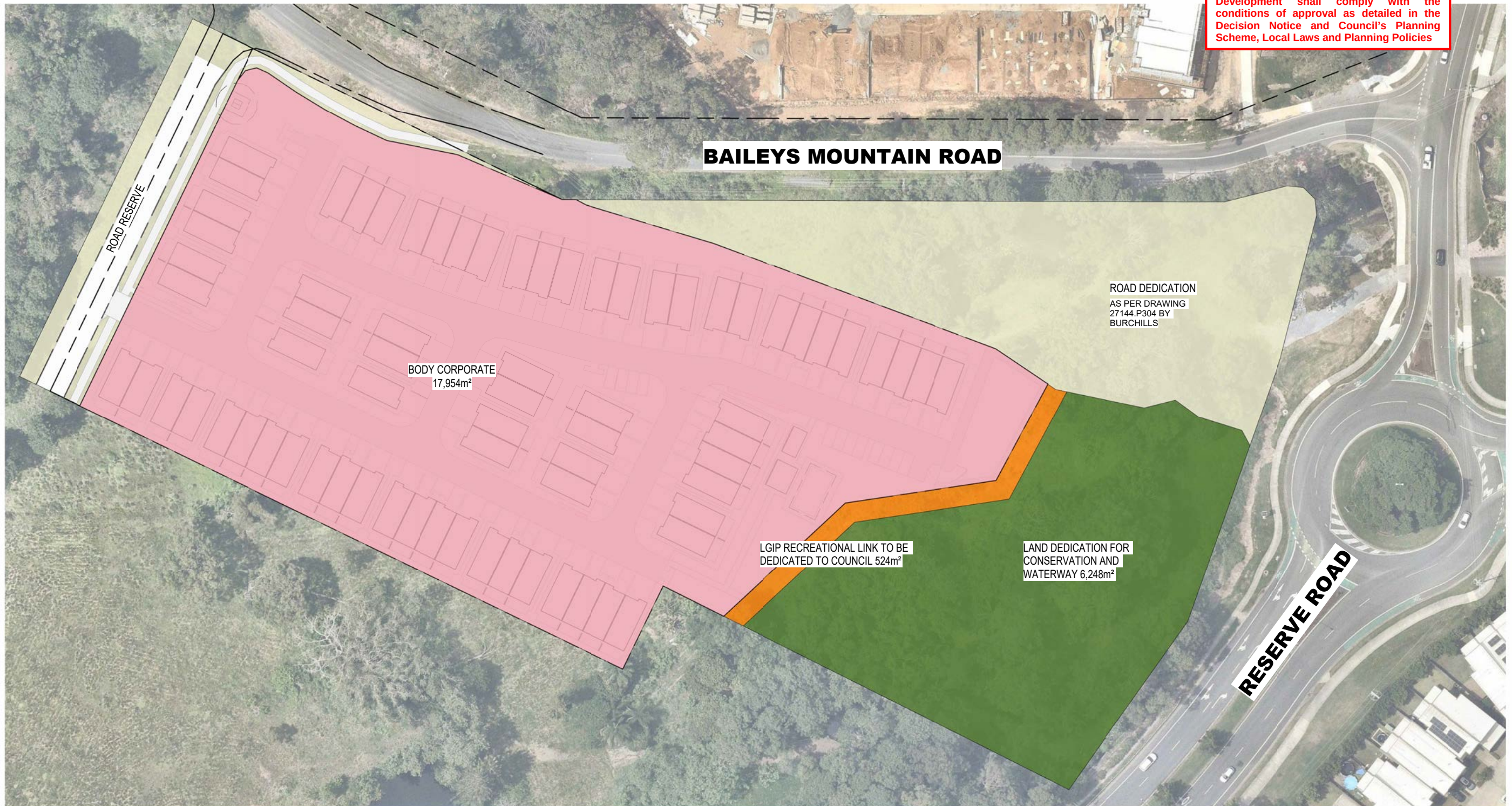


PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

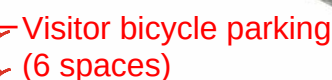
Application No: COM/2024/317

Dated: 10 September 2026

Development shall comply with the
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REDDOOR
ARCHITECTURE



CONSTRUCTION STAGES

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4

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STAGE 4

- 7 CLUSTERS
- 16 DWELLINGS
- 1 VISITOR CAR PARKS

STAGE 3

- 7 CLUSTERS
- 14 DWELLINGS
- 4 VISITOR CAR PARKS

BAILEYS MOUNTAIN ROAD

ROAD DEDICATION

BIO-BASIN

LAND DEDICATION FOR CONSERVATION AND WATERWAY 6,248m²

RESERVE ROAD

STAGE 1

- 7 CLUSTERS
- 22 DWELLINGS
- ALL INTERNAL ROADS
- PMT
- NEW ROAD RESERVE
- DEDICATED PARK
- ROAD DEDICATION

- 5 Visitor car parks
- 6 Visitor bicycle parks

STAGE 2

- 7 CLUSTERS
- 20 DWELLINGS
- 3 VISITOR CAR PARKS
- 1 COMMUNAL POOL AREA
- 1 BIO-BASIN

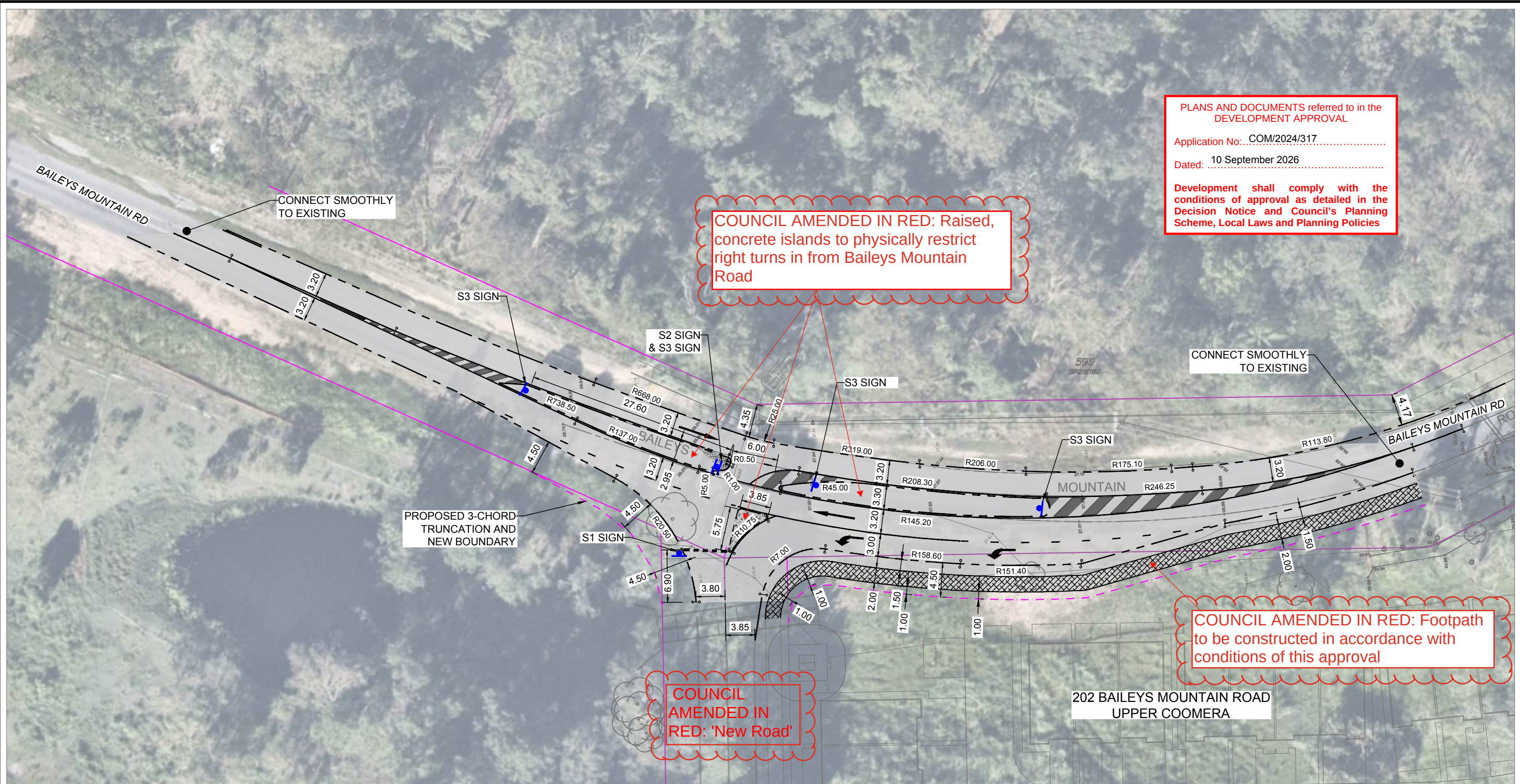
COUNCIL AMENDMENTS IN RED: Changes to visitor parking.

5 visitor car parks to be provided in Stage 1

6 visitor bicycle parks to be provided in Stage 1



REDDOOR
ARCHITECTURE



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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D.S. Watkins
DARRYL WATKINS
ASSOCIATE DIRECTOR
RPEQ 23854
APPROVED 12 Feb 2026

				SCALE 0 5 10 15 20 25m SCALE 1:500 AT ORIGINAL SIZE				Colliers International Engineering & Design (TTMC) Pty Ltd ABN 65 010 868 621 LEVEL 8, 369 Ann Street, BRISBANE QLD 4000 P.O. BOX 12015, BRISBANE QLD 4003 T: (07) 3327 9500 F: (07) 3327 9501 E: ttmbbris@ttmgroup.com.au W: www.ttmgroup.com.au		PROJECT 202 BAILEYS MOUNTAIN ROAD - UPPER COOMERA		PROJECT NUMBER 23BRT0507		ORIGINAL SIZE A3	
										DRAWING TITLE FUNCTIONAL LAYOUT PROPOSED LEFT TURN (BAL) AND (AUL) RIGHT TURN (BAL) ~~BAN~~ BAN		DRAWING NUMBER 23BRT0507-16		REVISION B	
				NORTH 		CLIENT 				DATE 12 Mar 2026		SHEET 1 OF 1			
B 12-03-26		WESTBOUND LANE WIDTHS AMENDED		DSF AS DW											
A 12-02-26		ORIGINAL ISSUE		AA AS DW											
REV.		DATE		AMENDMENT DESCRIPTION		DRAWN		CHECKED		APPROVED					

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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PARKING LEGEND

G

RESIDENT (GARAGE)

R

RESIDENT (DRIVEWAY)
5.5m x 2.4m

V

VISITOR (STREET PARKING)
5.4m x 2.6m

NOTE:
VISITOR (EXCLUSIVE USE)
MEANS ADDITIONAL VISITOR PARKING
THAT CAN ONLY BE USED BY VISITORS
TO THE UNIT ASSOCIATED WITH THAT
PARKING SPACE. NOT MARKED OR
SIGNED AS VISITOR PARKING

VISITOR (STREET PARKING)
MEANS PARKING FOR VISITORS TO
ANY UNIT IN THE DEVELOPMENT

CAR PARKS REQUIRED

RESIDENT = 2/ DWELLING UNIT = (144)
VISITOR = VISITOR 2+ 1/ 10 DWELLING UNITS = (10)

TOTAL CAR PARKS

RESIDENT GARAGED = (72)
RESIDENT DRIVEWAY = (72)

TOTAL RESIDENT = (144)

VISITOR (STREET PARKING)= (13)

TOTAL CAR PARKS = (157)

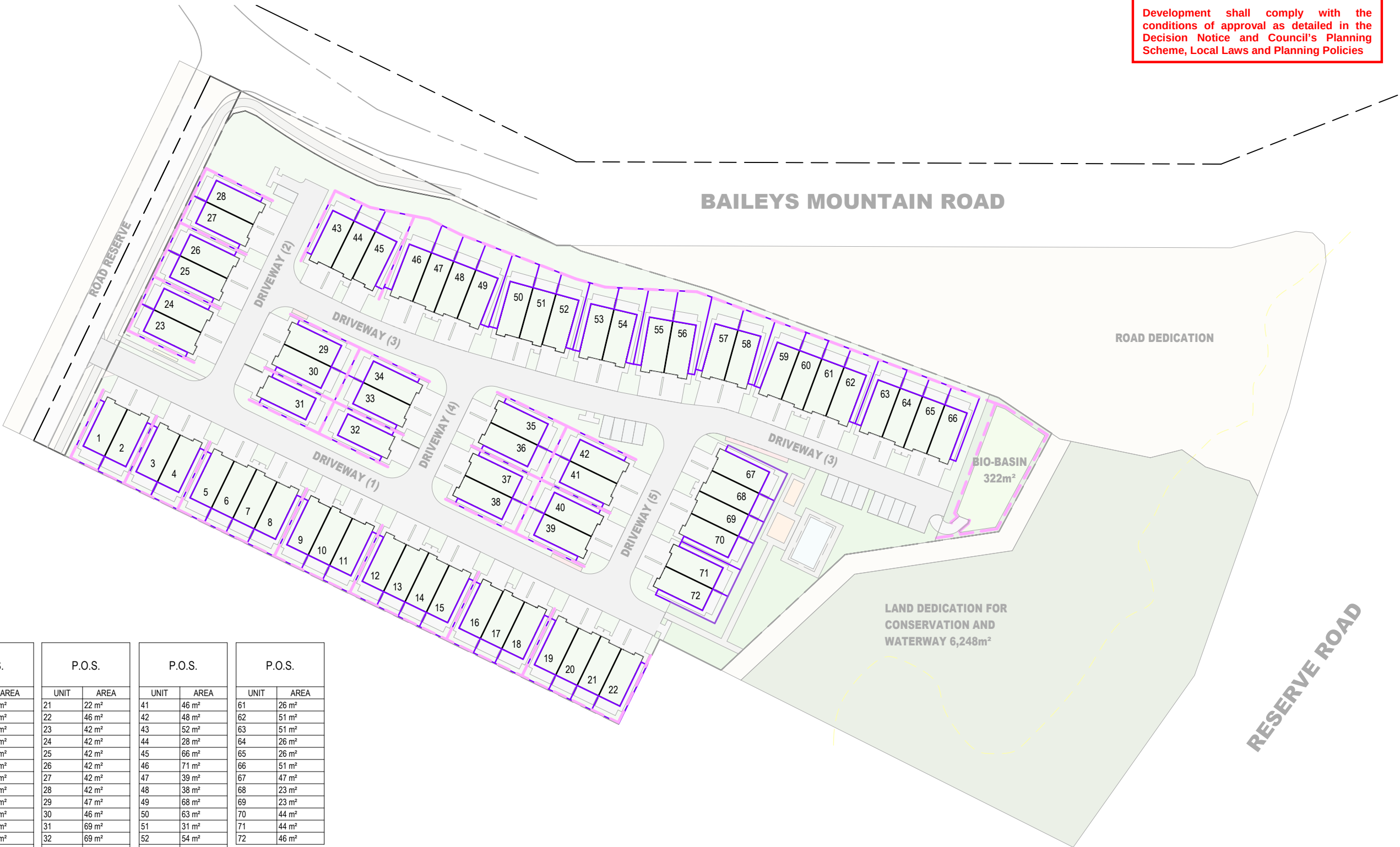


PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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P.O.S.		P.O.S.		P.O.S.		P.O.S.	
UNIT	AREA	UNIT	AREA	UNIT	AREA	UNIT	AREA
1	45 m²	21	22 m²	41	46 m²	61	26 m²
2	43 m²	22	46 m²	42	48 m²	62	51 m²
3	43 m²	23	42 m²	43	52 m²	63	51 m²
4	45 m²	24	42 m²	44	28 m²	64	26 m²
5	45 m²	25	42 m²	45	66 m²	65	26 m²
6	22 m²	26	42 m²	46	71 m²	66	51 m²
7	22 m²	27	42 m²	47	39 m²	67	47 m²
8	45 m²	28	42 m²	48	38 m²	68	23 m²
9	45 m²	29	47 m²	49	68 m²	69	23 m²
10	22 m²	30	46 m²	50	63 m²	70	44 m²
11	45 m²	31	69 m²	51	31 m²	71	44 m²
12	45 m²	32	69 m²	52	54 m²	72	46 m²
13	22 m²	33	47 m²	53	53 m²		
14	22 m²	34	47 m²	54	62 m²		
15	45 m²	35	48 m²	55	69 m²		
16	45 m²	36	46 m²	56	84 m²		
17	22 m²	37	46 m²	57	66 m²		
18	45 m²	38	48 m²	58	60 m²		
19	45 m²	39	48 m²	59	58 m²		
20	22 m²	40	46 m²	60	26 m²		

3201 m²



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**TOTAL COMMUNAL OPEN SPACE
AREA: 1080m²**



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BUILDING TYPES

STAND-ALONE

- STAND-ALONE - 1.1
- STAND-ALONE - 1.2

DUPLEX

- DUPLEX - 1.1
- DUPLEX - 1.2
- DUPLEX - 1.3
- DUPLEX - 1.4

TRIPLEX

- TRIPLEX - 1.1
- TRIPLEX - 1.2
- TRIPLEX - 1.3
- TRIPLEX - 1.4

QUADPLEX

- QUADPLEX - 1.1
- QUADPLEX - 1.2
- QUADPLEX - 1.3
- QUADPLEX - 1.4

COLOUR SCHEMES

- COLOUR SCHEME 1: 1
- COLOUR SCHEME 2: 2
- COLOUR SCHEME 3: 3
- COLOUR SCHEME 4: 4

DESIGN FEATURES

- FEATURE 1 - FEATURE CLADDING
- FEATURE 2 - EXTENDED EAVES
- FEATURE 3 - FRAMED WINDOWS
- FEATURE 4 - SIDE FEATURE



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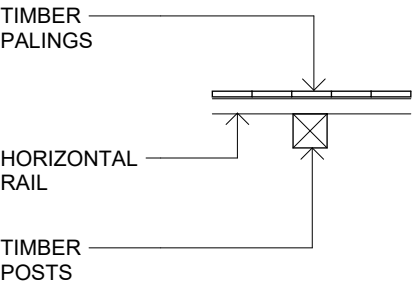


FENCE TYPE LEGEND

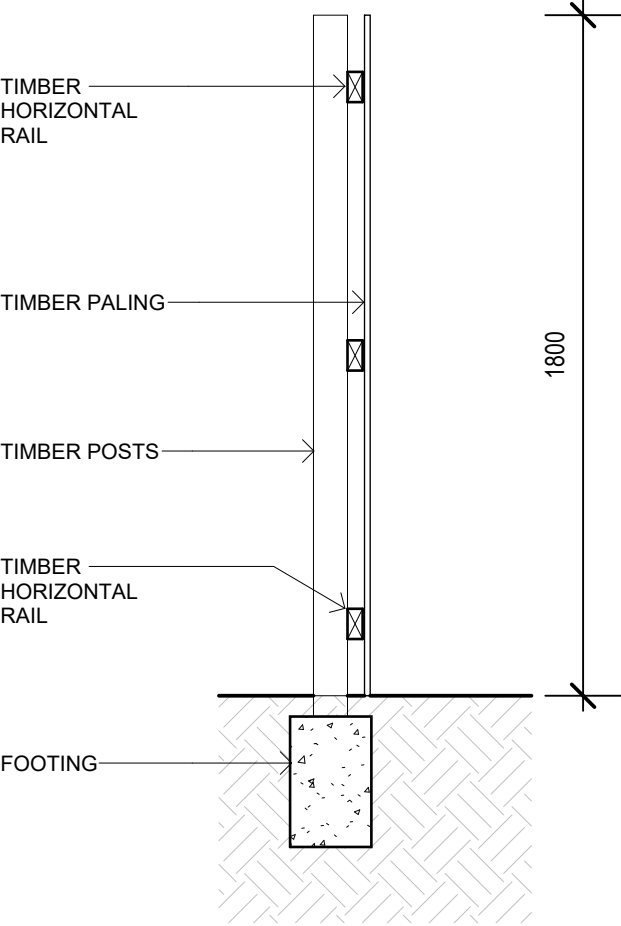
REFER TO FENCE DETAILS FOR FURTHER INFORMATION

- **FENCE TYPE (TF)**
1.8m HIGH TIMBER PALING FENCE
WITH VERTICAL BUTT JOINED PALINGS
- **FENCE TYPE (PF)**
1.5m HIGH AL. POOL TYPE FENCE WITH
ALUMINIUM POSTS
- **FENCE TYPE (BS)**
1.2m HIGH VERTICAL TIMBER BATTEN SCREEN
FENCE TO BIN STORE AREA.
PAINTED FINISH TO MATCH BUILDING COLOUR
- **FENCE TYPE (TF-RW) FEATURE**
1.8m HIGH TIMBER PALING FENCE
1.2m SOLID PAILINGS THEN 50% OPEN
BETWEEN 1.2m TO 1.8m ON TOP OF
CONCRETE SLEEPER RETAINING WALL
- **FENCE TYPE (TF-RW)**
1.8m HIGH TIMBER PALING FENCE WITH
VERTICAL BUTT JOINED PALINGS, ON TOP
OF CONCRETE SLEEPER RETAINING WALL
- **FENCE TYPE (PF-RW)**
1.2m HIGH AL. POOL TYPE FENCE WITH
ALUMINIUM POSTS, ON TOP OF CONCRETE
SLEEPER RETAINING WALL
- **FENCE TYPE (BS-GW)**
1.5m HIGH PAINTED TIMBER BATTEN SCREEN
FENCE TO GREEN WASTE BIN STORE AREA.
FENCE PAINTED BLACK WITH VERTICAL SLATS
- **FENCE TYPE (AL)**
1.8m HIGH ALUMINIUM FENCE VERTICAL POOL
TYPE FENCE WITH DOUBLE ACCESS GATE.
USED FOR SCREENING PMT



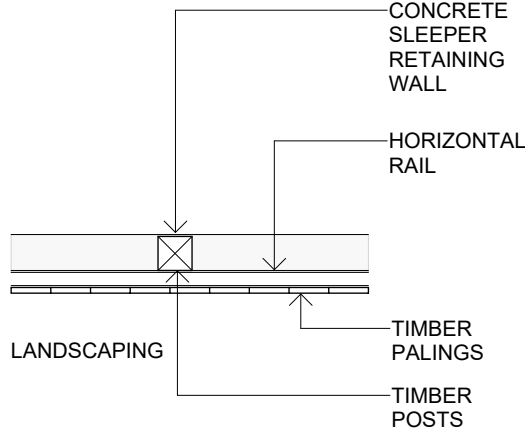


PLAN

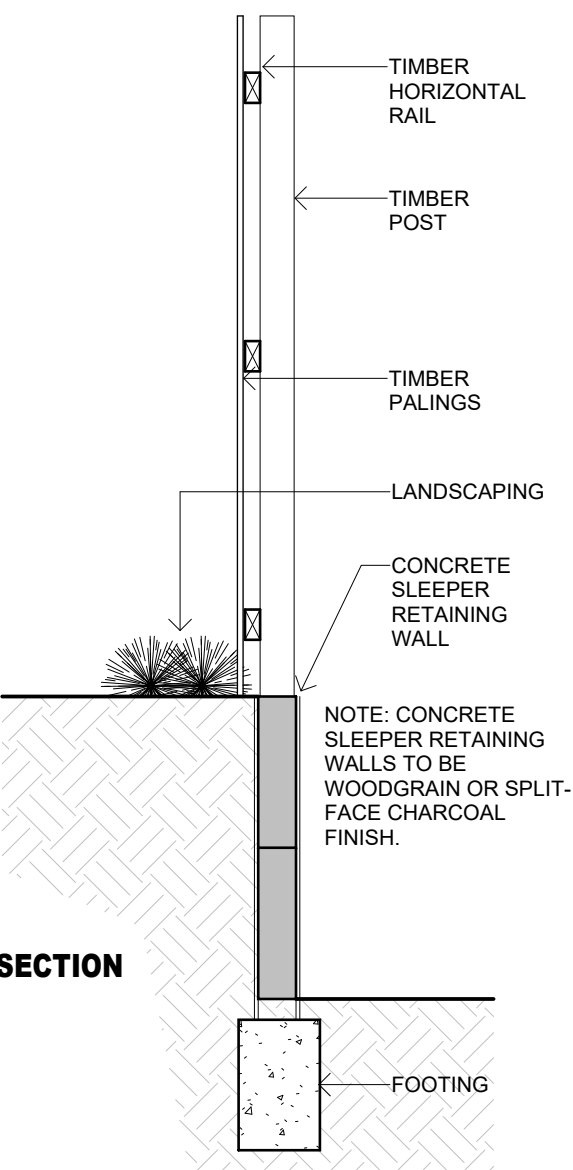


SECTION

FENCE TYPE (TF)

