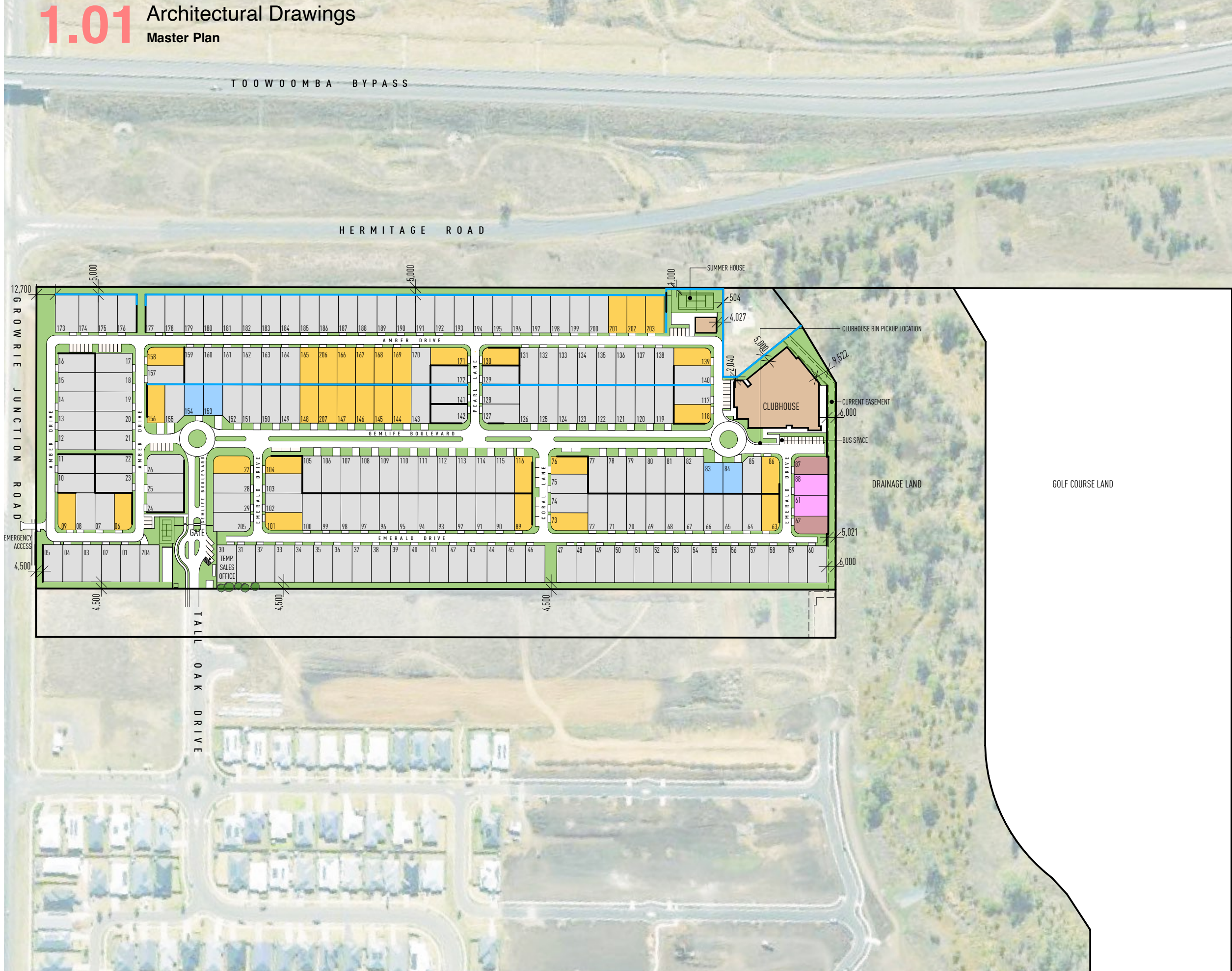


1.01 Architectural Drawings

Master Plan



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 m ² (approx)
SITE COVER	40 556 m ²
TOTAL SITE COVER (LOTS + ROADS + FACILITIES)	58 845 m ²
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

