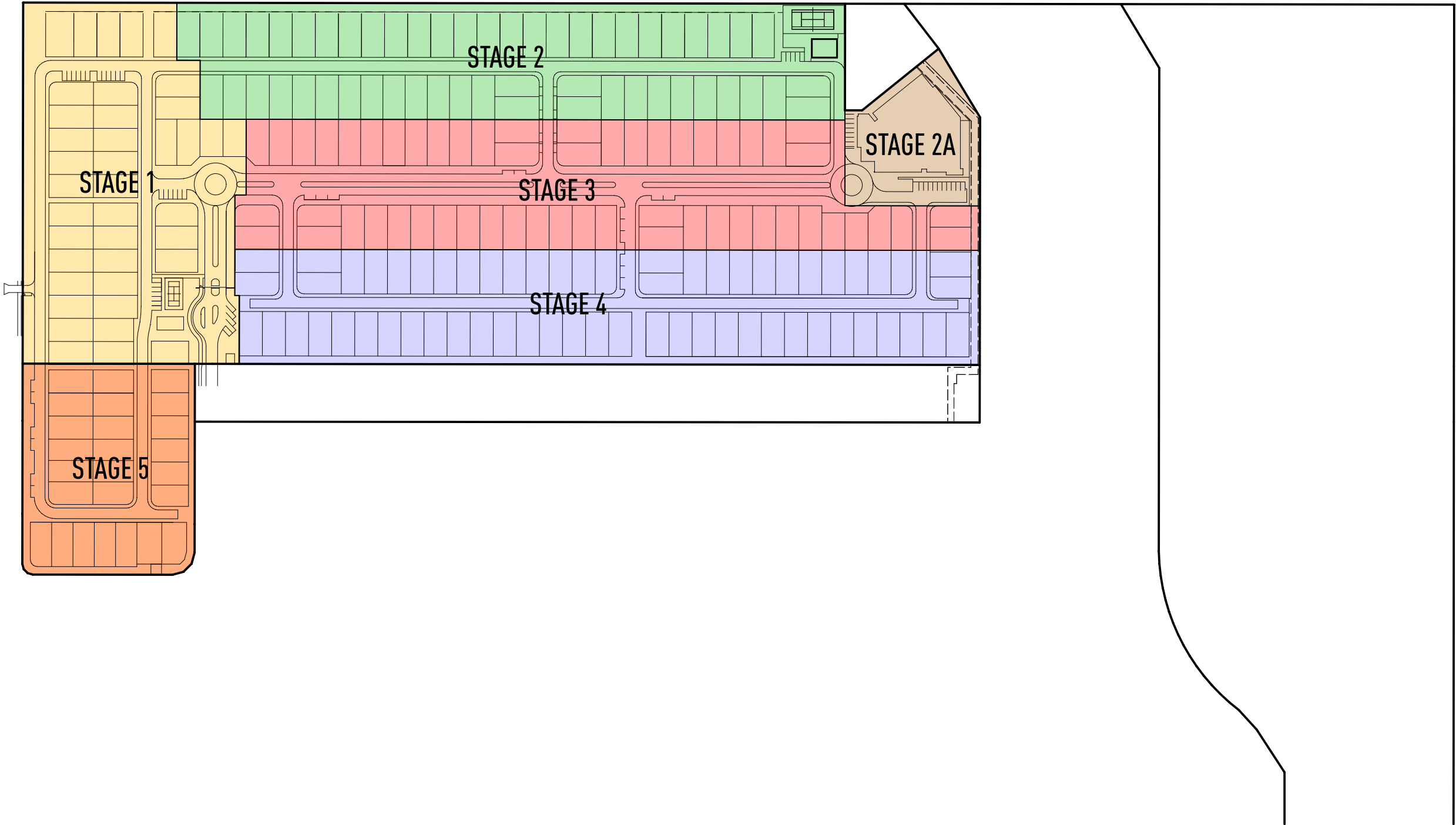
1.04

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



VIRAGE ARCHITECTS

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

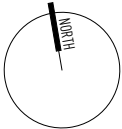
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



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
ISSUE	DATE	DESCRIPTION

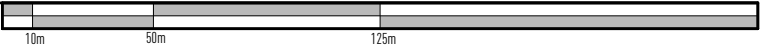
PROJECT Proposed New Development
Tall Oak Drive Cotswold QLD

CLIENT GemLife



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DRAWING TITLE BP1495/1.04



SCALE 1:2500 @ A3
Staging Plan



[illegible]

SCALE

1 : 200@A1

PRINT AT 50% @ A3



0 5m 10m 15m 20m 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
PD002	AA
DRAWN	CHECKED
JS	PN
	APPROVED
	PN