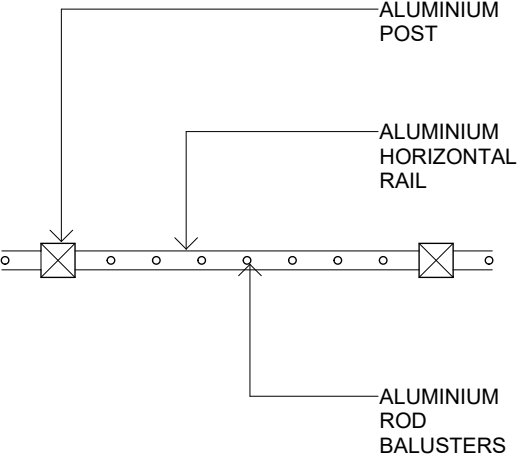


PLAN

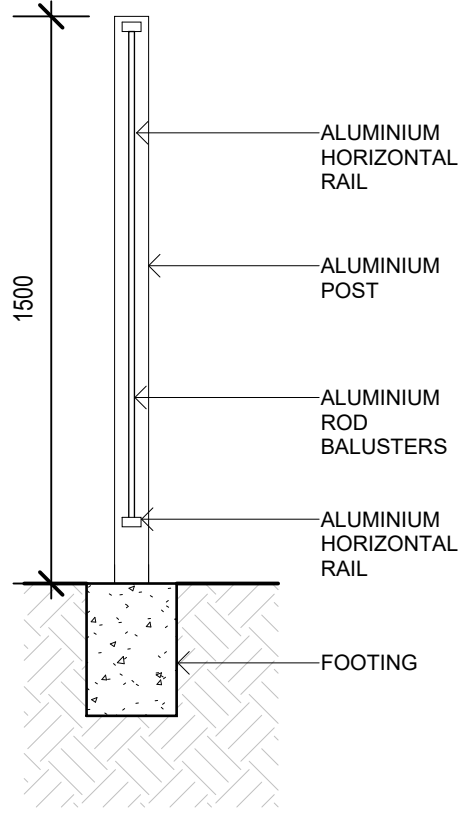


SECTION

FENCE TYPE (TF-RW)



PLAN



SECTION

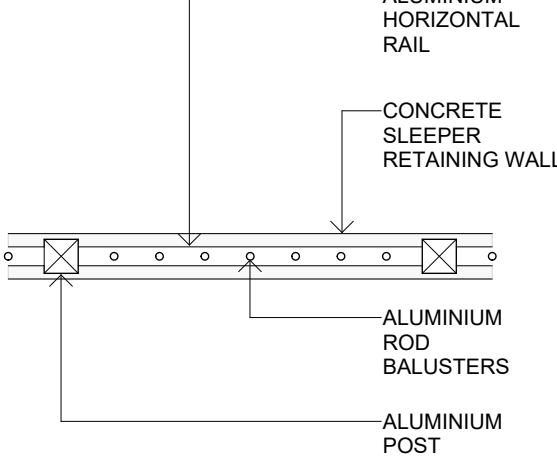
FENCE TYPE (PF)

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

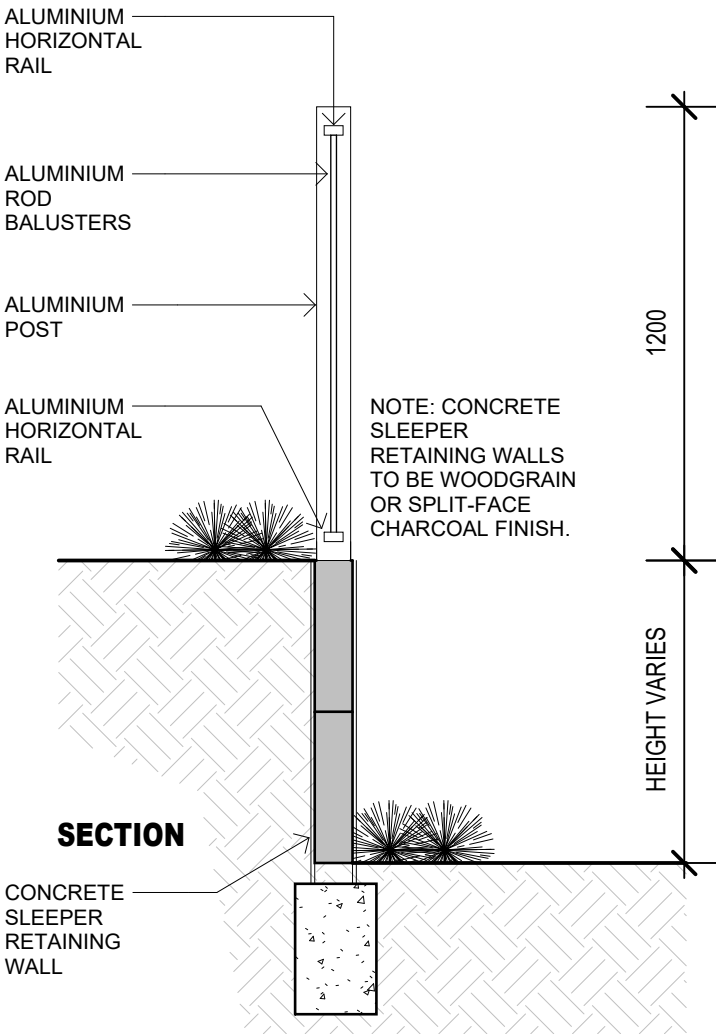
Application No: COM/2024/317

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PLAN



SECTION

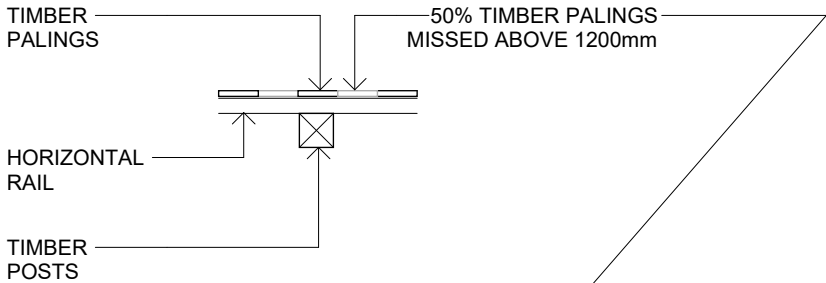
FENCE TYPE (PF-RW)

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

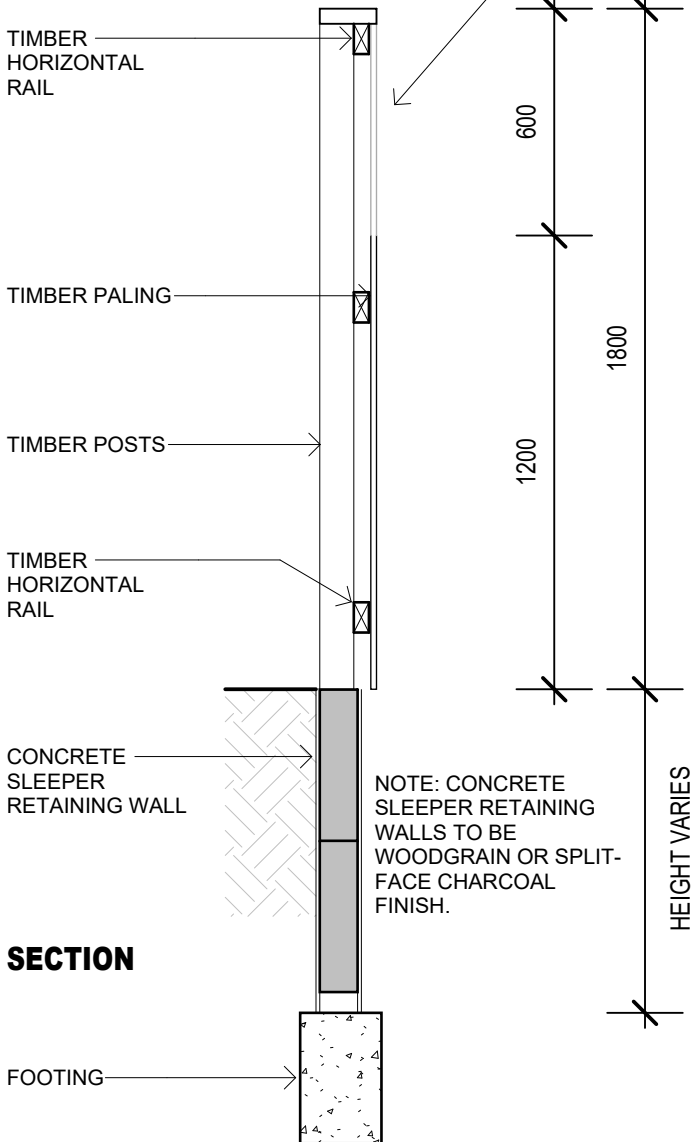
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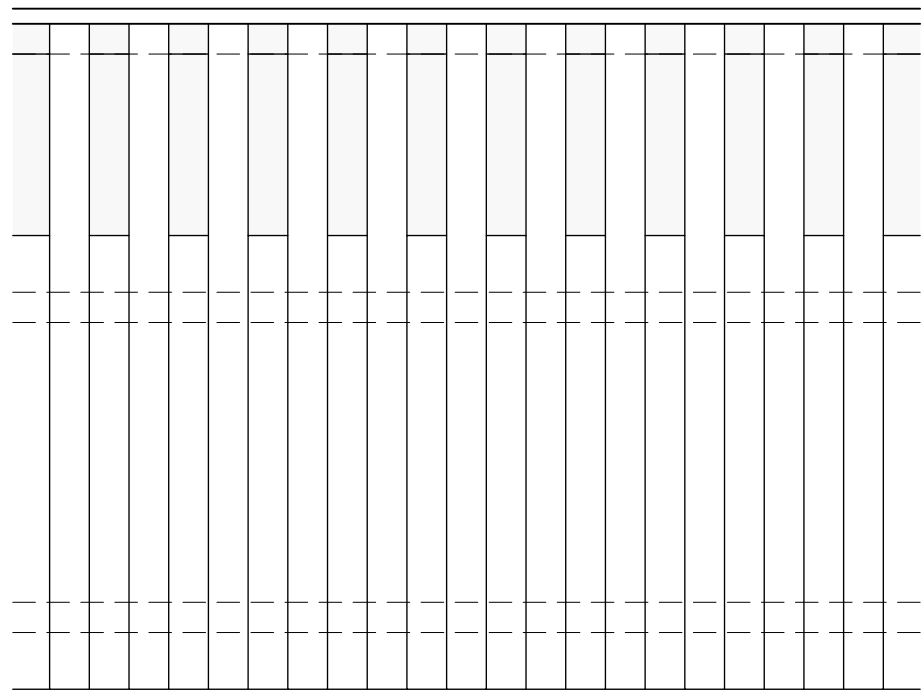
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PLAN



SECTION



ELEVATION

FENCE TYPE (TF-RW) FEATURE

1800mm TIMBER PAILING FENCE
1200mm SOLID PAILINGS THEN 50%
OPEN BETWEEN 1200mm TO 1800mm

LEGEND

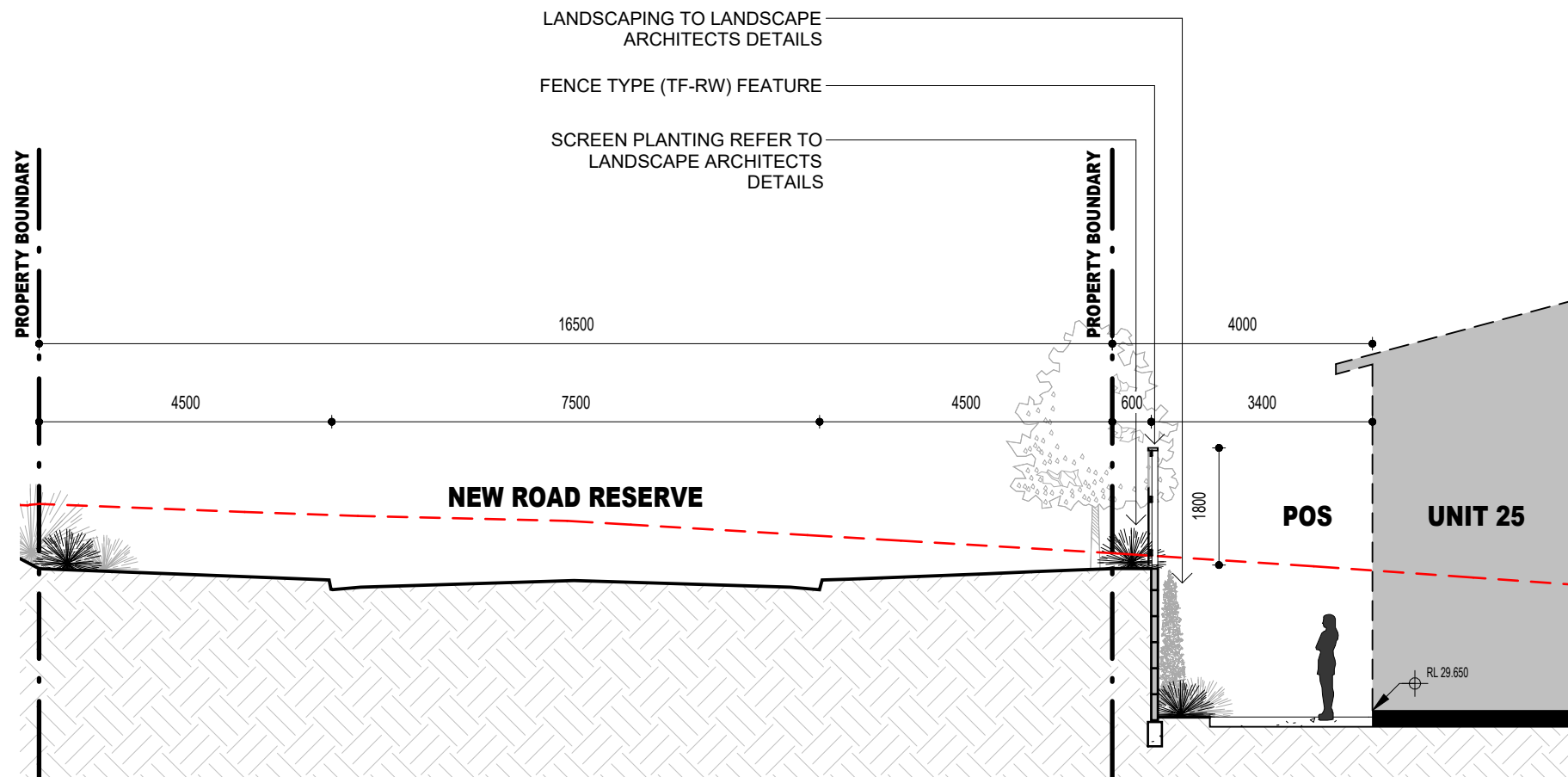
— — NATURAL GROUND LINE
— — 9m HEIGHT LINE ABOVE NGL

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

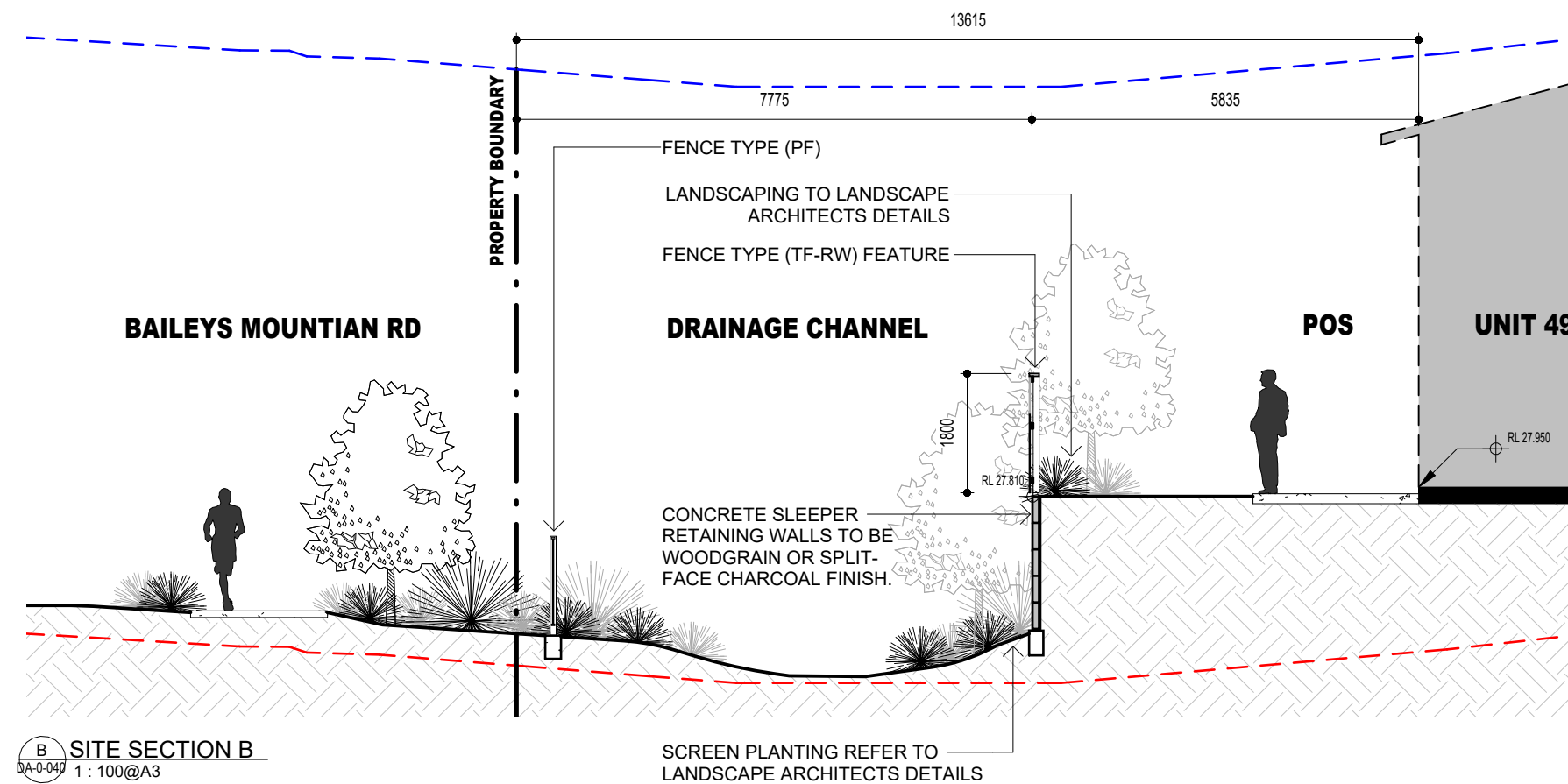
Application No: COM/2024/317

Dated: 10 September 2026

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A SITE SECTION A
DA-0-040 1 : 100@A3



B SITE SECTION B
DA-0-040 1:100@A3

LEGEND

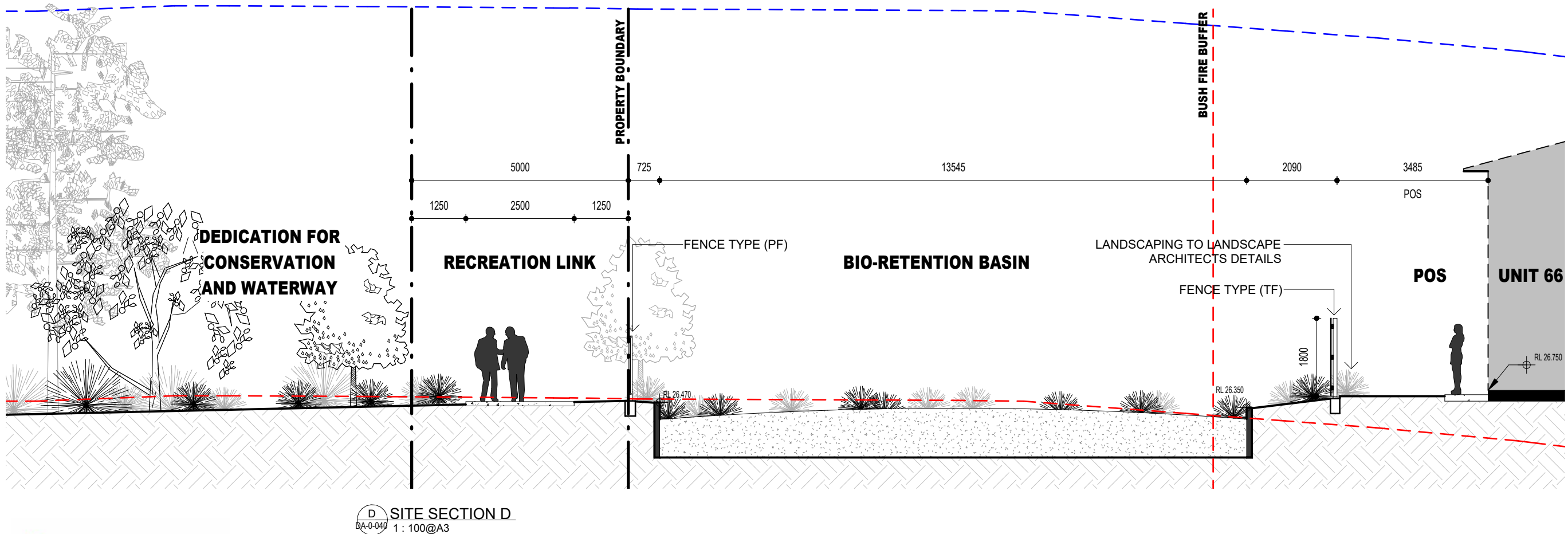
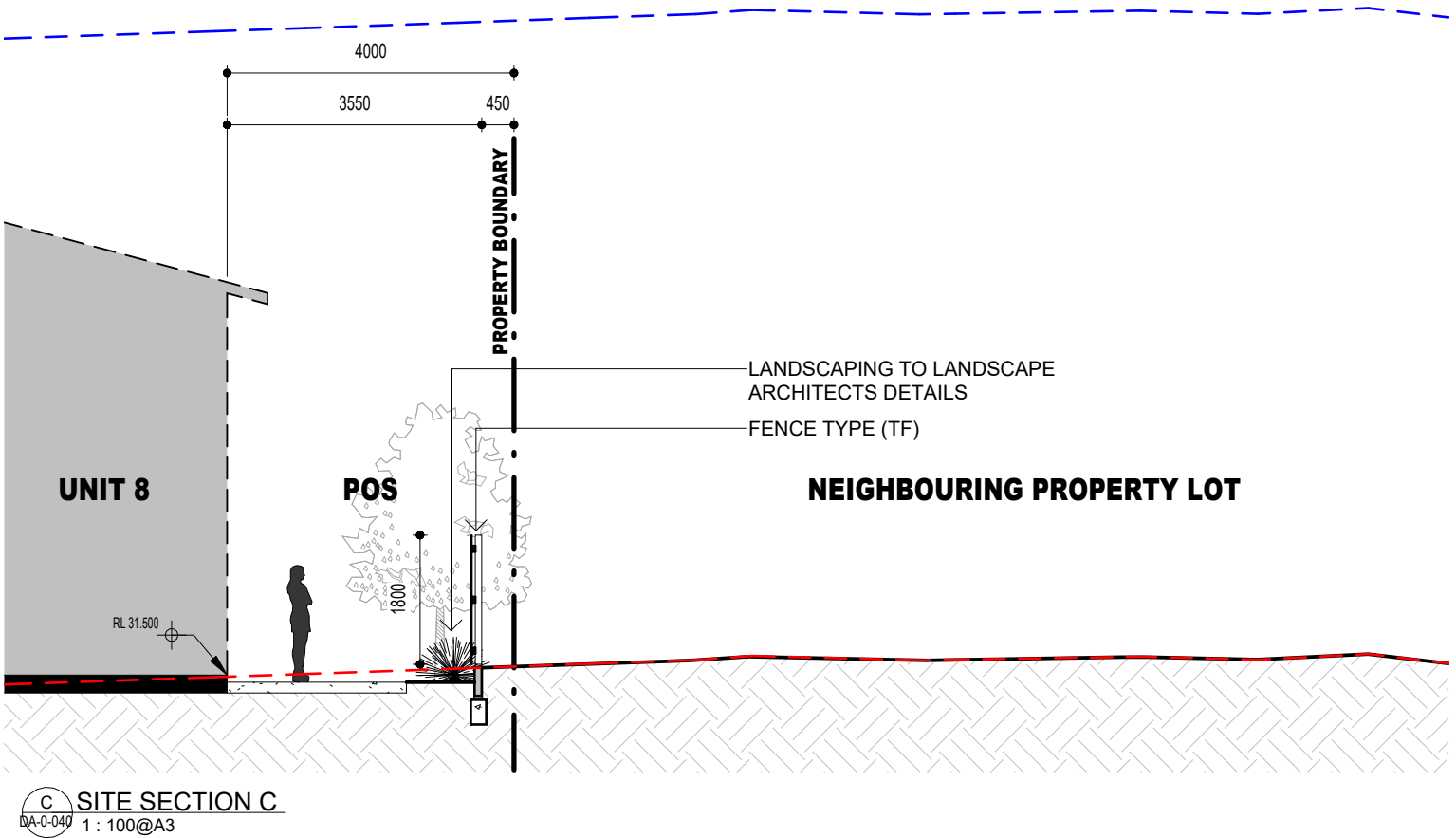
- NATURAL GROUND LINE
- 9m HEIGHT LINE ABOVE NGL