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

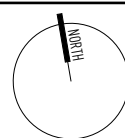


ISSUE	DATE	DESCRIPTION
V	01.05.26	Master plan updated
U1	12.03.26	Master plan updated
U	13.10.25	Master plan updated
T	12.09.25	Master plan updated
S	07.08.25	Entry statement amended
R	30.07.25	Entry statement amended
Q	22.07.25	Bin pickup location added

PROJECT Proposed New Development

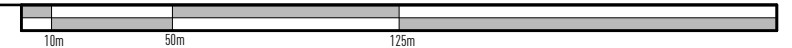
Tall Oak Drive Cotswold QLD

CLIENT GemLife



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DRAWING TITLE BP1495/1.01

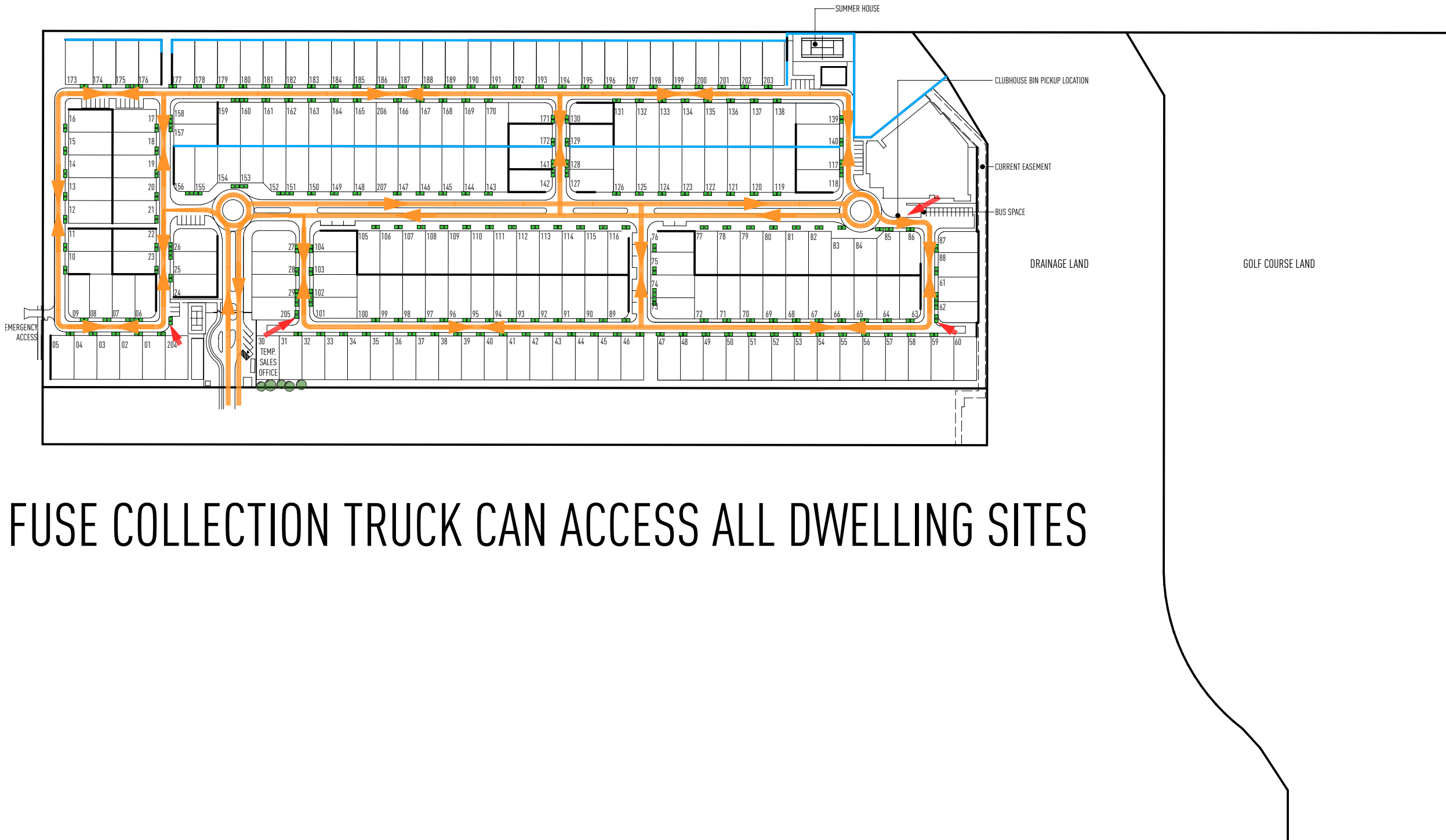


SCALE 1:2500 @ A3
Master Plan



NOTES

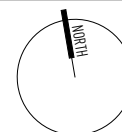
- WCV MOVEMENT
- BIN PICKUP LOCATION
- PATH TO BIN PICK