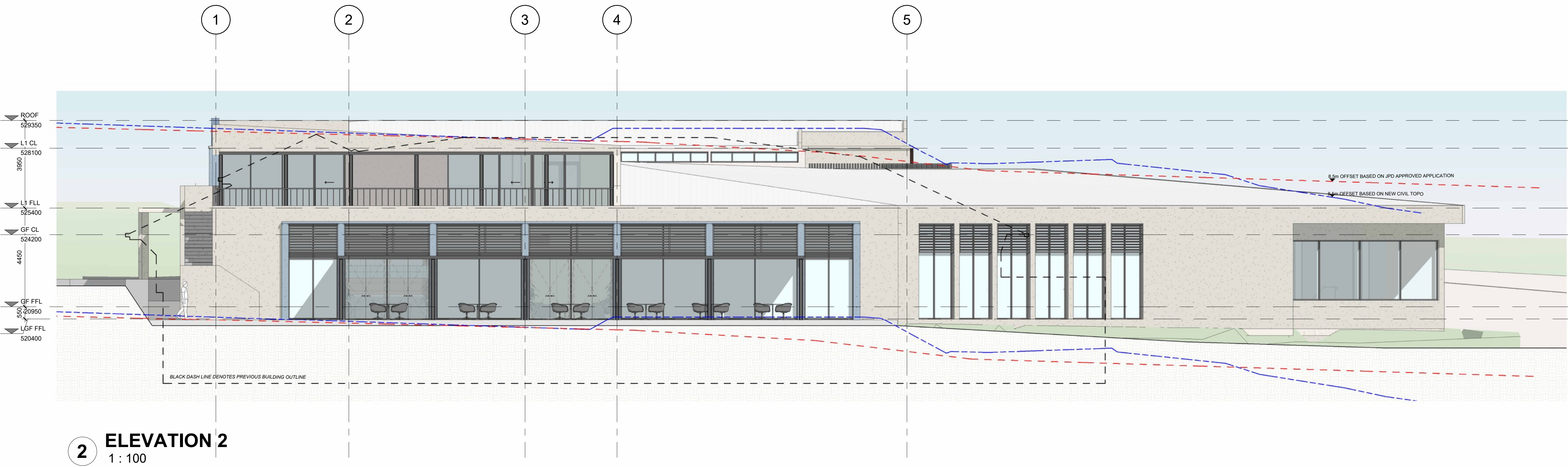
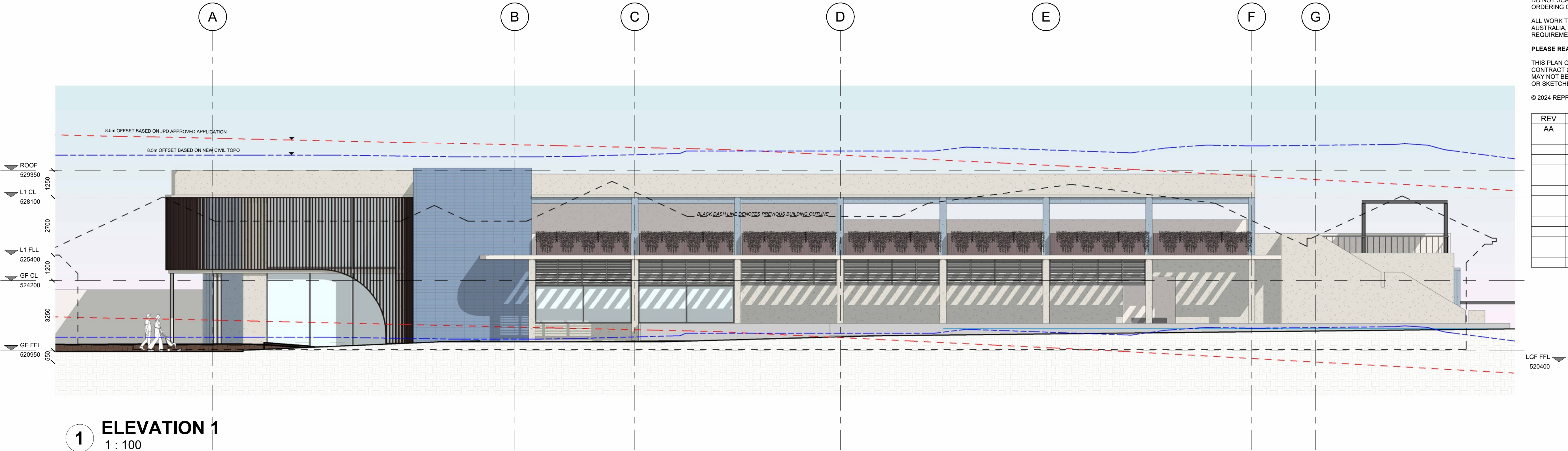
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GROUND FLOOR PLAN