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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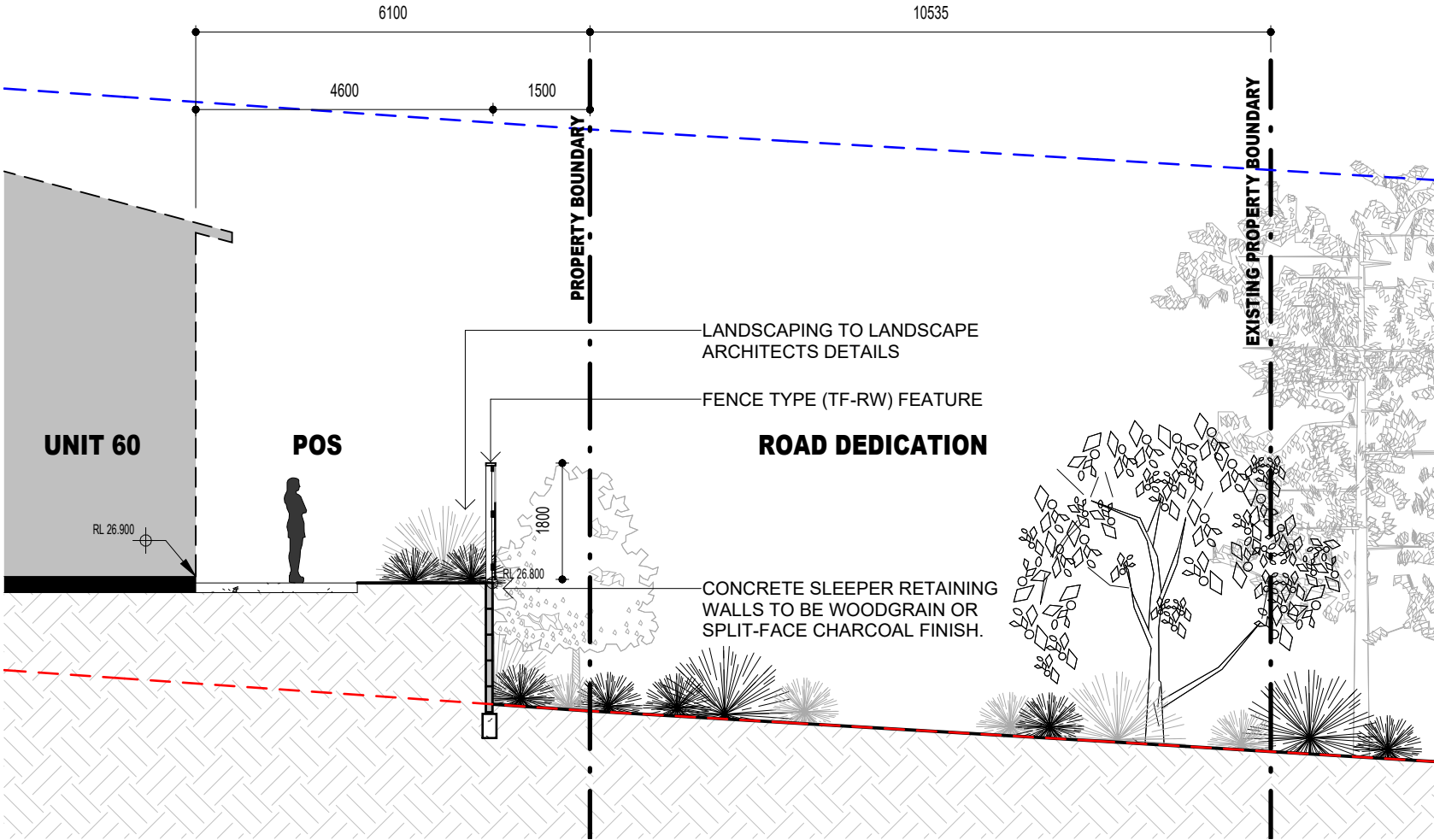
Dated: 10 September 2026

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LEGEND

- NATURAL GROUND LINE
- 9m HEIGHT LINE ABOVE NGL



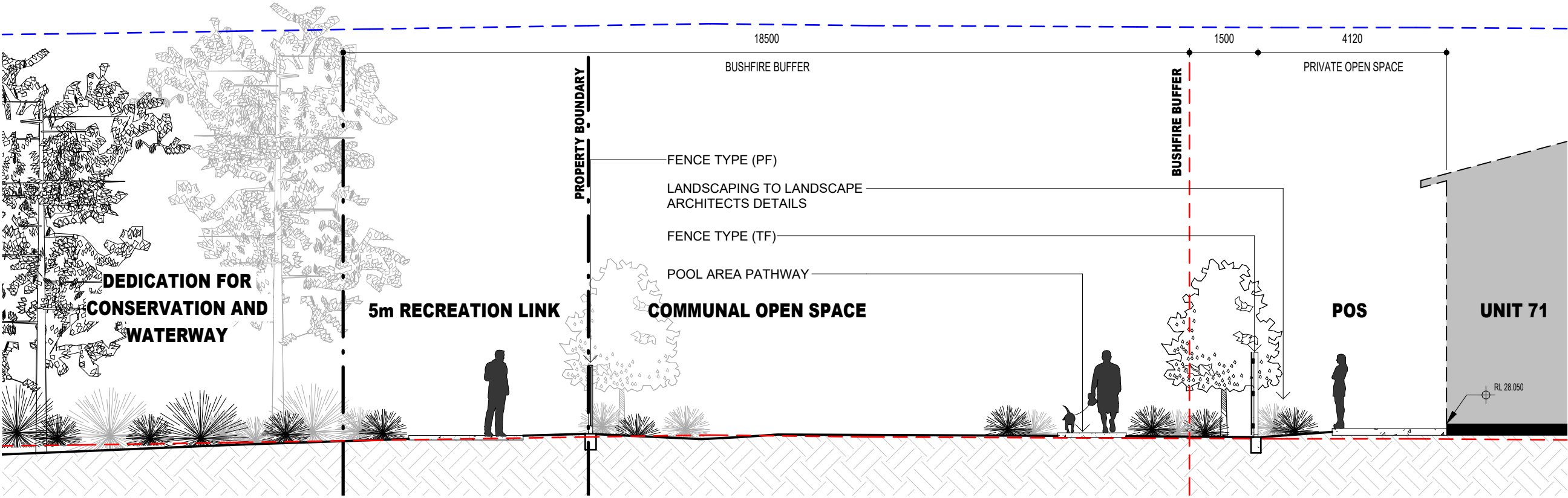
E SITE SECTION E
DA-0-040 1 : 100@A3

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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F SITE SECTION F
DA-0-040 1 : 100@A3

LEGEND

NATURAL GROUND LINE

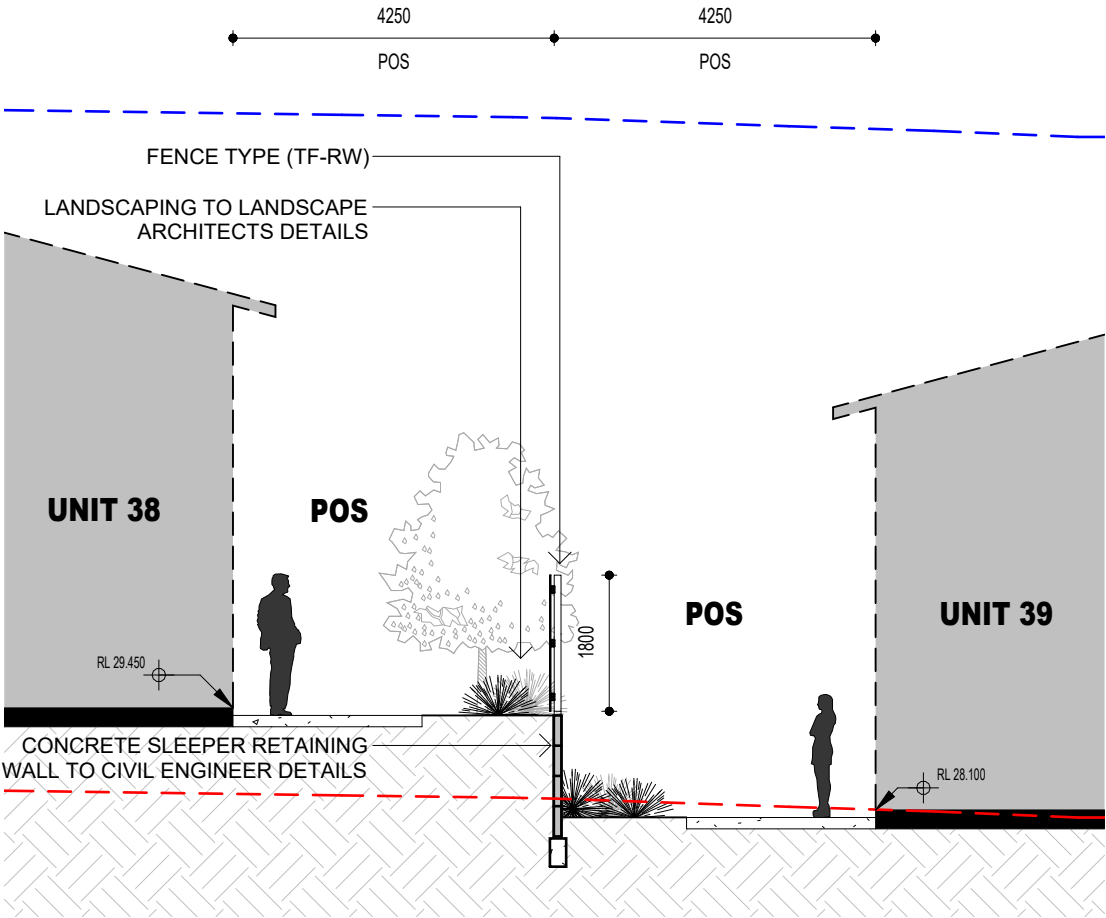
9m HEIGHT LINE ABOVE NGL

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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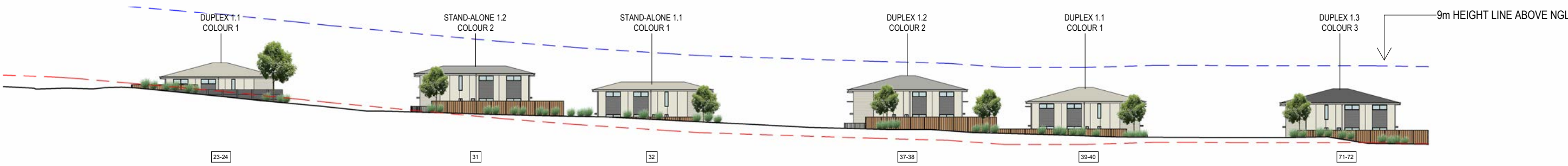
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G SITE SECTION G
DA-0-040 1 : 100@A3

LEGEND

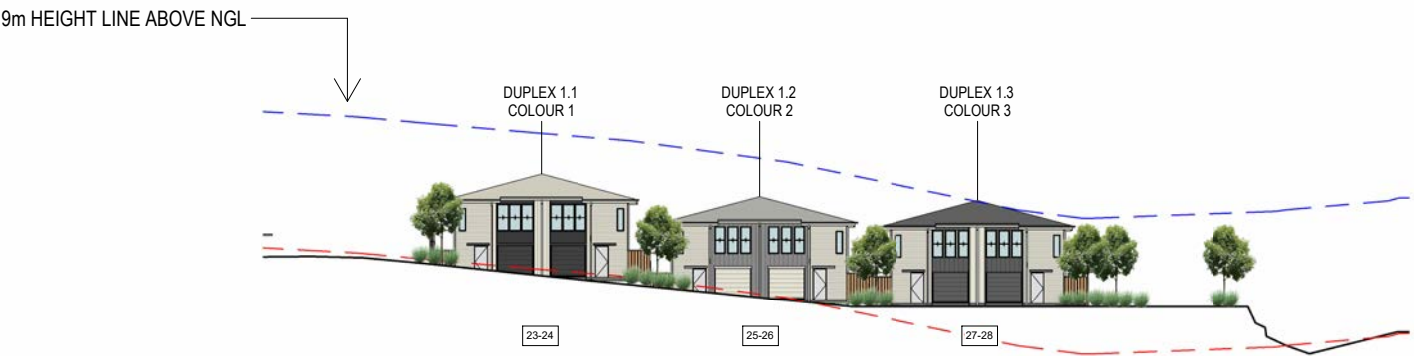
- NATURAL GROUND LINE
- 9m HEIGHT LINE ABOVE NGL



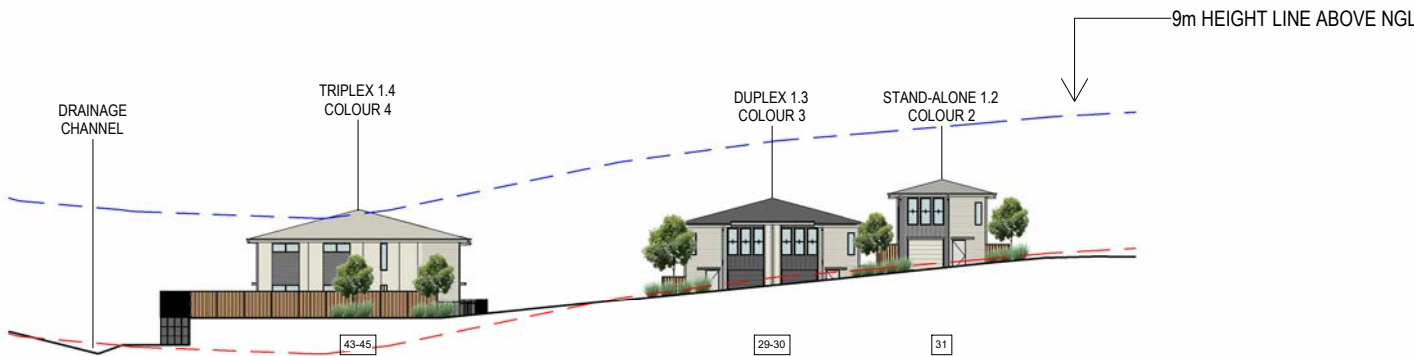
1 DRIVEWAY 1 - EAST
1 : 500@A1



2 DRIVEWAY 1 - WEST
1 : 500@A1



3 DRIVEWAY 2 - NORTH
1 : 500@A1



4 DRIVEWAY 2 - SOUTH
1 : 500@A1

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

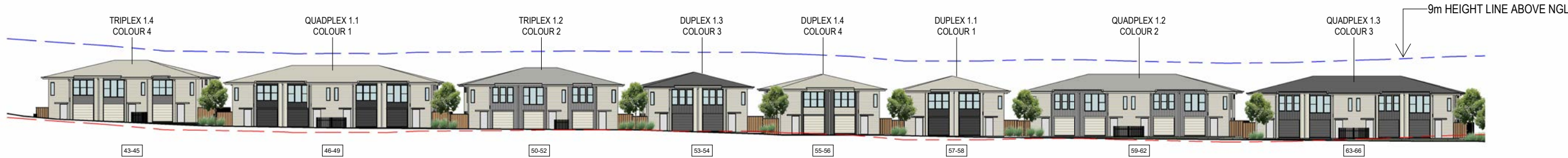
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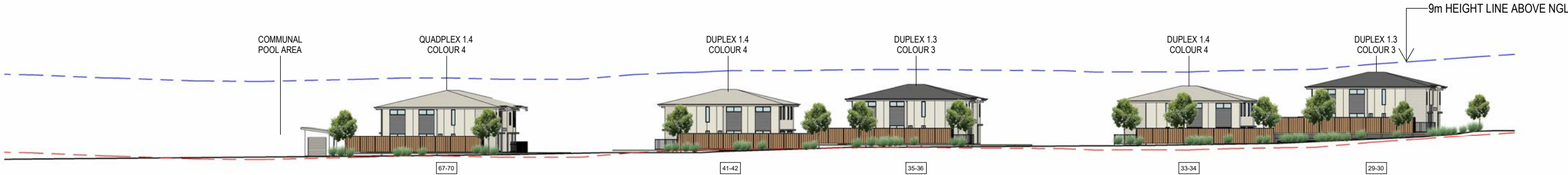
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LEGEND

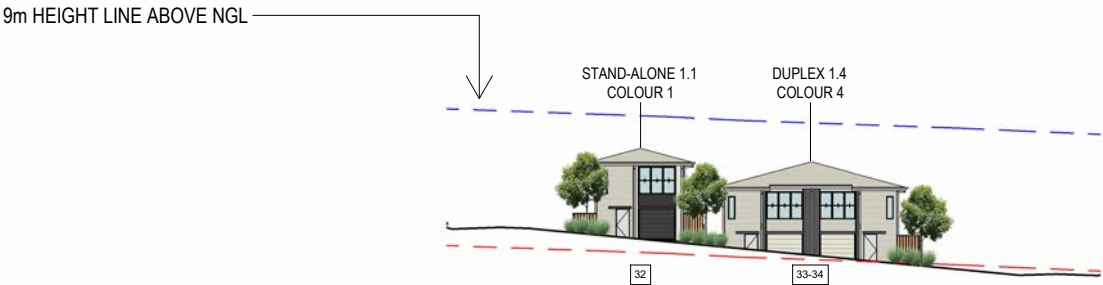
- NATURAL GROUND LINE
- 9m HEIGHT LINE ABOVE NGL



5 DRIVEWAY 3 - EAST
1 : 500@A1



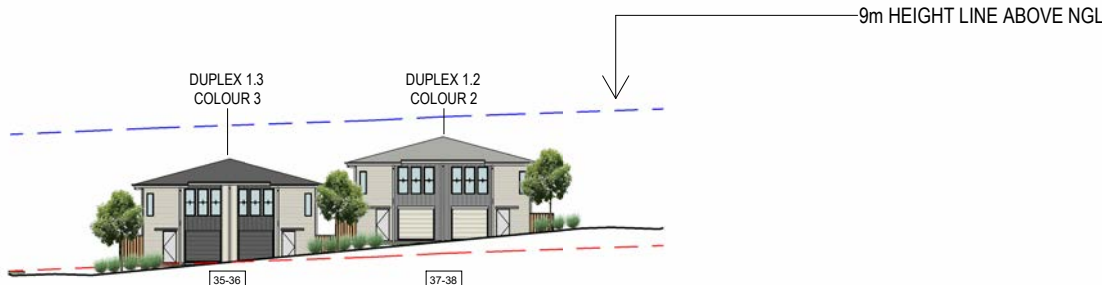
6 DRIVEWAY 3 - WEST
1 : 500@A1



7 DRIVEWAY 4 - NORTH
1 : 500@A1



9 DRIVEWAY 5 - NORTH
1 : 500@A1



8 DRIVEWAY 4 - SOUTH
1 : 500@A1

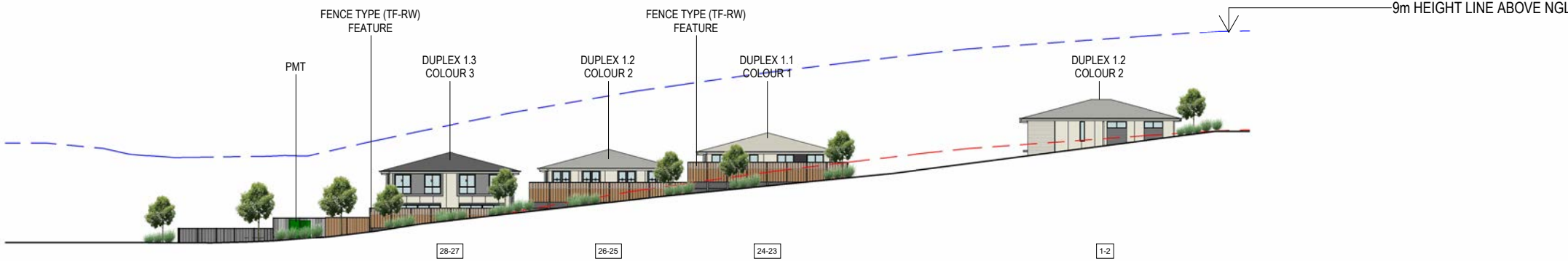


10 DRIVEWAY 5 - SOUTH
1 : 500@A1

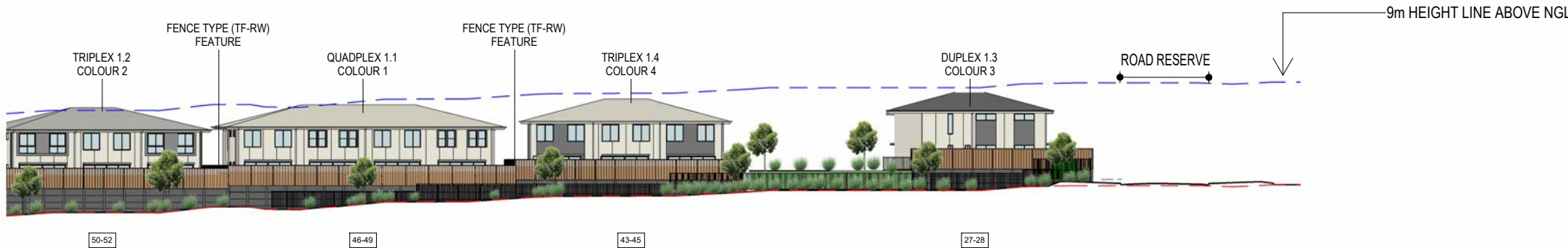
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
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LEGEND