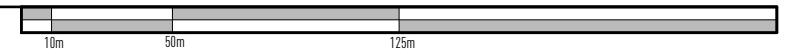
FUSE COLLECTION TRUCK CAN ACCESS ALL DWELLING SITES



ISSUE	DATE	DESCRIPTION
E	01.05.26	Updated plans
D	12.09.24	Updated plans
C	04.09.24	Updated plans
B	14.08.24	Updated plans
A	21.06.24	Updated plans

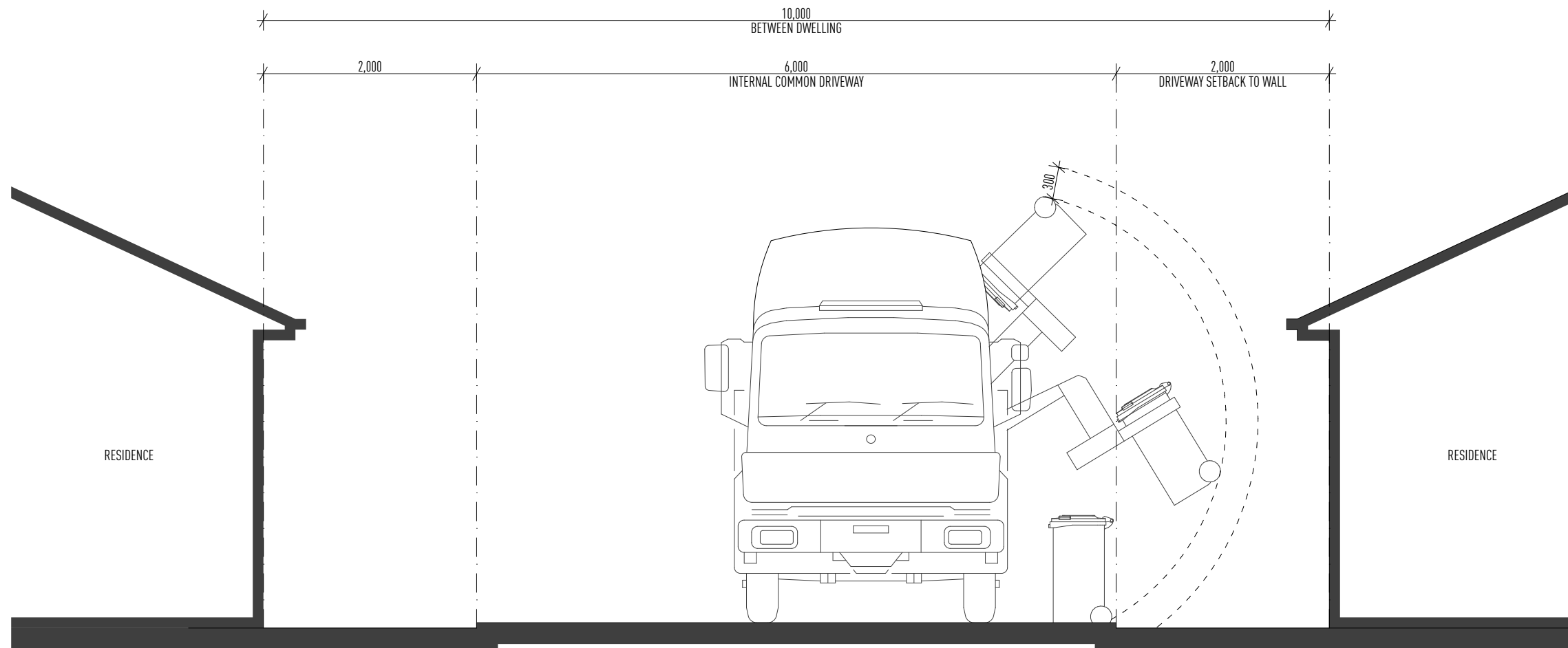


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1.03 Architectural Drawings