FILE NAME
GL - CWL3 - DWG - CLU - A - PD002

1 **FIRS**
1 : 200

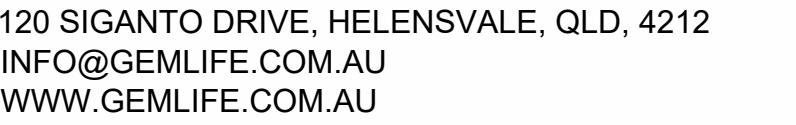
REV	DESCRIPTION	DATE
AA	Preliminary Issue	23/03/26



SCALE
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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		



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]

SCALE

As indicated@A1

PRINT AT 50% @ A3



PROJECT

COTSWOLD 3

TALL OAK DRIVE COTSWOLD QLD

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

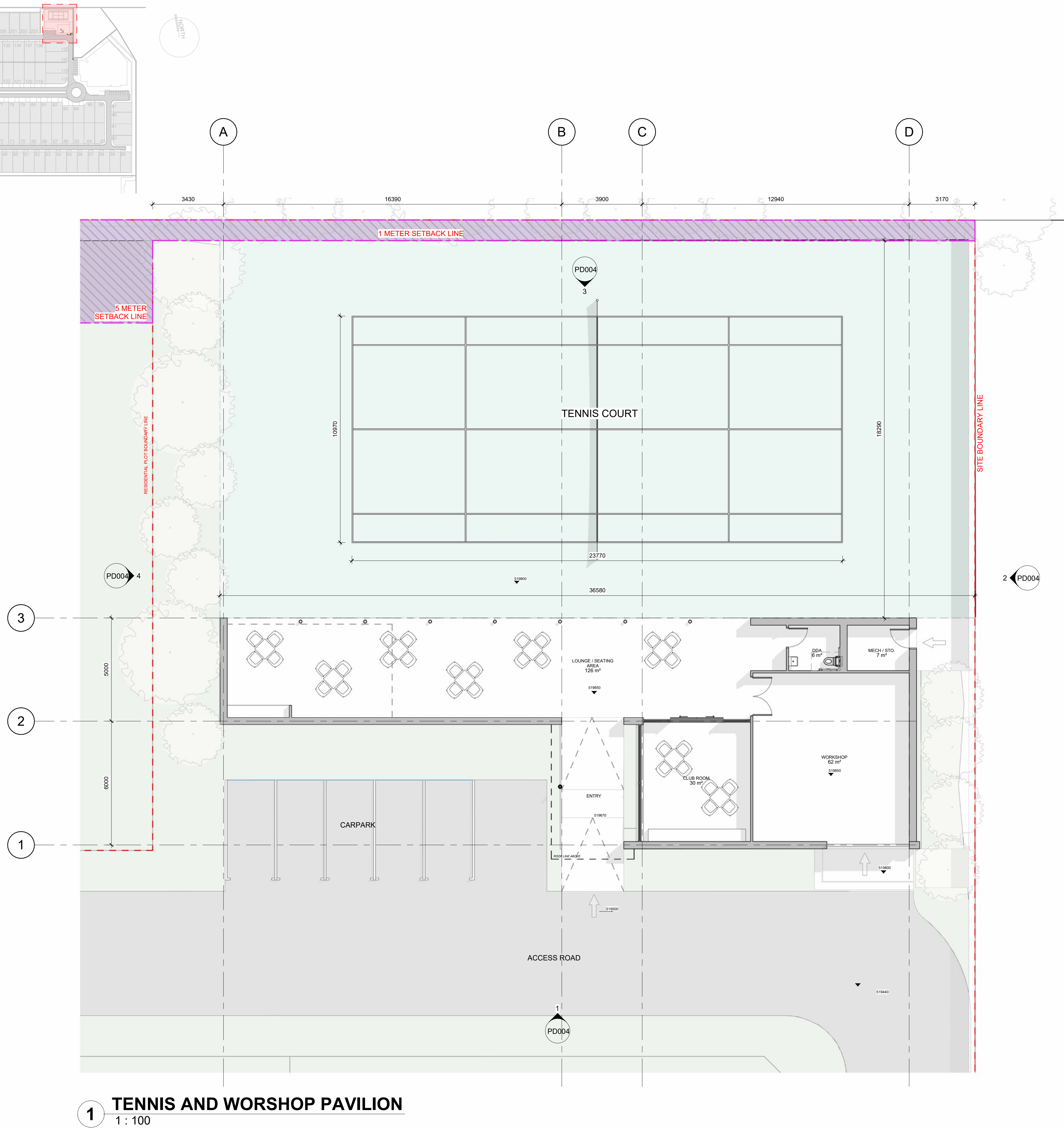
DRAWN CHECKED APPROVED
NA PN PN

DRAWING TITLE

GROUND FLOOR PLAN

FILE NAME

GL - CWL3 - DWG - CLU - A - PD002



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	APPROVED
NA	PN	PN
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ELEVATIONS		
FILE NAME		
GL - CWL3 - DWG - CLU - A - PD004		