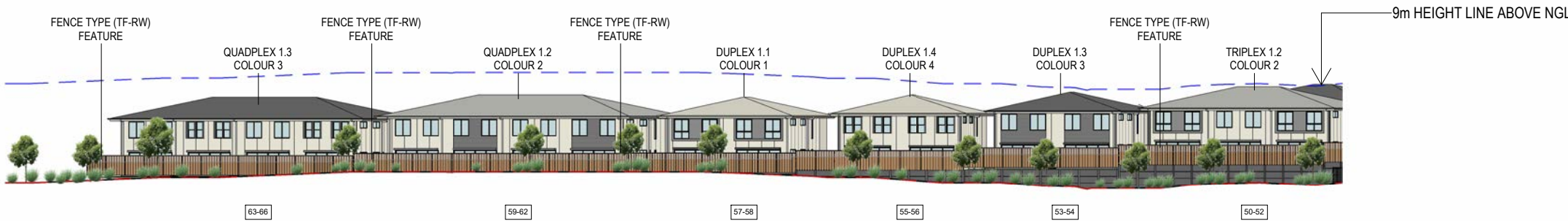
- NATURAL GROUND LINE
- 9m HEIGHT LINE ABOVE NGL



11 ROAD RESERVE STREETSCAPE ELEVATION - NORTH
1 : 500@A3



12 BAILEYS MOUNTAIN ROAD - STREETSCAPE ELEVATION (1/2)
1 : 500@A3



13 BAILEYS MOUNTAIN ROAD - STREETSCAPE ELEVATION (2/2)
1 : 500@A3

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

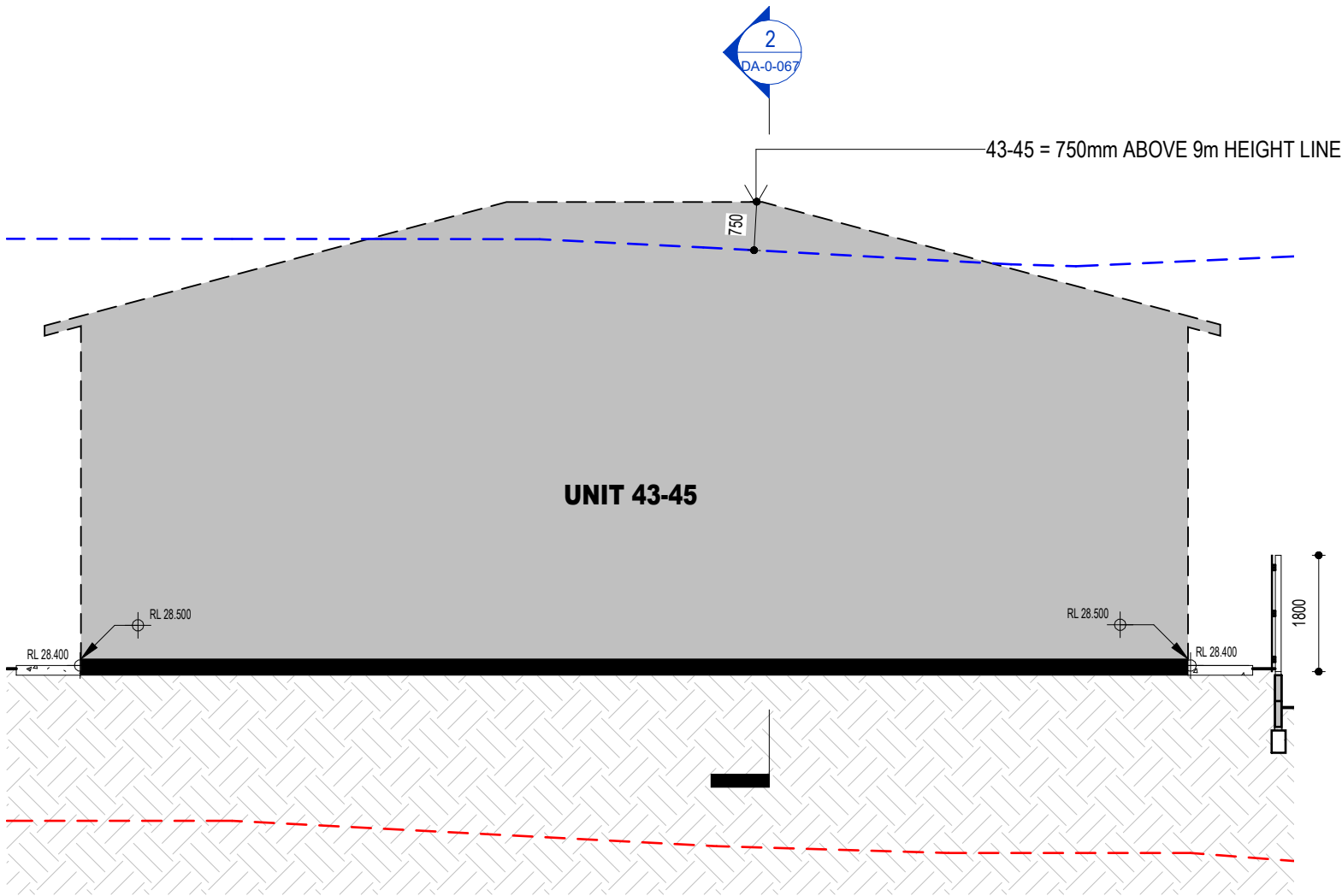
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LEGEND

- NATURAL GROUND LINE
- 9m HEIGHT LINE ABOVE NGL



1 HEIGHT EXCEEDANCE SITE SECTION 1 - UNIT 43-45
DA-0-067 1 : 100@A3

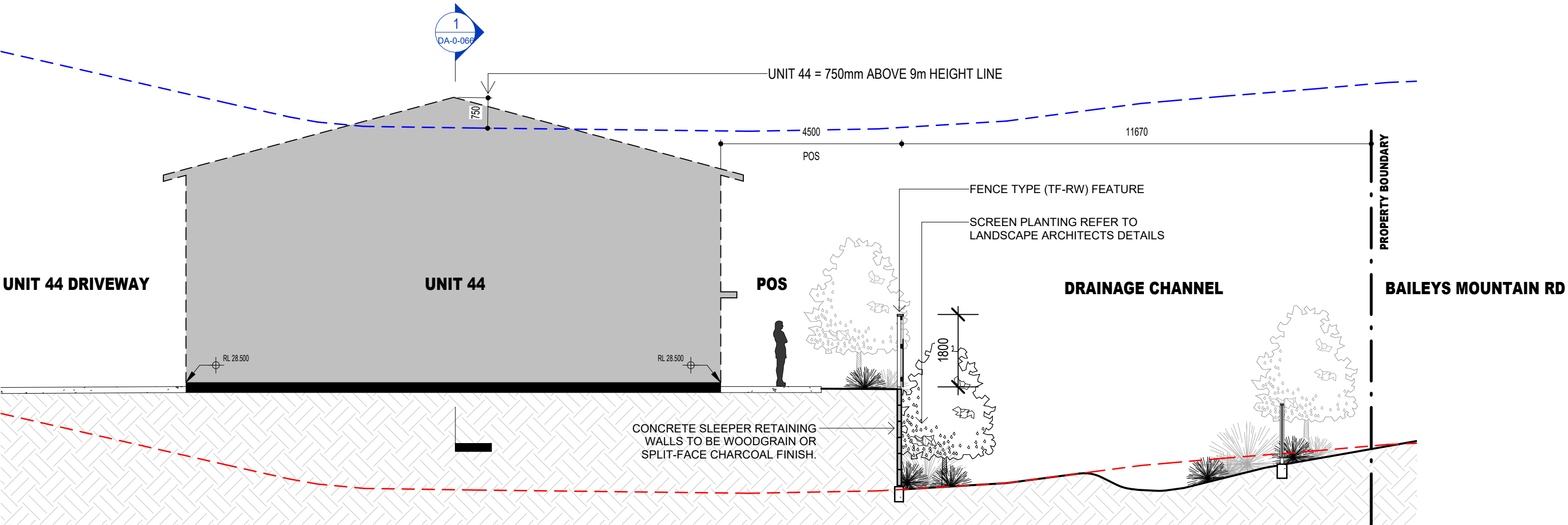
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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- LEGEND
- NATURAL GROUND LINE
- 9m HEIGHT LINE ABOVE NGL



2 HEIGHT EXCEEDANCE SECTION 2 - UNIT 44
DA-0-066 1 : 100@A3

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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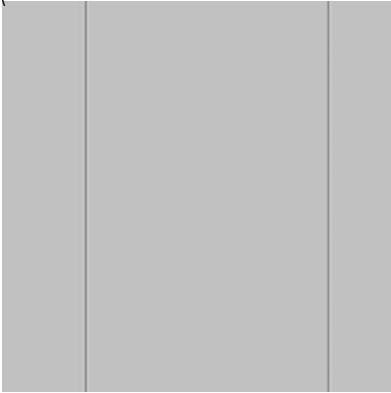
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MATERIALITY



HORIZONTAL CLADDING -
(SIMILAR TO CEMINTEL - HEADLAND CLADDING)



VERTICAL JOINTS - VARIOUS WIDTHS
(SIMILAR TO CEMINTEL - SIMPLELINE CLADDING)

PLANS AND DOCUMENTS referred to in the
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COLOUR SCHEMES

	ROOF	MAIN WALL	FEATURE	GARAGE DOOR
COLOUR SCHEME 1	DULUX COLOURBOND - SURFMIST C1 CB2	DULUX COLOURBOND - SURFMIST C1 PO1	DULUX COLOURBOND - MONUMENT C29 CB1	DULUX COLOURBOND - MONUMENT C29 CB1
COLOUR SCHEME 2	DULUX COLORBOND - SHALE GREY C4 CB3	DULUX COLOURBOND - SURFMIST C1 PO1	DULUX TIMELESS GREY GR23 / SN4G4 PO2	DULUX COLOURBOND - SURFMIST C1 CB2
COLOUR SCHEME 3	DULUX COLORBOND - BASALT C30 CB4	DULUX COLOURBOND - SURFMIST C1 PO1	DULUX COLORBOND - BASALT C30 CB4	DULUX COLORBOND - BASALT C30 CB4
COLOUR SCHEME 4	DULUX COLOURBOND - SURFMIST C1 CB2	DULUX COLOURBOND - SURFMIST C1 PO1	DULUX RAKU GR11 / SN4H7 PO3	DULUX COLOURBOND - SURFMIST C1 CB2

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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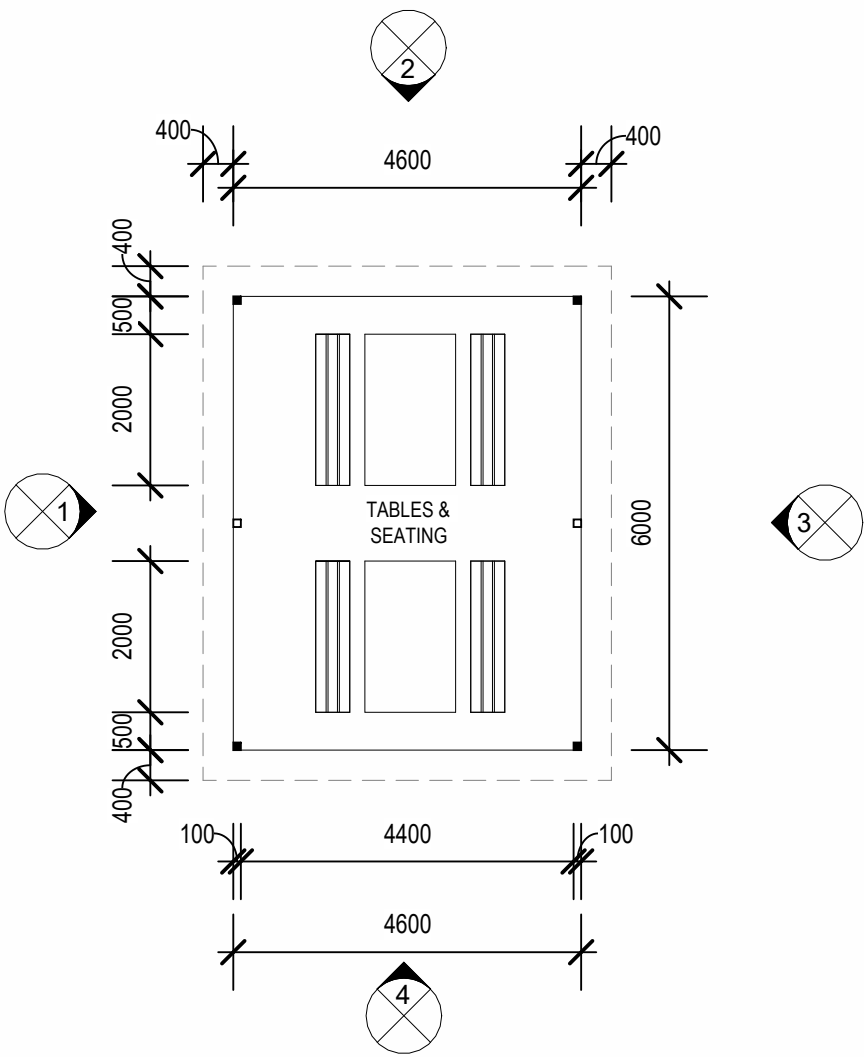
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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

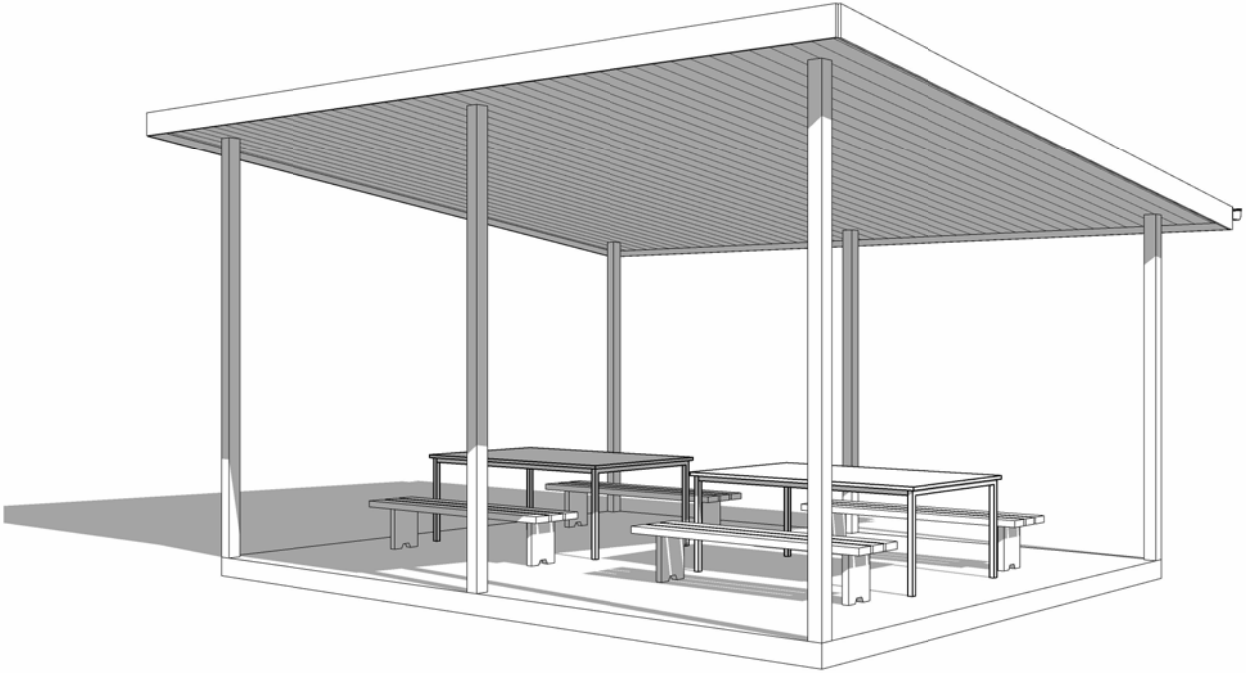
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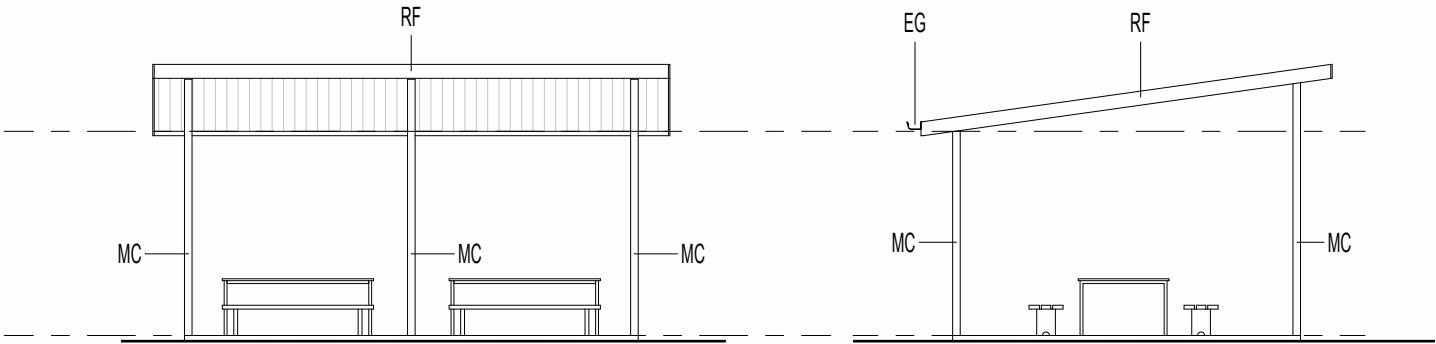
A 0.1 POOL SHELTER FLOOR PLAN
1 : 100@A3



B POOL SHELTER - 3D VIEW
@A3

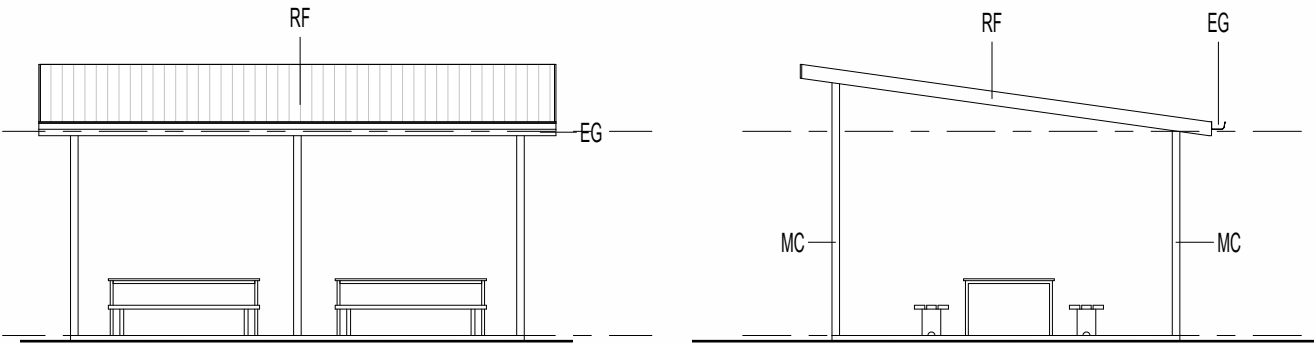
NOTES LEGEND:

EG	METAL FASCIA AND EAVES GUTTER
RF	METAL SHEET ROOF
RM	RENDERED MASONARY - PAINTED FINISH
MC	METAL COLUMN
RS	ROLLER SHUTTER



1 POOL SHELTER - ELEVATION 1
1 : 100@A3

2 POOL SHELTER - ELEVATION 2
1 : 100@A3



3 POOL SHELTER - ELEVATION 3
1 : 100@A3

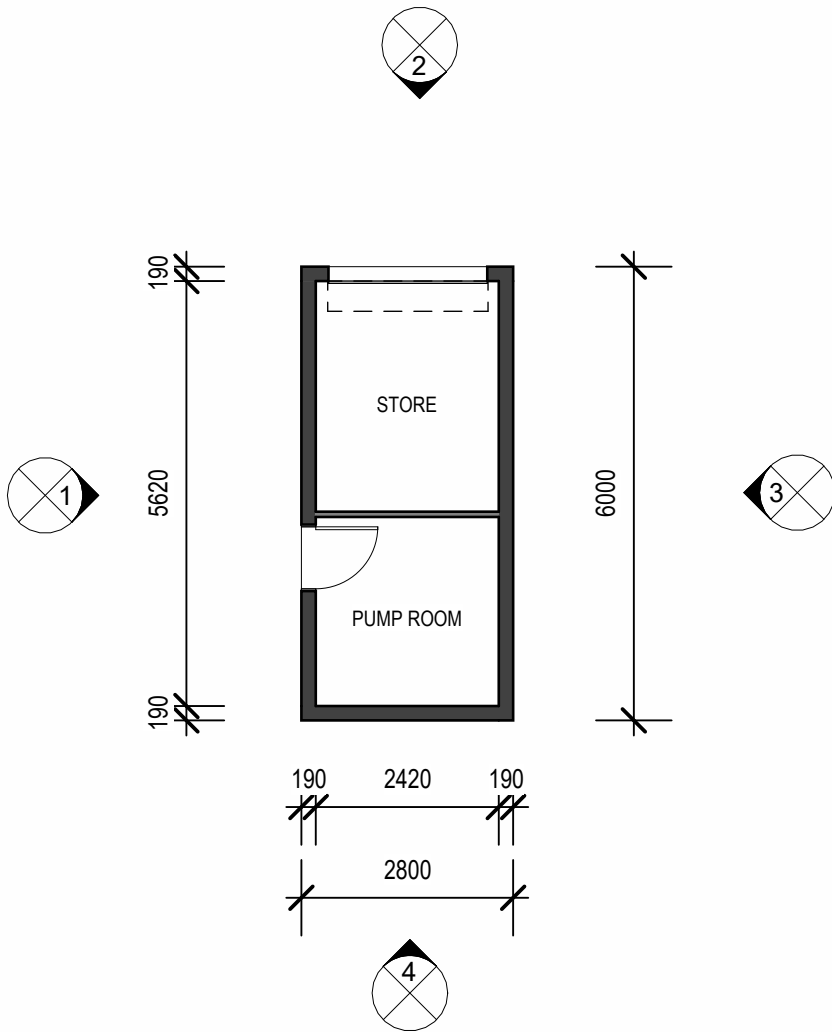
4 POOL SHELTER - ELEVATION 4
1 : 100@A3

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

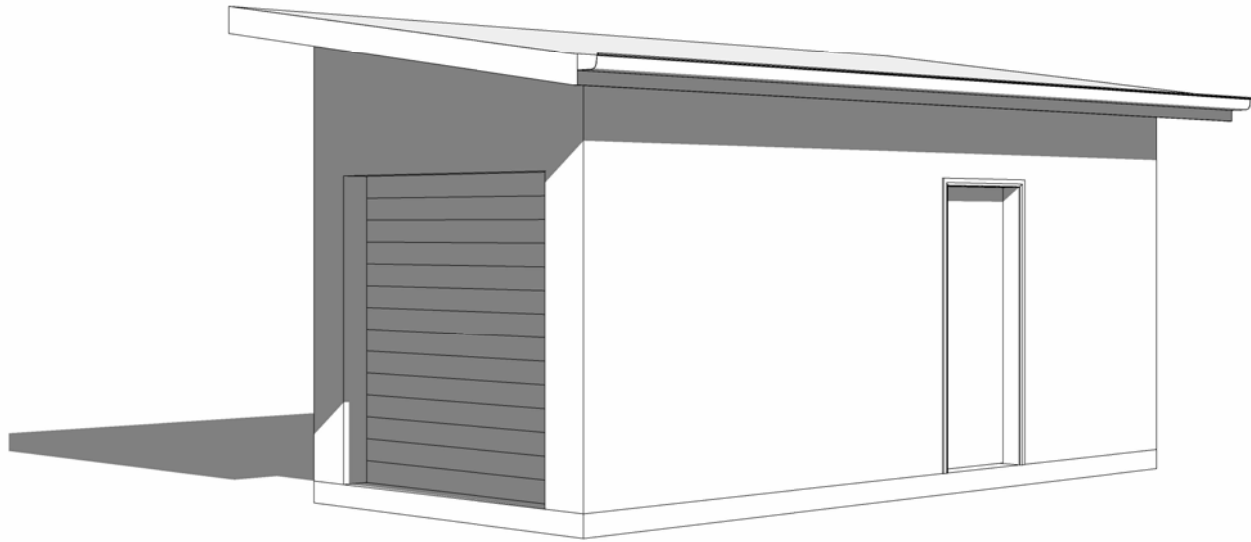
Application No: COM/2024/317

Dated: 10 September 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



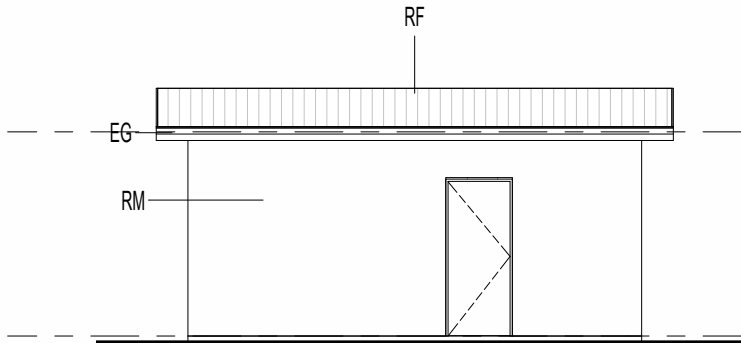
A 0.1 POOL PUMP ROOM FLOOR PLAN
1 : 100@A1