Refuse Vehicle Details

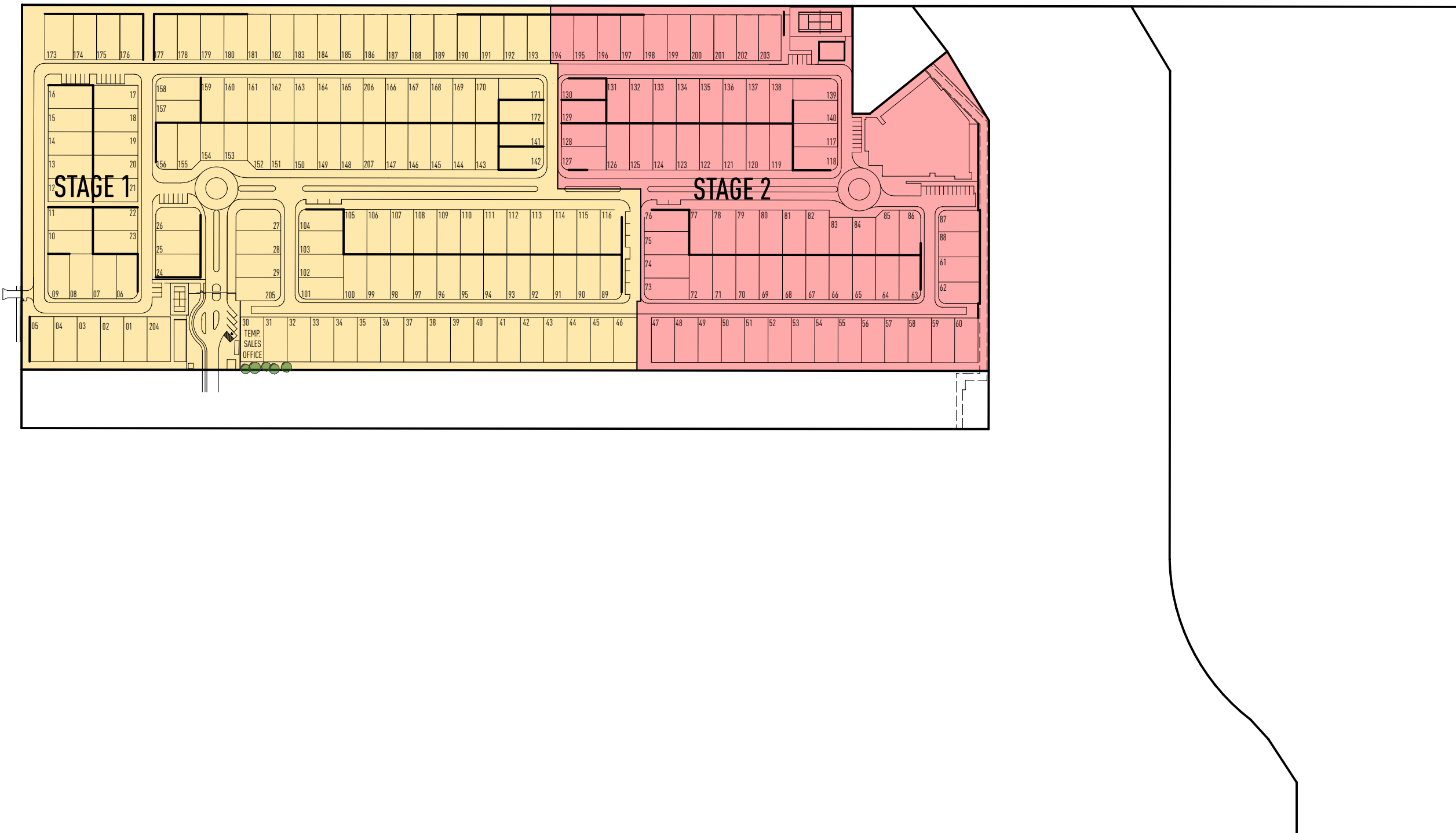


1.04 Architectural Drawings

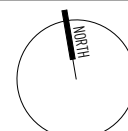
Staging Plan

TABLE

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



ISSUE	DATE	DESCRIPTION
G	01.05.26	Staging 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
A	21.06.24	Updated plans



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