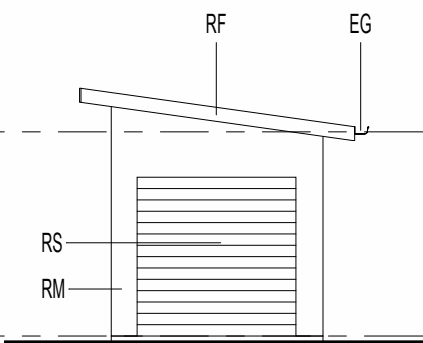
B POOL PUMP ROOM - 3D VIEW
@A3

NOTES LEGEND:

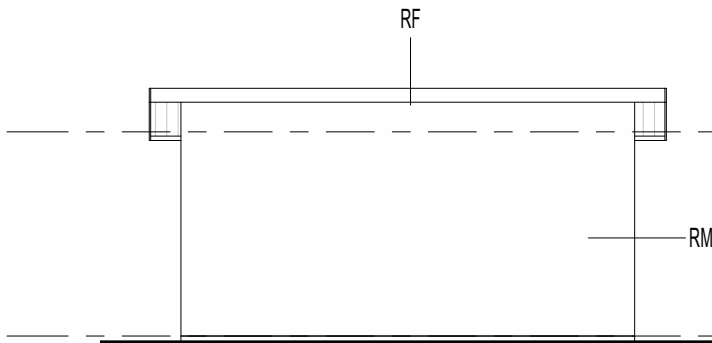
EG	METAL FASCIA AND EAVES GUTTER
RF	METAL SHEET ROOF
RM	RENDERED MASONRY - PAINTED FINISH
MC	METAL COLUMN
RS	ROLLER SHUTTER



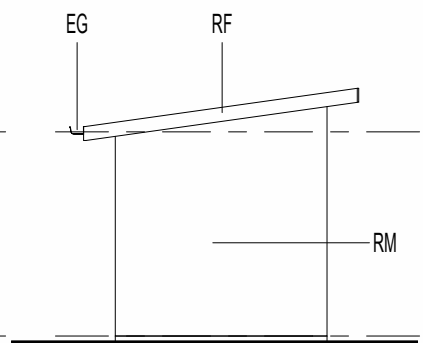
1 POOL PUMP - ELEVATION 1
1 : 100@A3



2 POOL PUMP - ELEVATION 2
1 : 100@A3



3 POOL PUMP - ELEVATION 3
1 : 100@A3



4 POOL PUMP - ELEVATION 4
1 : 100@A3

STAND-ALONE (SINGLE) (D5 - DESIGN)

1.1



1.2



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2024/317

Dated: 10 September 2026

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

STAND-ALONE (D5 - DESIGN)

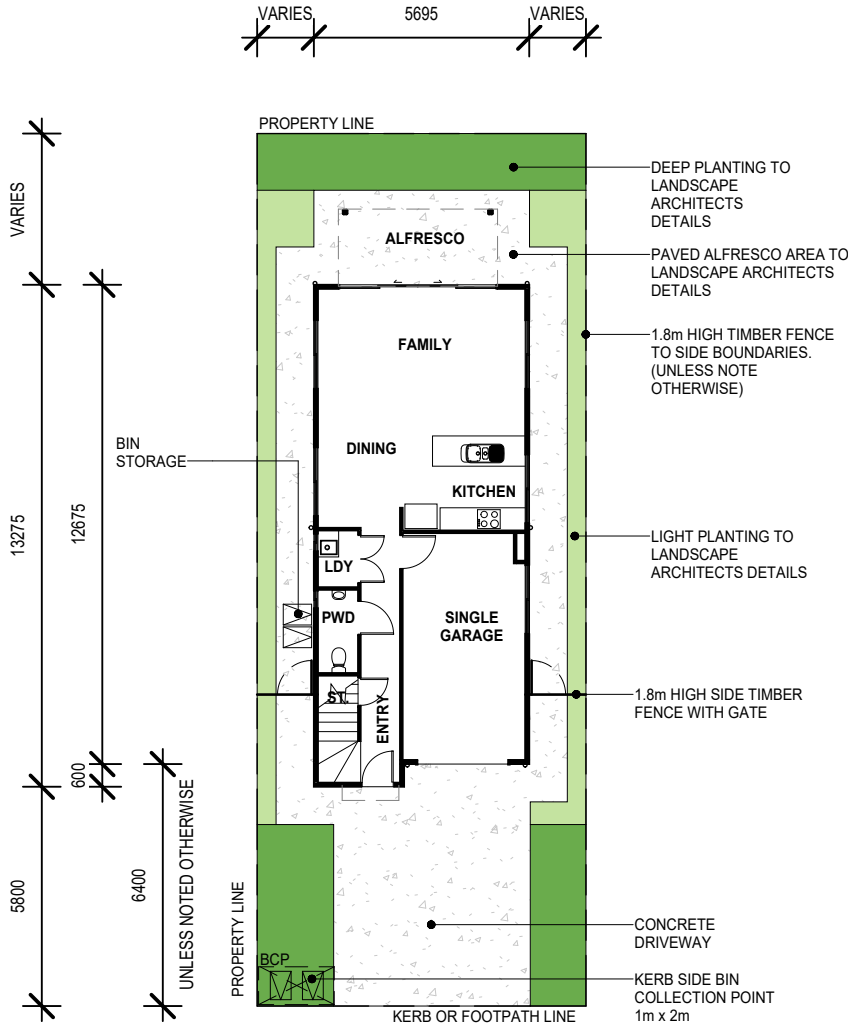
AREA SUMMARY		NOTES:
SITE COVER	74m²	REFER TO SITE PLAN FOR SETBACK DIMENSIONS.
GROUND FLOOR:	49m²	
FIRST FLOOR:	65m²	FIRST FLOOR DIMENSIONS ARE TO THE EXTERIOR CLADDING OF THAT LEVEL.
TOTAL:	114m²	
GARAGE:	20m²	

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

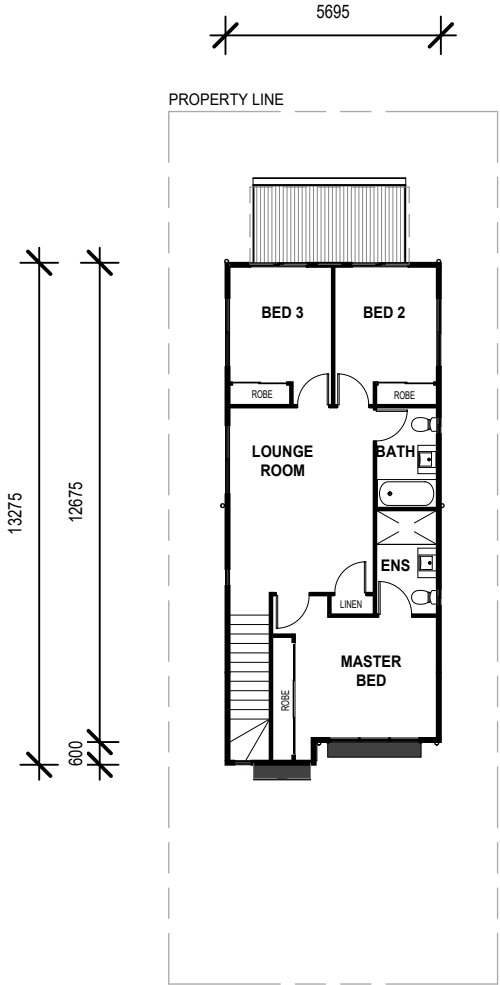
Application No.: COM/2024/317

Dated: 10 September 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



GROUND FLOOR PLAN
1 : 200@A3



FIRST FLOOR PLAN
1 : 200@A3

STAND-ALONE (D5 - DESIGN 1.1)

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETScape ELEVATIONS (DA-0-) FROM MORE DETAILS.

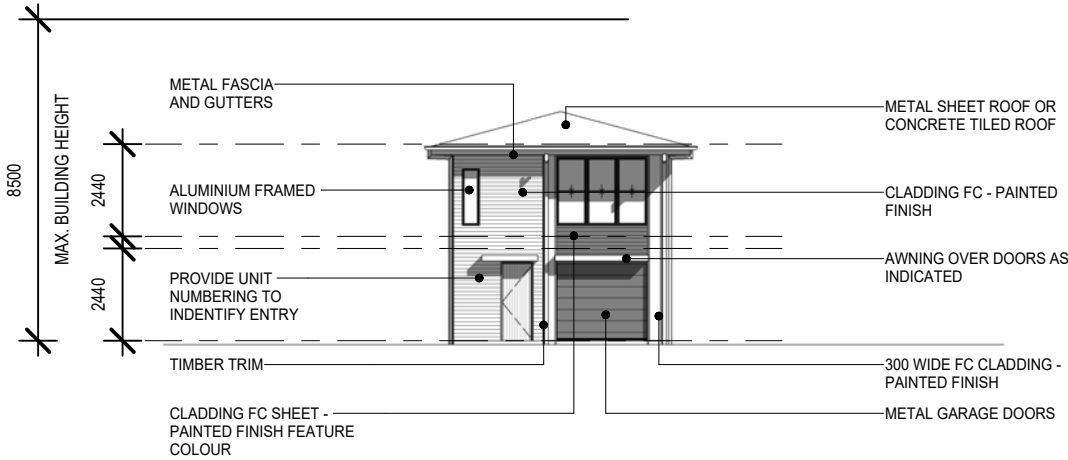
MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

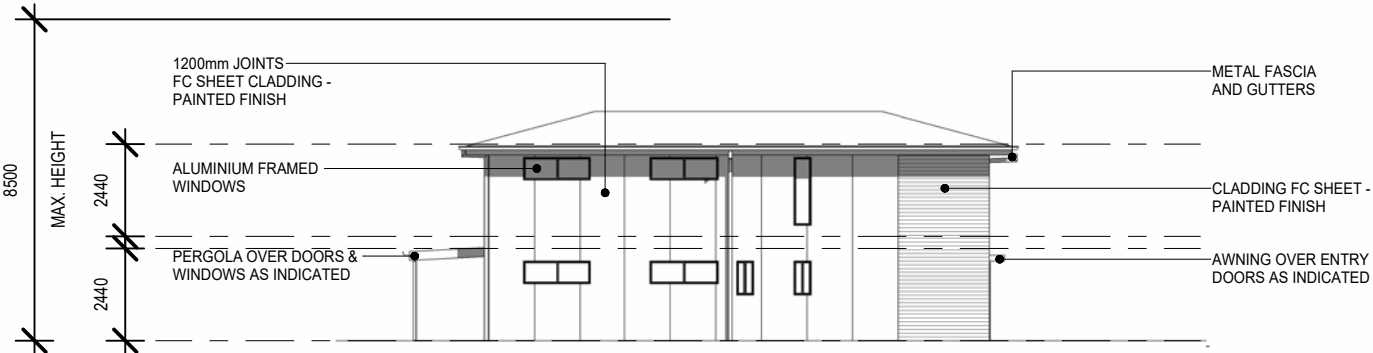
Application No.: COM/2024/317

Dated: 10 September 2026

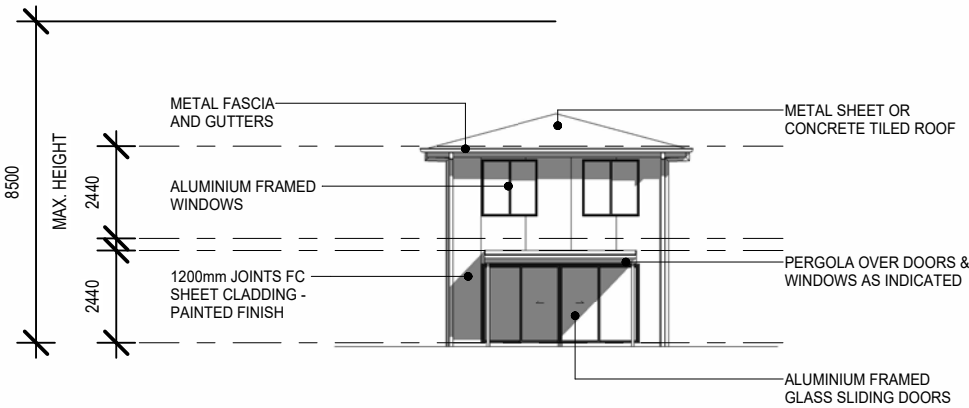
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



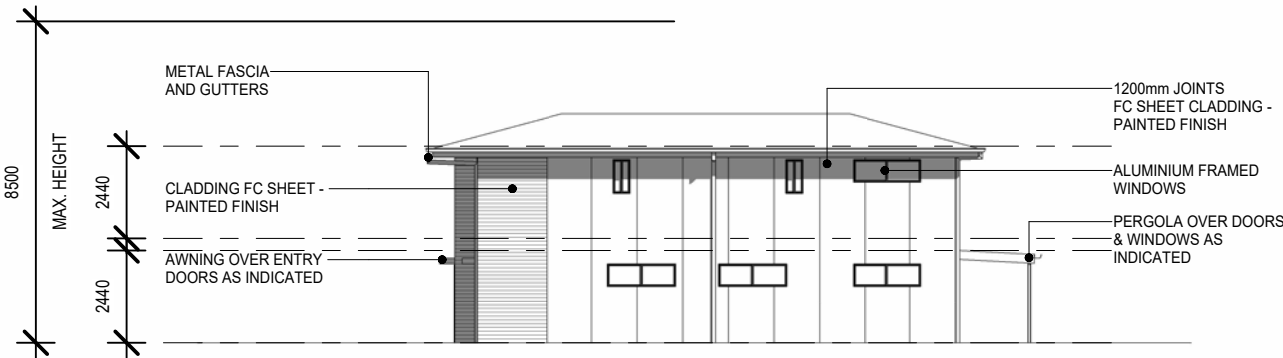
FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

STAND-ALONE (D5 - DESIGN 1.2)

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETScape ELEVATIONS (DA-0-) FROM MORE DETAILS.

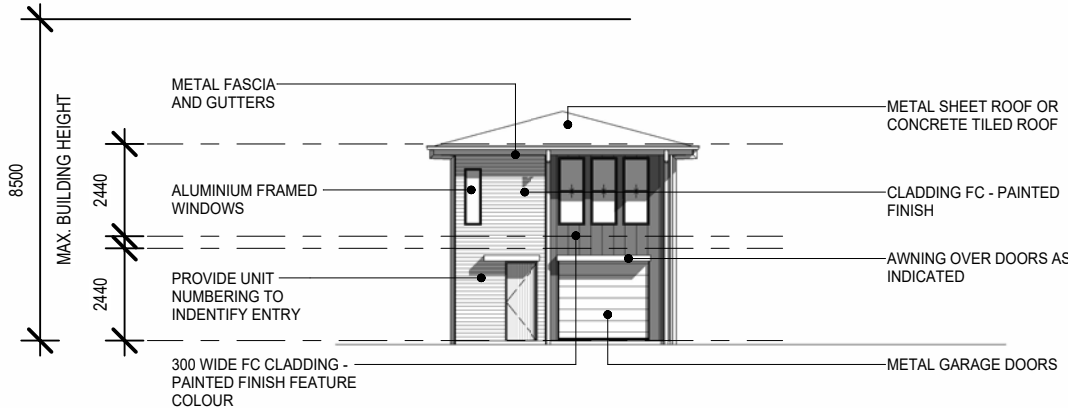
MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

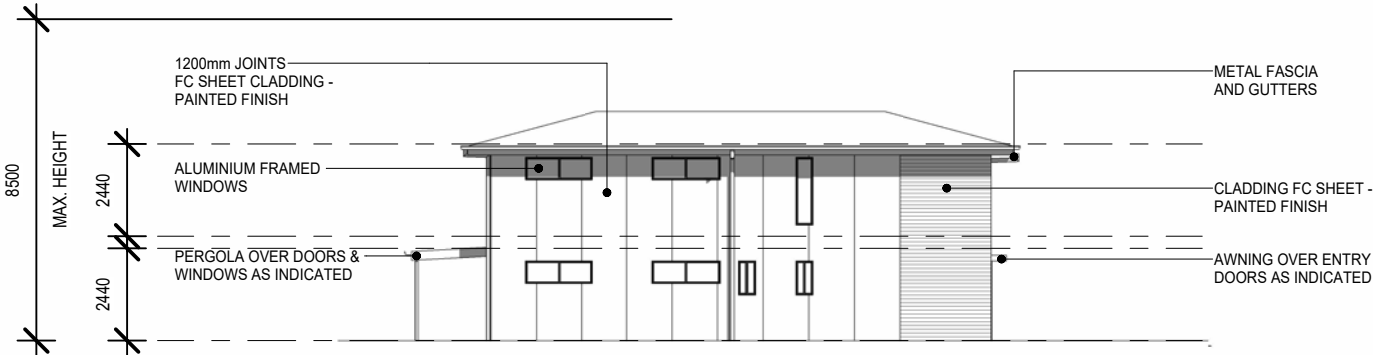
Application No: COM/2024/317

Dated: 10 September 2026

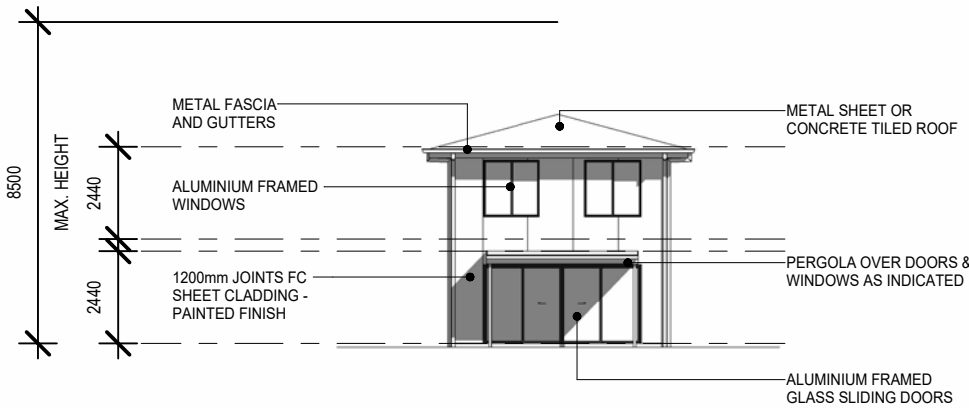
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



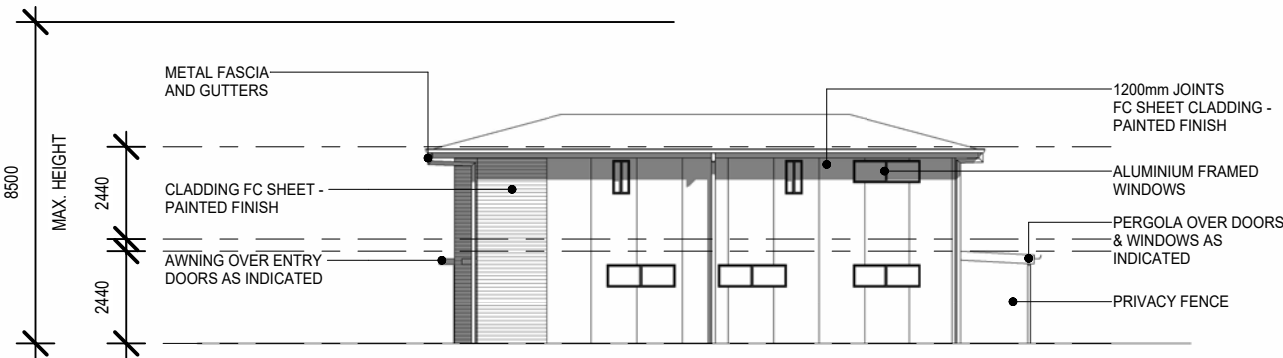
FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

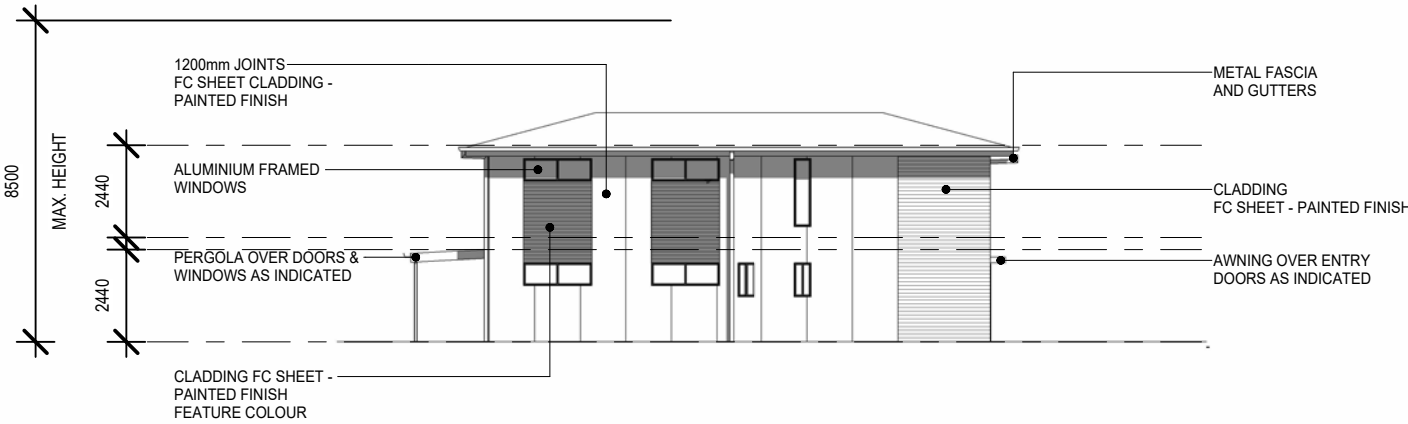
DUPLEX (D5 - DESIGN) - SIDE FEATURE

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

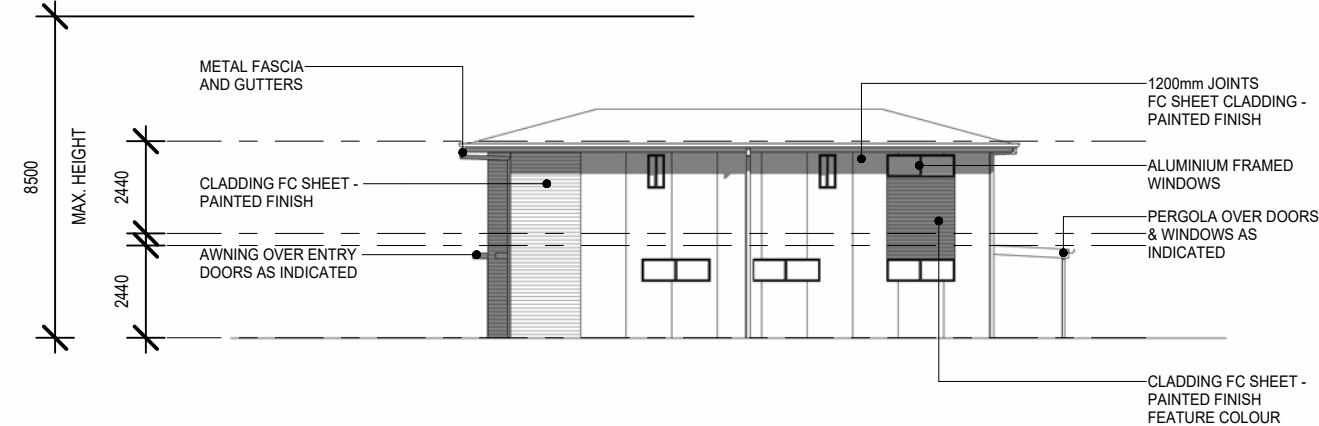
Application No: COM/2024/317

Dated: 10 September 2026

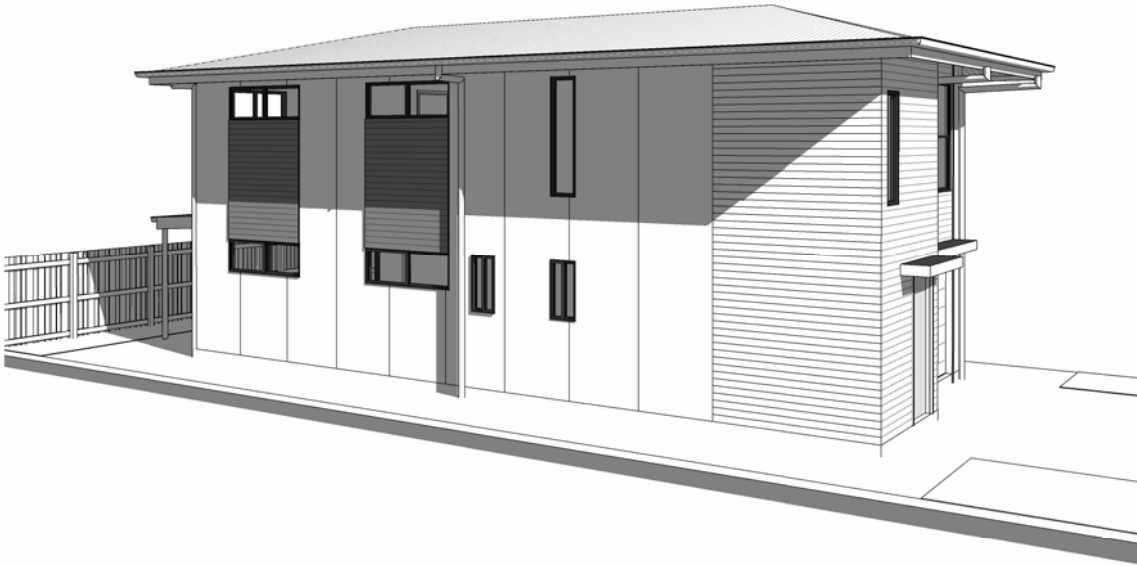
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



LEFT SIDE ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3



3D VIEW - SIDE FEATURE
@A3

DUPLEX (D5 - DESIGN)

1.1



1.2



1.3



1.4



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

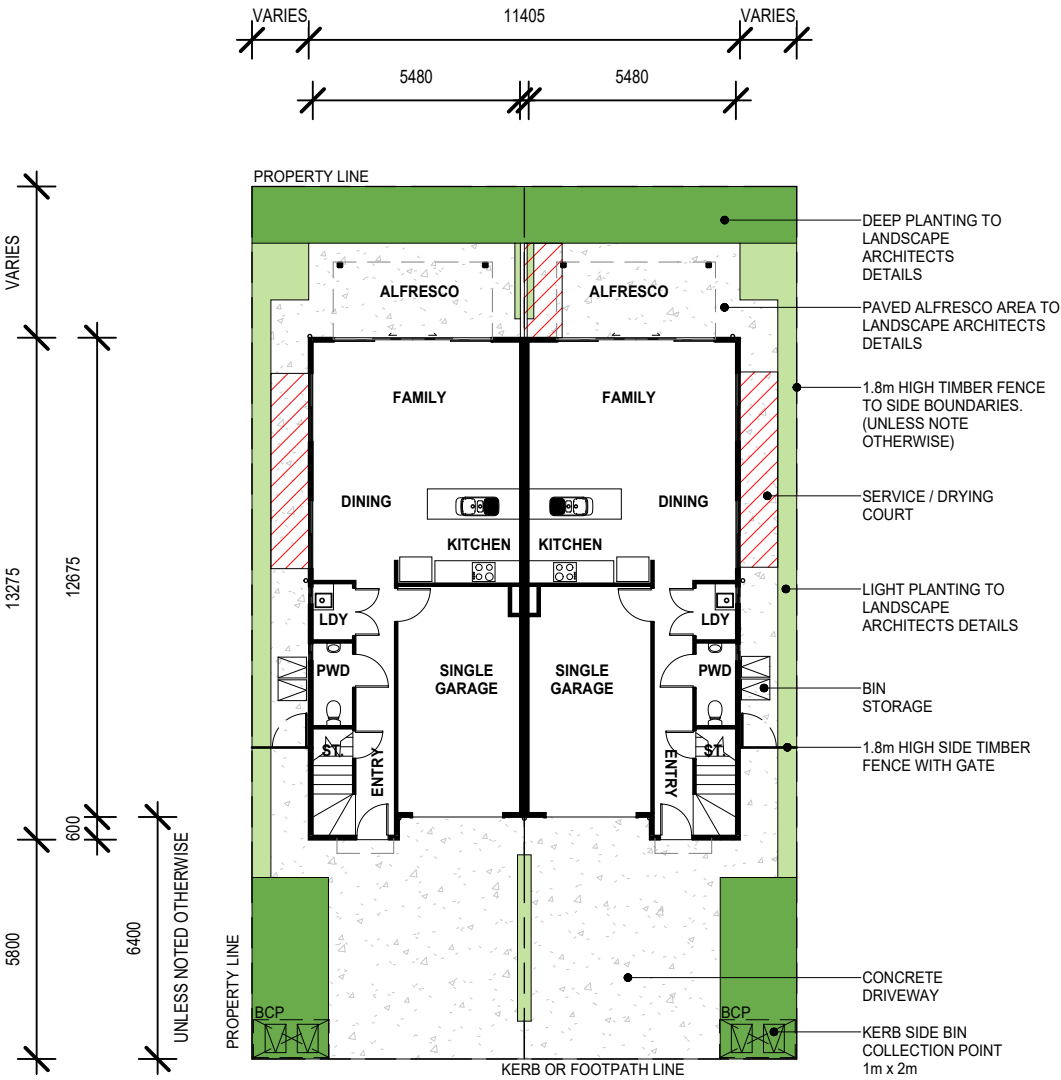
Application No: COM/2024/317

Dated: 10 September 2026

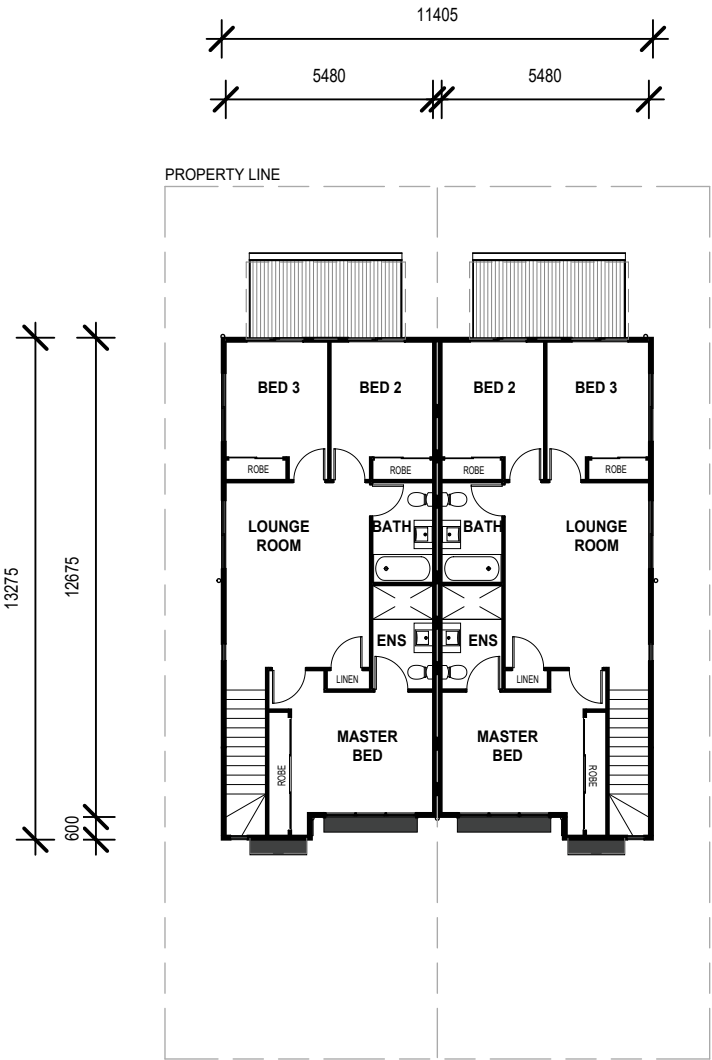
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

DUPLEX (D5 - DESIGN)

AREA SUMMARY		NOTES:
SITE COVER	147m²	REFER TO SITE PLAN FOR SETBACK DIMENSIONS.
GROUND FLOOR:	105m²	
FIRST FLOOR:	137m²	FIRST FLOOR DIMENSIONS ARE TO THE EXTERIOR CLADDING OF THAT LEVEL.
TOTAL:	242m²	
GARAGE:	41m²	



GROUND FLOOR PLAN
1 : 200@A3



FIRST FLOOR PLAN
1 : 200@A3

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

DUPLEX (D5 - DESIGN 1.1)

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETSCAPE ELEVATIONS (DA-0-) FROM MORE DETAILS.

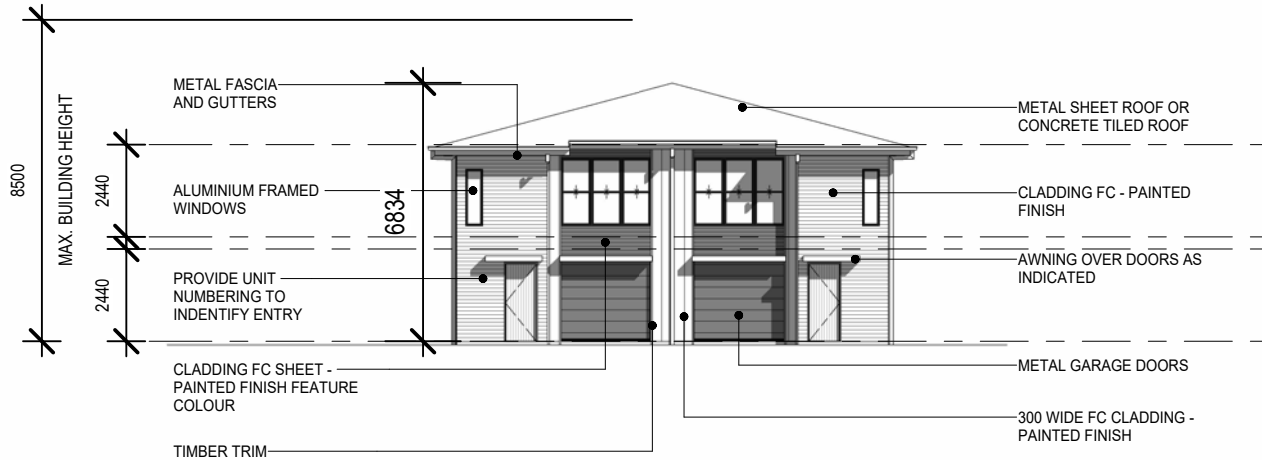
MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

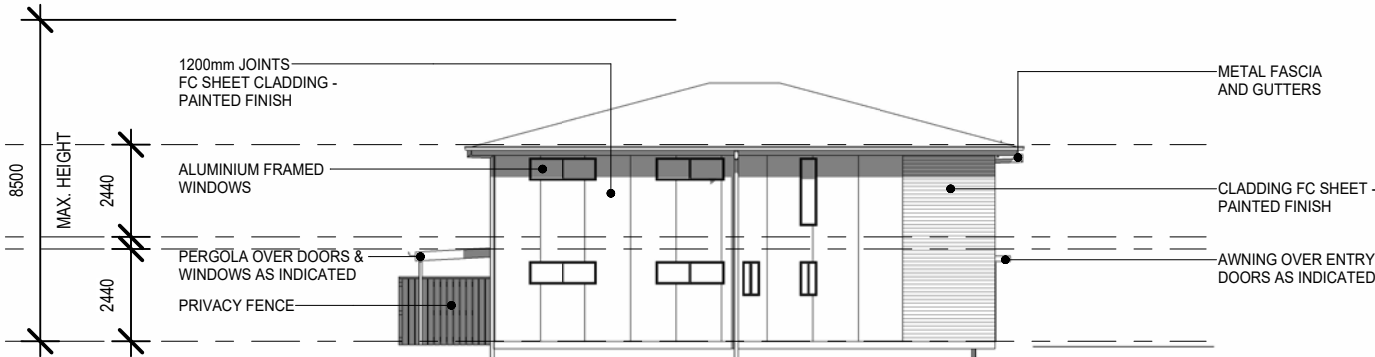
Application No: COM/2024/317

Dated: 10 September 2026

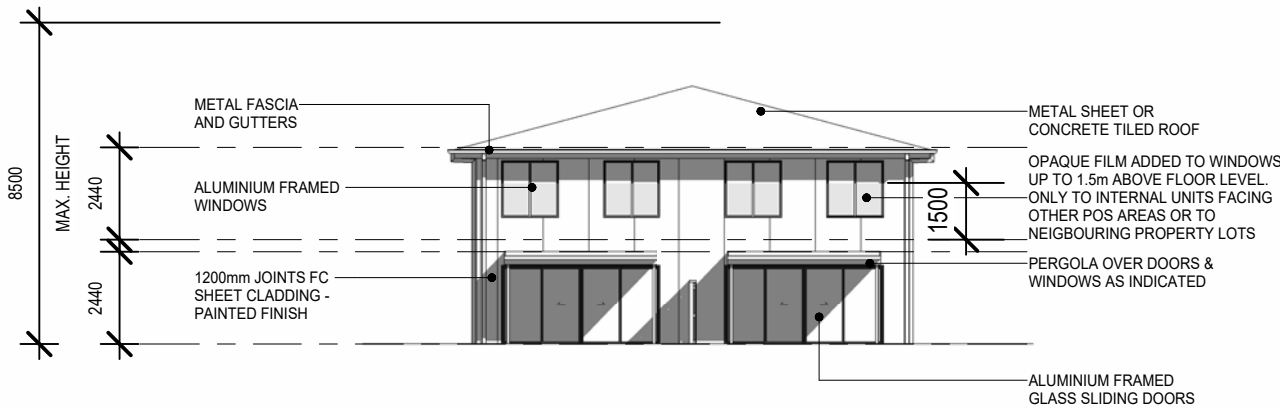
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



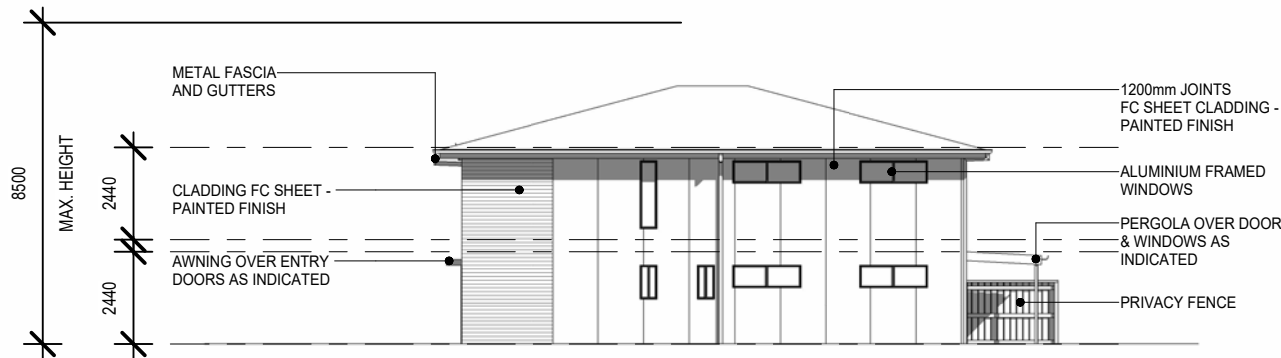
FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

DUPLEX (D5 - DESIGN 1.2)

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETSCAPE ELEVATIONS (DA-0-) FROM MORE DETAILS.

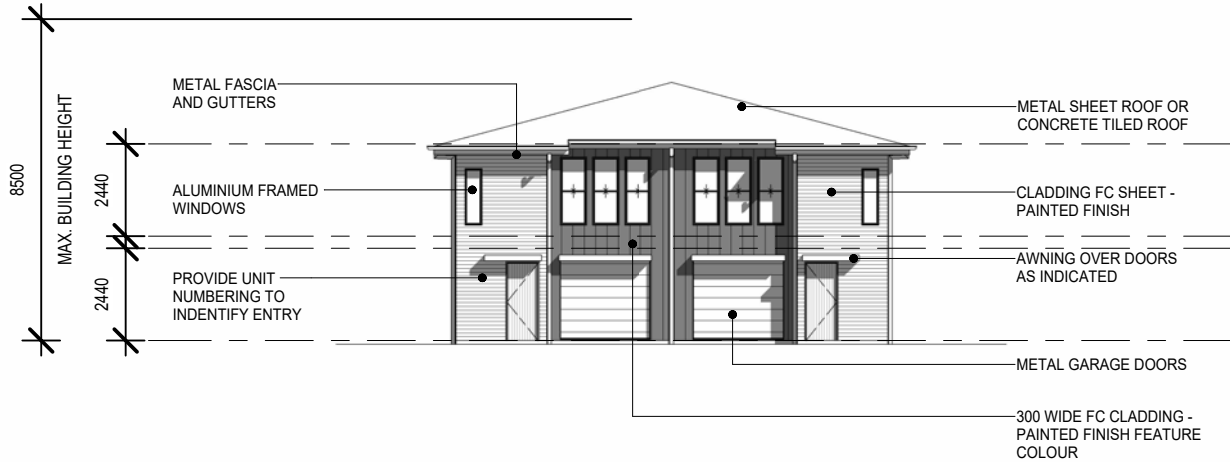
MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

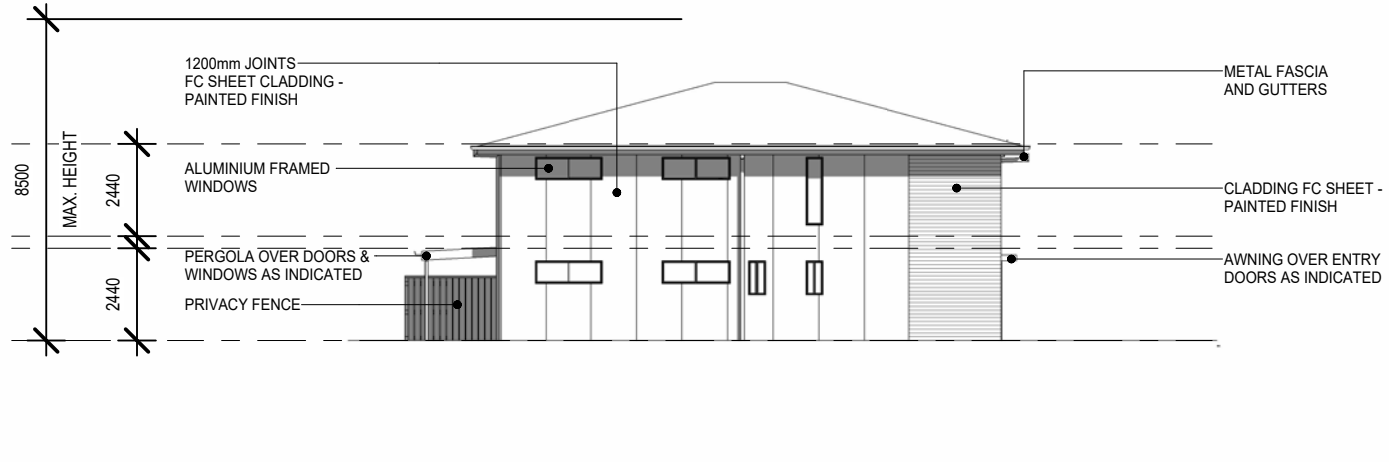
Application No: COM/2024/317

Dated: 10 September 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



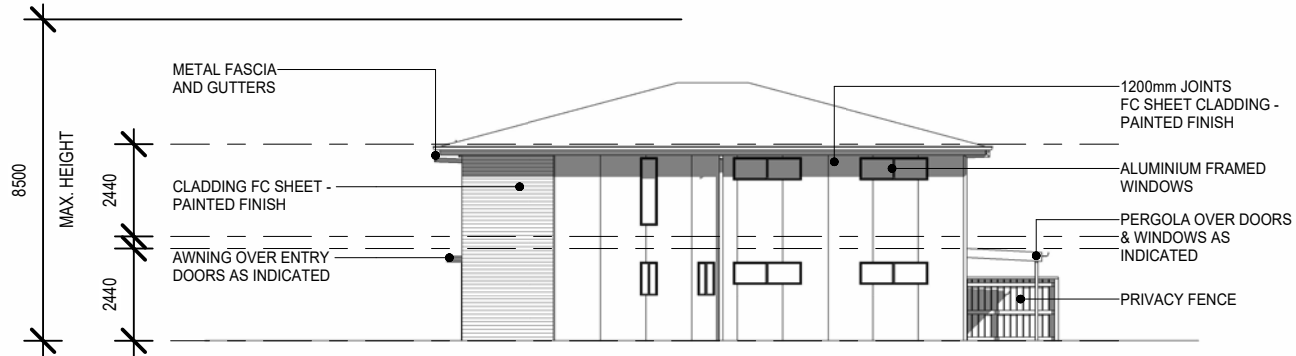
FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

DUPLEX (D5 - DESIGN 1.3)

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETSCAPE ELEVATIONS (DA-0-) FROM MORE DETAILS.

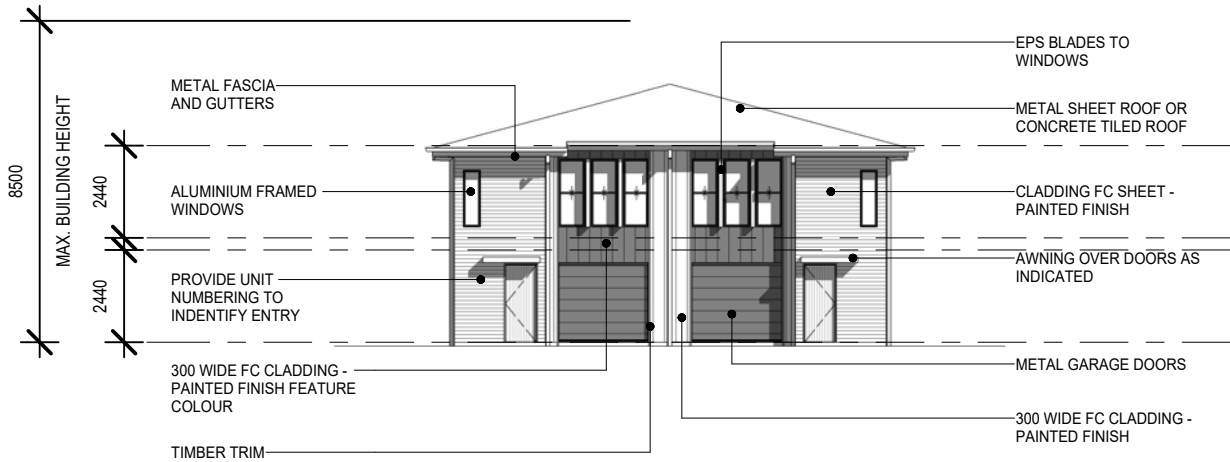
MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

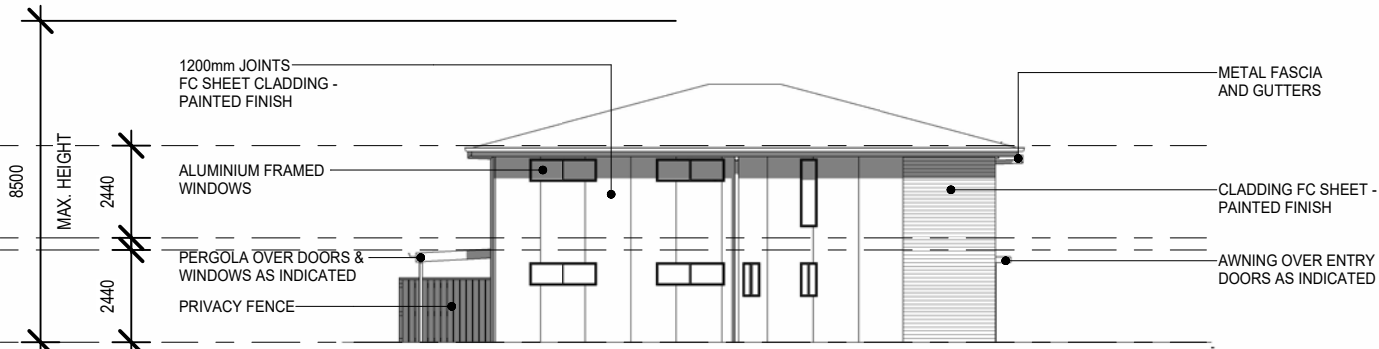
Application No: COM/2024/317

Dated: 10 September 2026

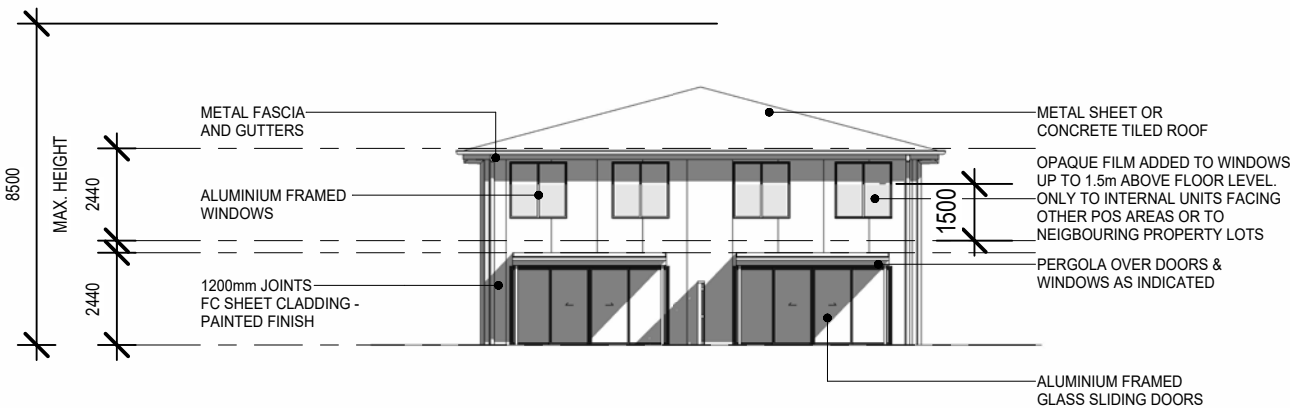
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



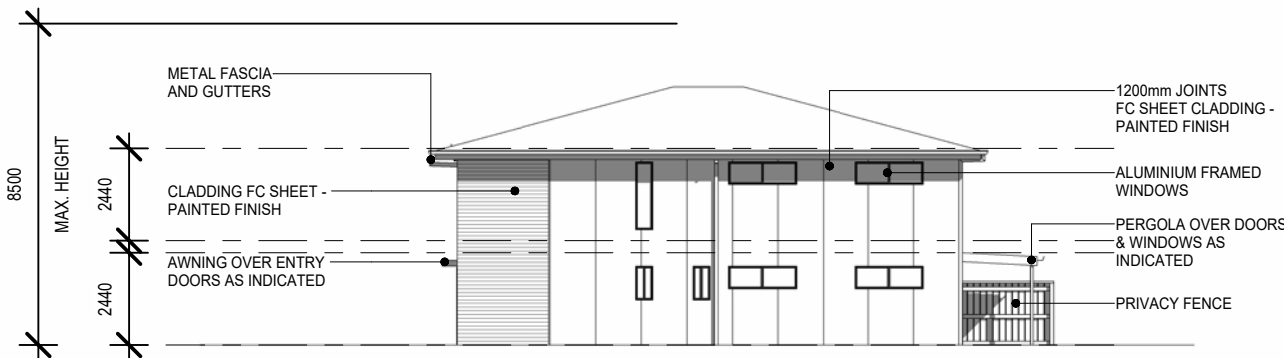
FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

DUPLEX (D5 - DESIGN 1.4)

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETSCAPE ELEVATIONS (DA-0-) FROM MORE DETAILS.

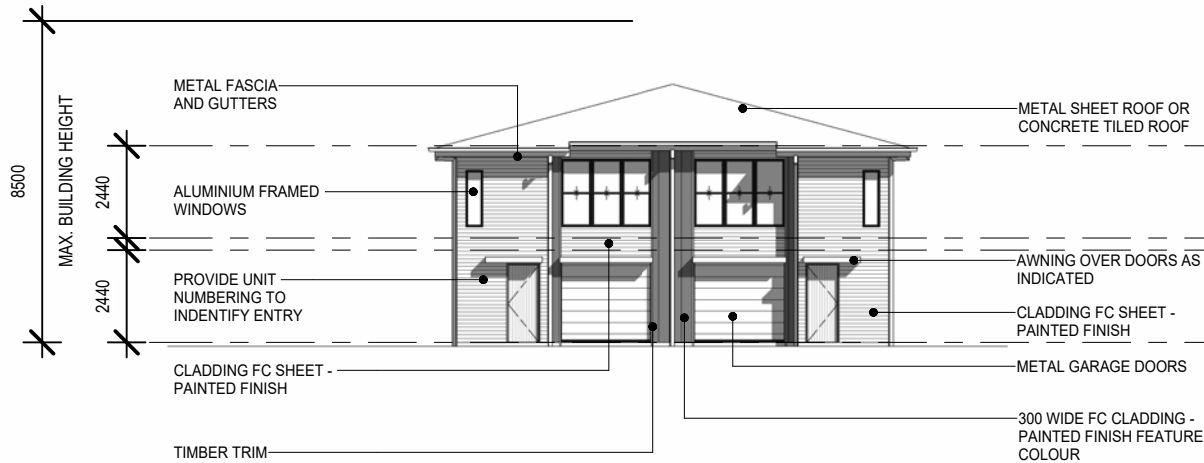
MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

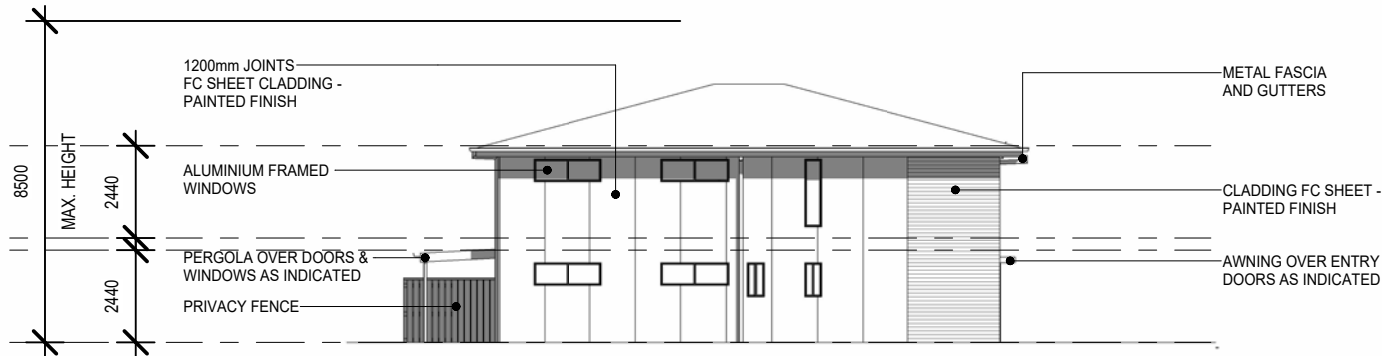
Application No: COM/2024/317

Dated: 10 September 2026

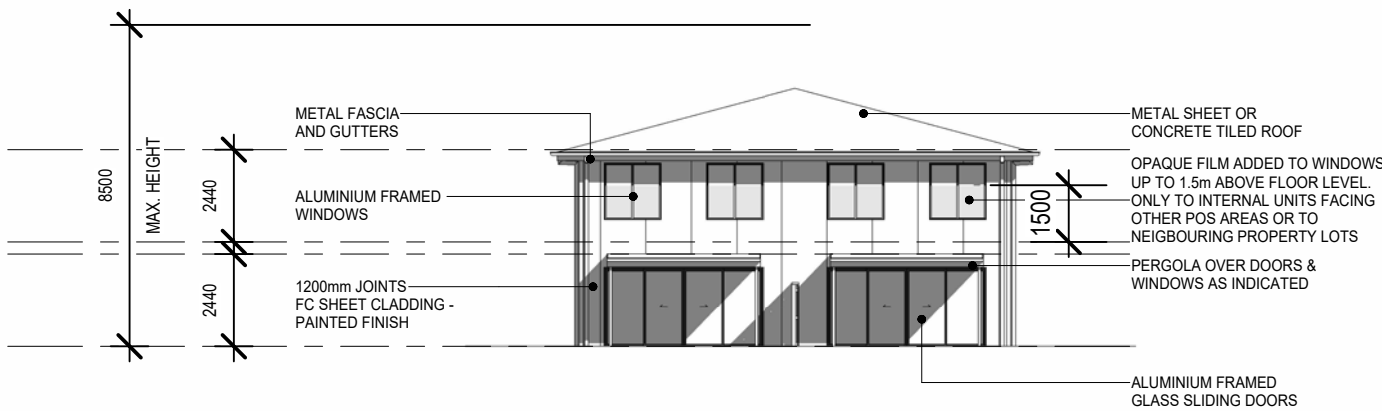
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



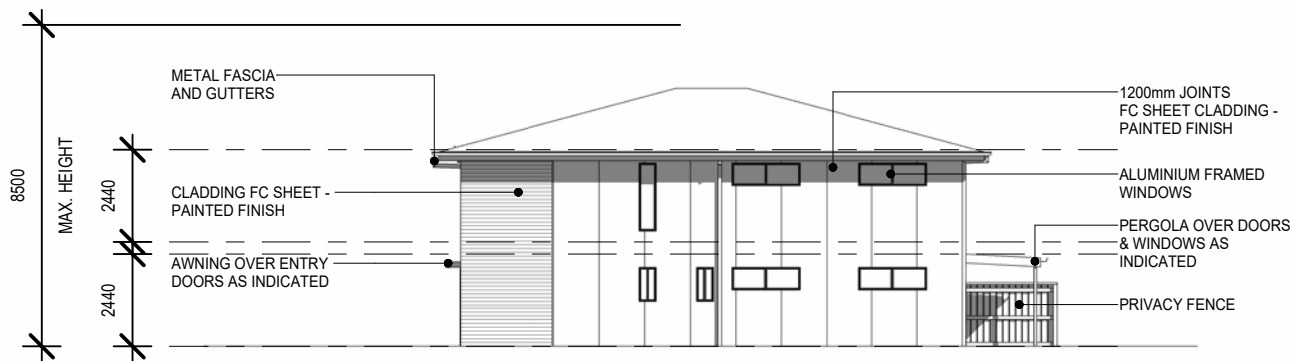
FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

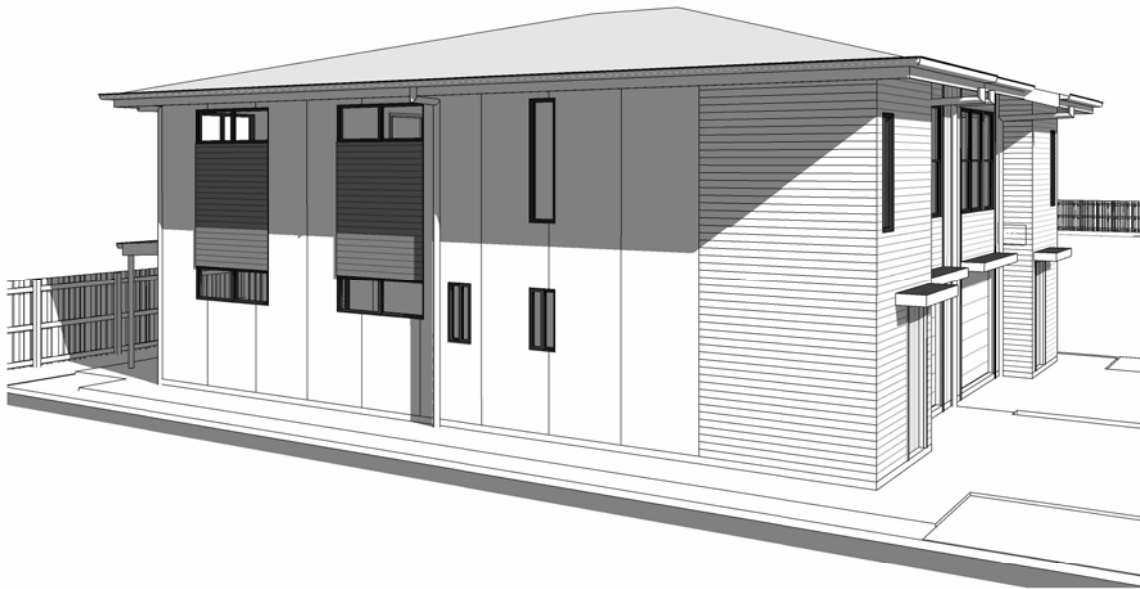
DUPLEX (D5 - DESIGN) - SIDE FEATURE

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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Dated: 10 September 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



3D VIEW - SIDE FEATURE
@A3

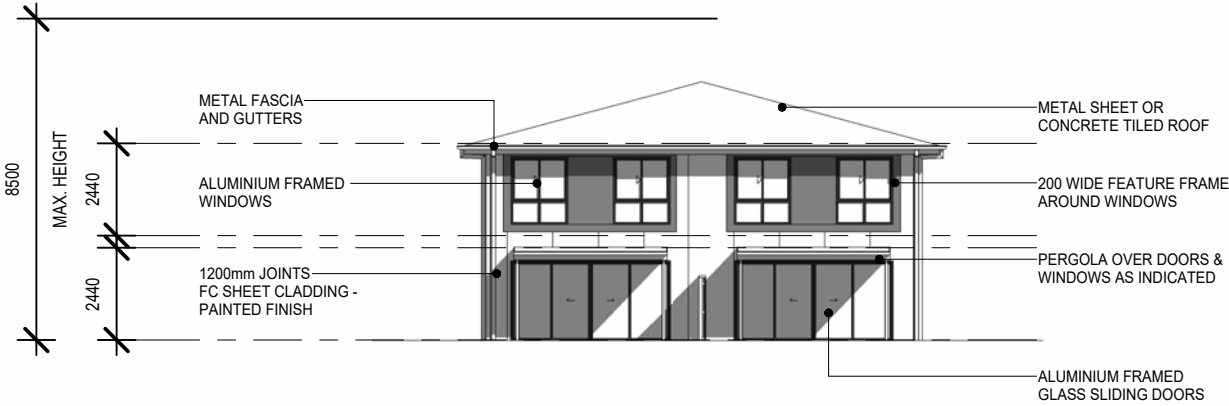
DUPLEX (D5 - DESIGN) - FRAMED WINDOWS

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



REAR ELEVATION
1 : 200@A3



3D VIEW - FRAMED WINDOWS
@A3

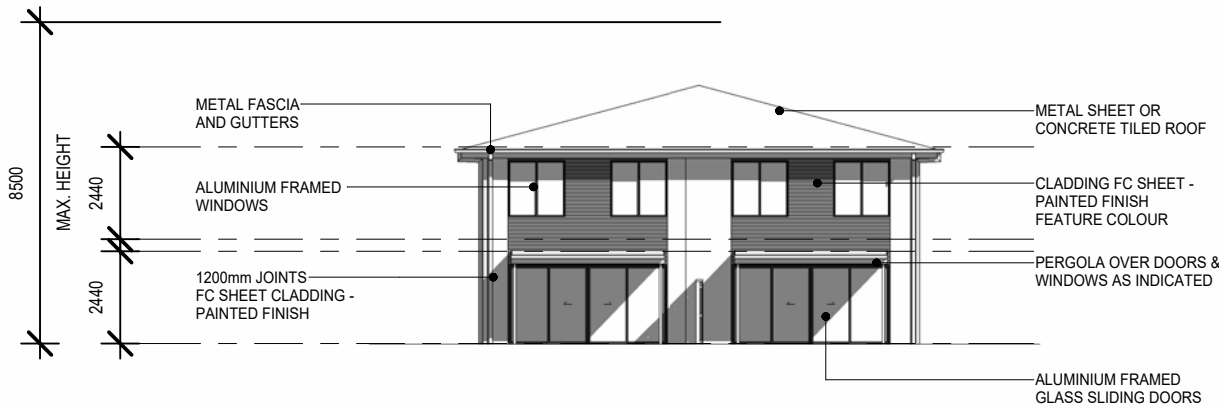
DUPLEX (D5 - DESIGN) - FEATURE CLADDING

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/317

Dated: 10 September 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



REAR ELEVATION
1 : 200@A3



3D VIEW - FEATURE CLADDING
@A3

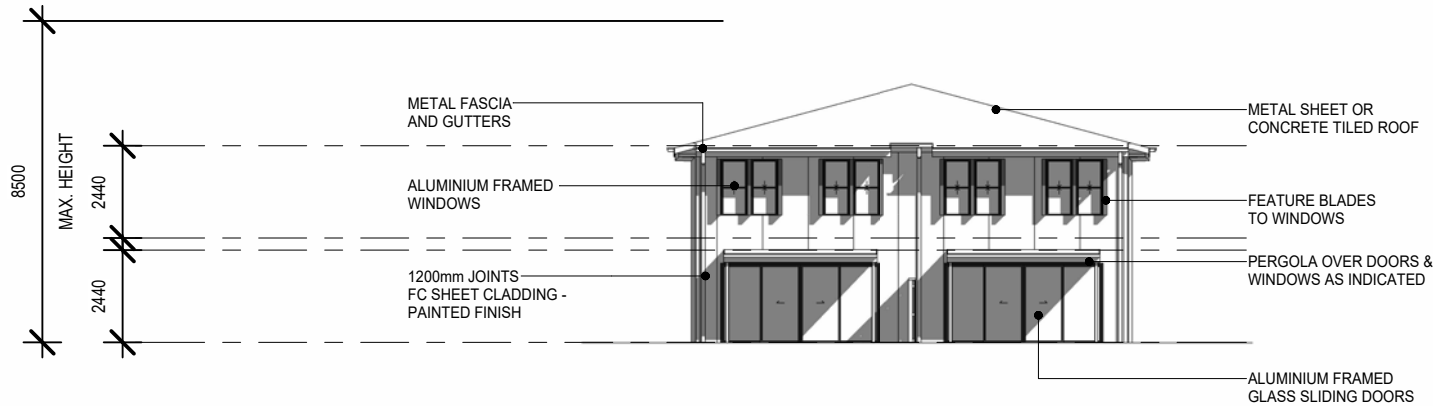
DUPLEX (D5 - DESIGN) - EXTENDED EAVES

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/317

Dated: 10 September 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



REAR ELEVATION
1 : 200@A3



3D VIEW - EXTENDED EAVES
@A3

TRIPLEX (D5 - DESIGN)

1.1



1.2



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/317

Dated: 10 September 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

1.3



1.4





REDDOOR
ARCHITECTURE

TRIPLEX (D5 - DESIGN 1.1) - ELEVATIONS

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETScape ELEVATIONS (DA-0-) FROM MORE DETAILS.

MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

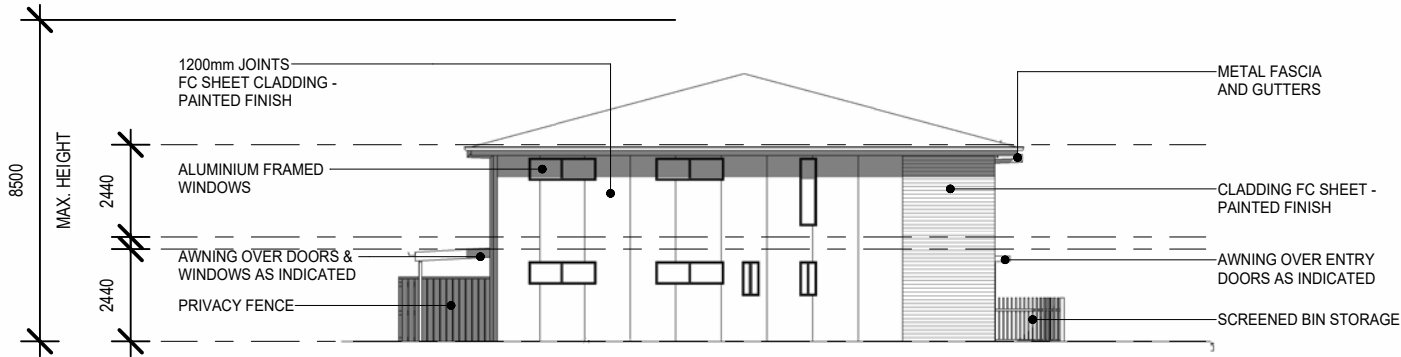
Application No.: COM/2024/317

Dated: 10 September 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



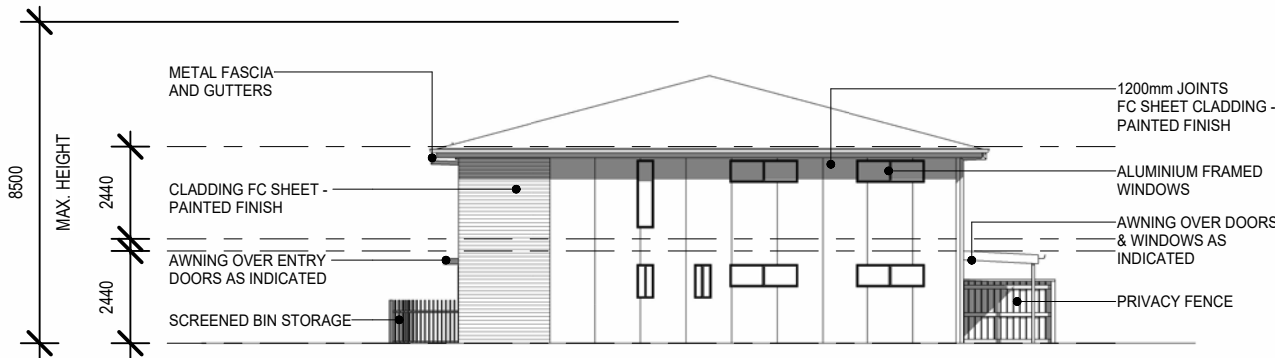
FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

TRIPLEX (D5 - DESIGN 1.2) - ELEVATIONS

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETSCAPE ELEVATIONS (DA-0-) FROM MORE DETAILS.

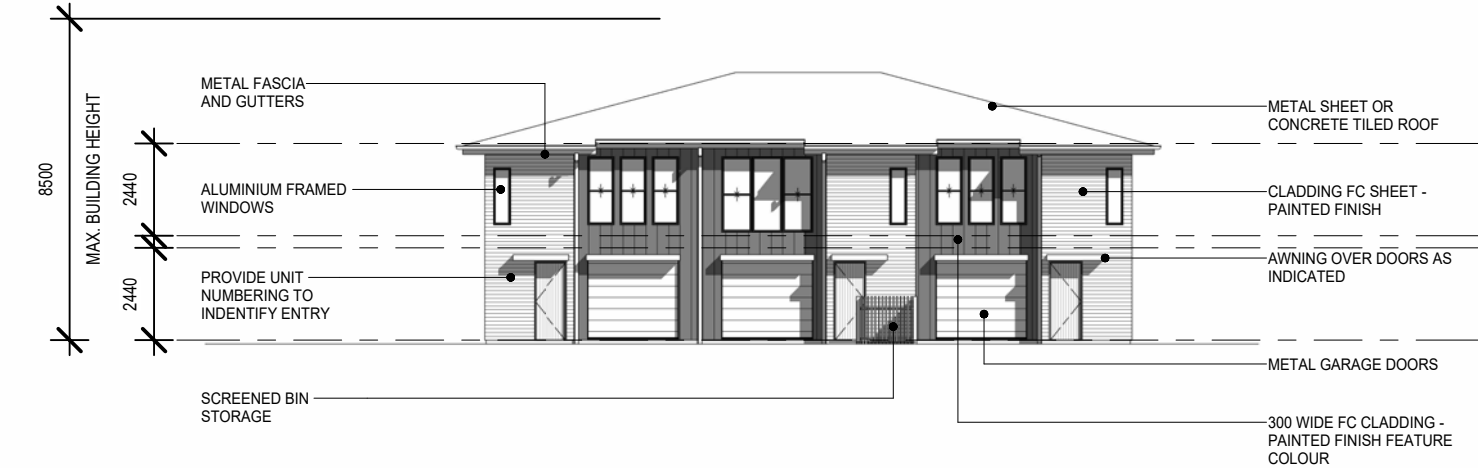
MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

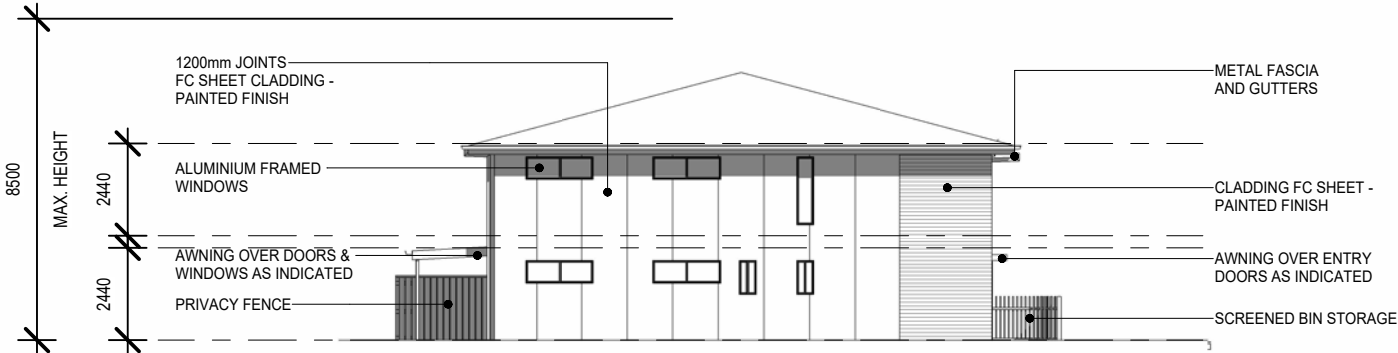
Application No.: COM/2024/317

Dated: 10 September 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



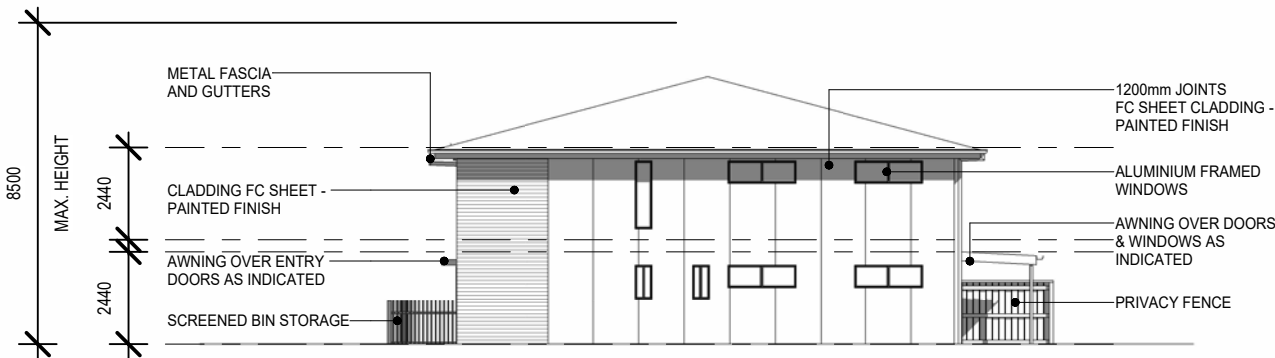
FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

TRIPLEX (D5 - DESIGN 1.3) - ELEVATIONS

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETScape ELEVATIONS (DA-0-) FROM MORE DETAILS.

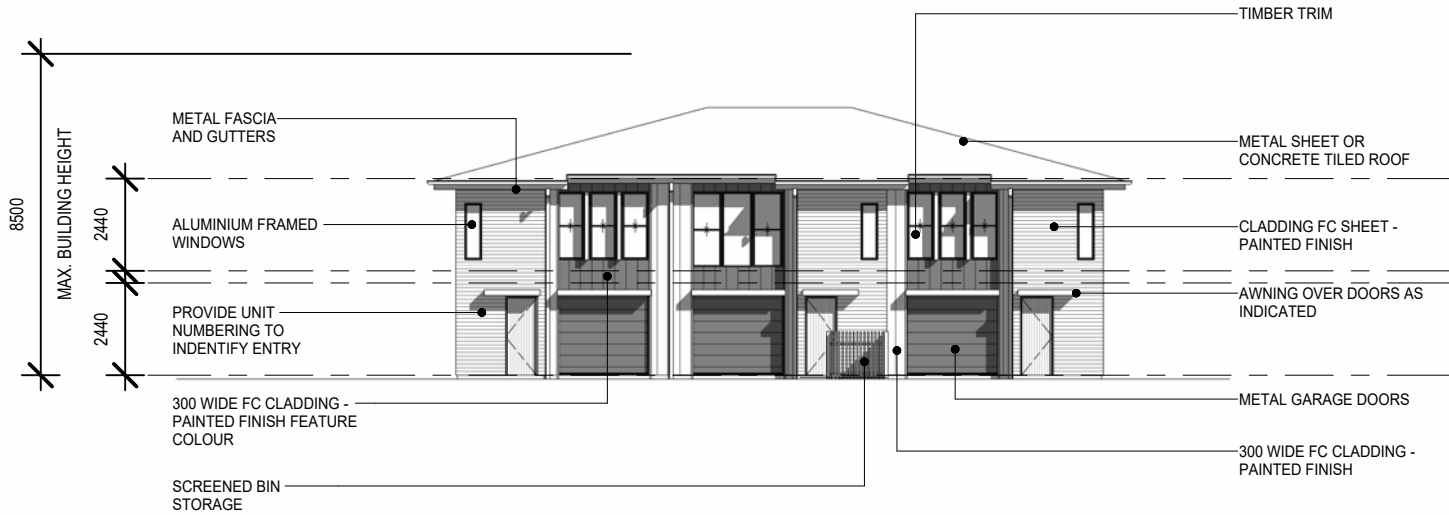
MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

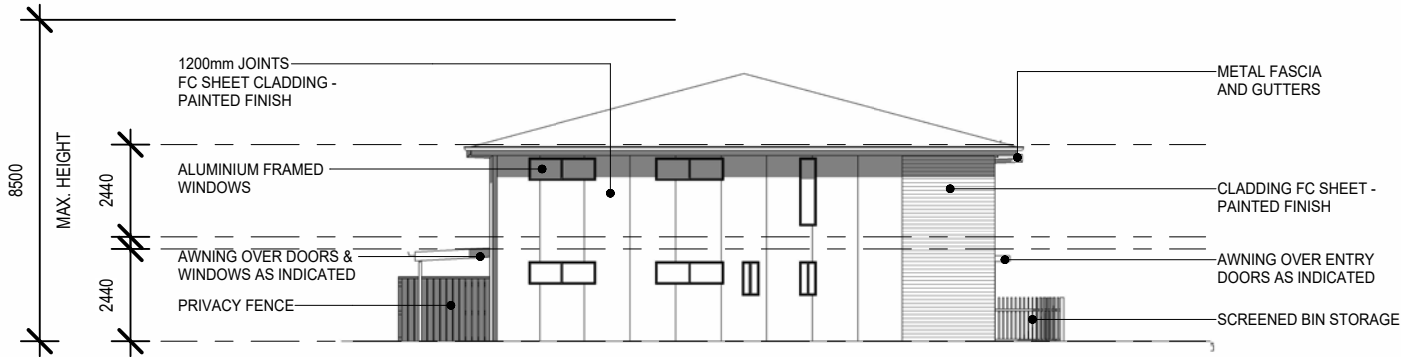
Application No.: COM/2024/317

Dated: 10 September 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



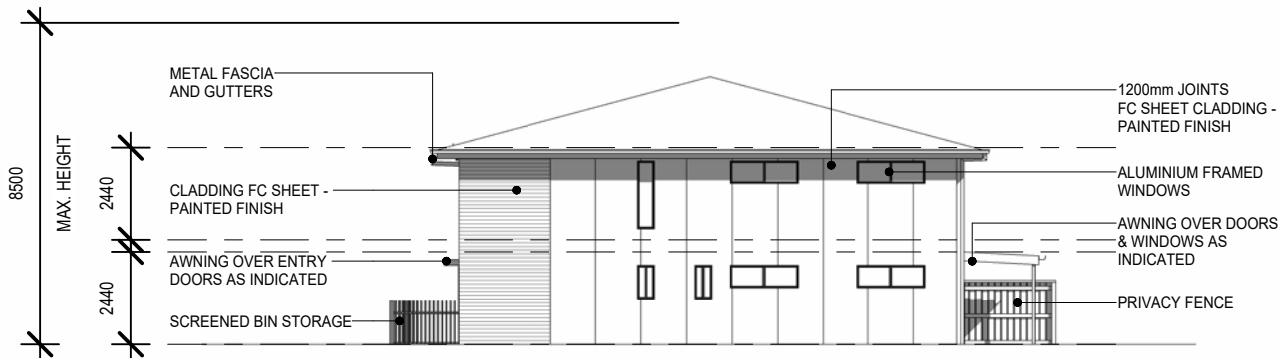
FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

TRIPLEX (D5 - DESIGN 1.4) - ELEVATIONS

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETScape ELEVATIONS (DA-0-) FROM MORE DETAILS.

MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

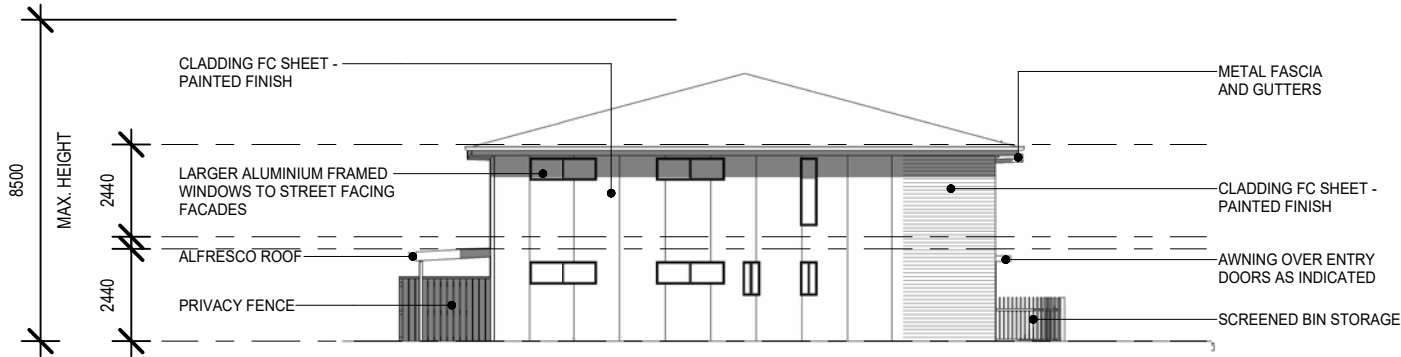
Application No.: COM/2024/317

Dated: 10 September 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

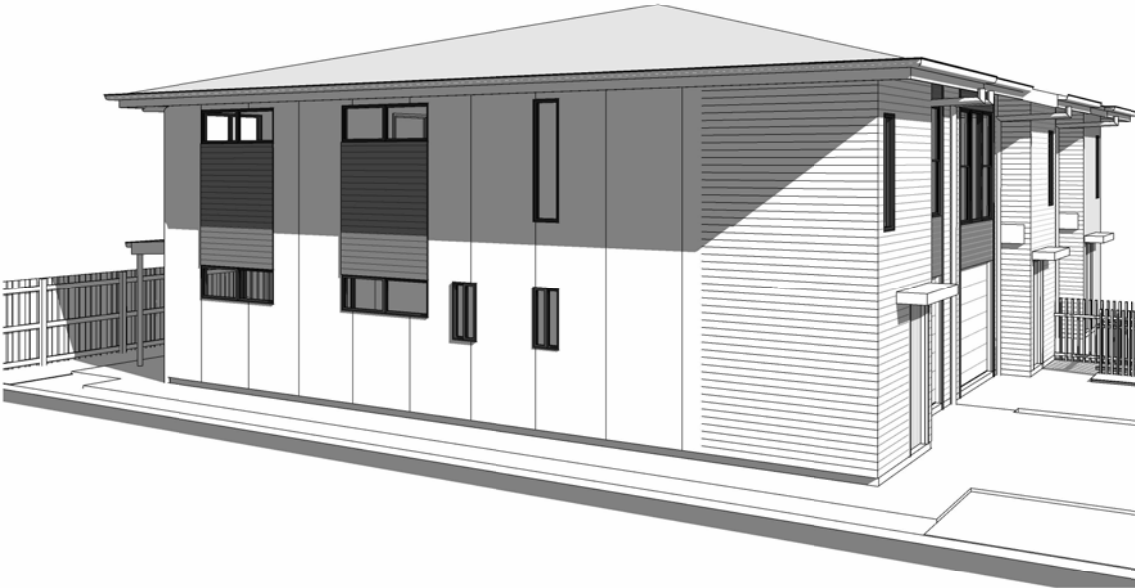
TRIPLEX (D5 - DESIGN) - SIDE FEATURE

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/317

Dated: 10 September 2026

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TRIPLEX (D5 - DESIGN) - FRAMED WINDOWS

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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REAR ELEVATION
1 : 200@A3



3D VIEW - FRAMED WINDOWS
@A3

TRIPLEX (D5 - DESIGN) - FEATURE CLADDING

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: COM/2024/317

Dated: 10 September 2026

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REAR ELEVATION
1 : 200@A3



3D VIEW - FEATURE CLADDING
@A3

QUADPLEX (D5 - DESIGN)

1.1



1.2



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DEVELOPMENT APPROVAL

Application No.: COM/2024/317

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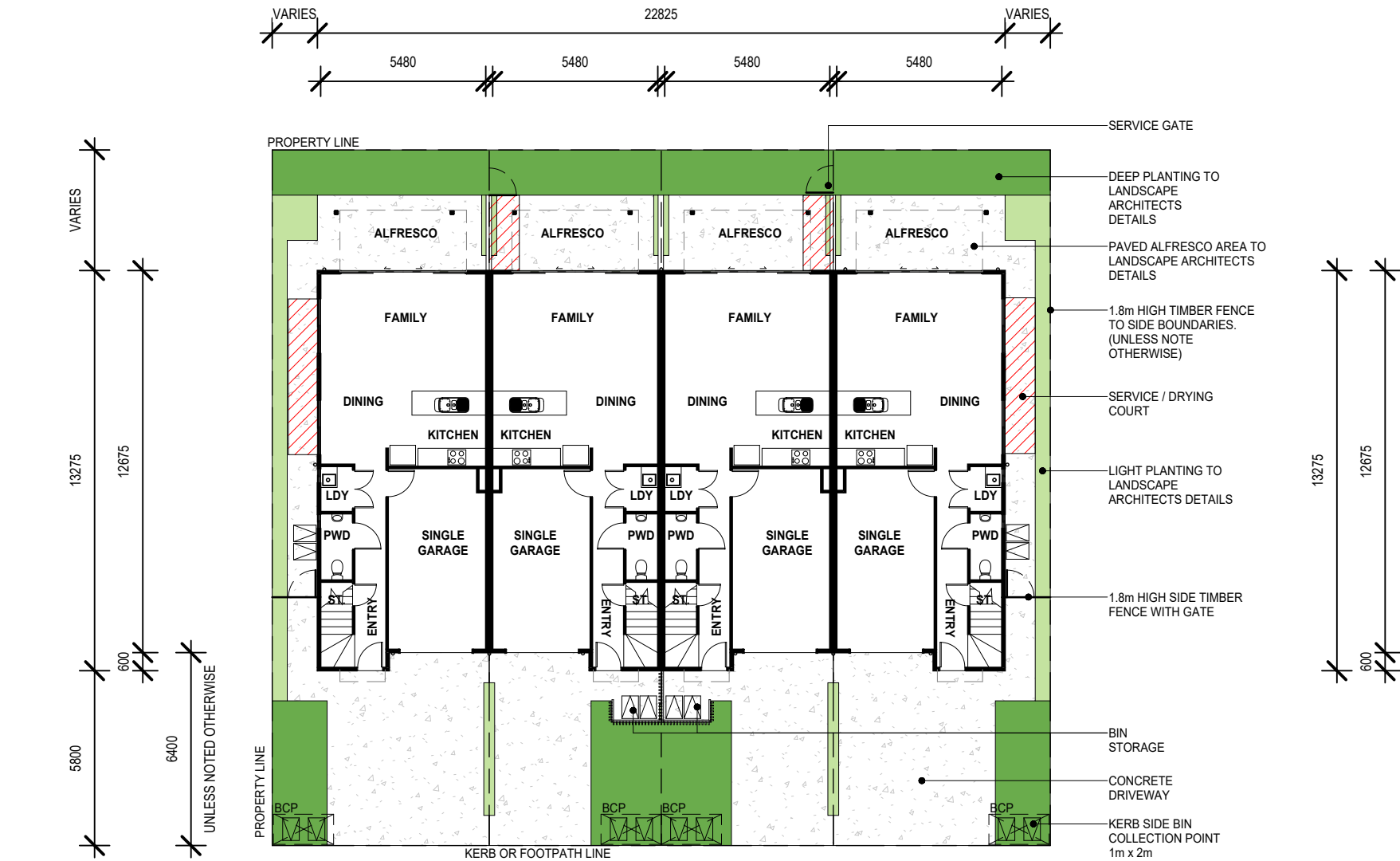
1.3



1.4

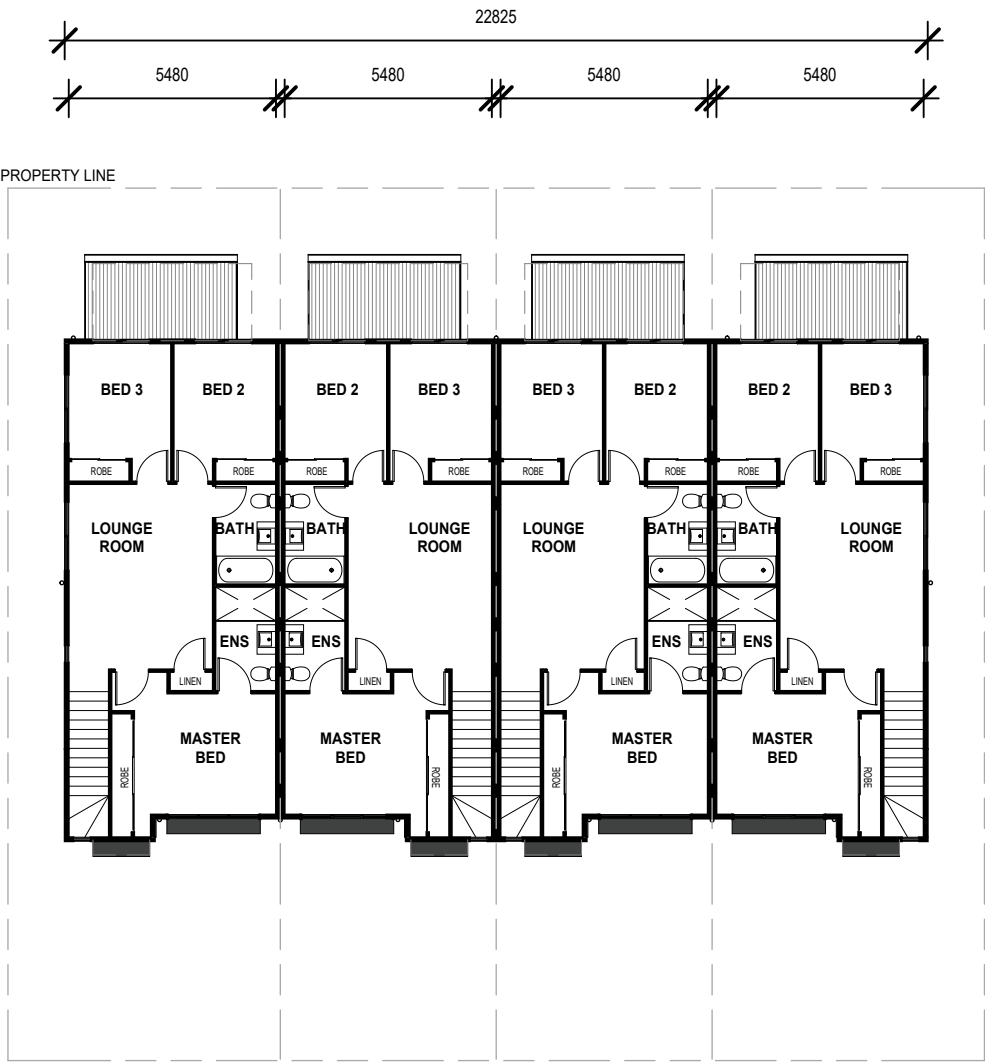


QUADPLEX (D5 - DESIGN)



GROUND FLOOR PLAN

1 : 200@A3



FIRST FLOOR PLAN

1 : 200@A3

AREA SUMMARY		NOTES:
SITE COVER	293m ²	REFER TO SITE PLAN FOR SETBACK DIMENSIONS.
GROUND FLOOR:	210m ²	
FIRST FLOOR:	275m ²	FIRST FLOOR DIMENSIONS ARE TO THE EXTERIOR CLADDING OF THAT LEVEL.
TOTAL:	485m ²	
GARAGE:	82m ²	

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QUADPLEX (D5 - DESIGN 1.1) - ELEVATIONS

ELEVATION NOTES:

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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

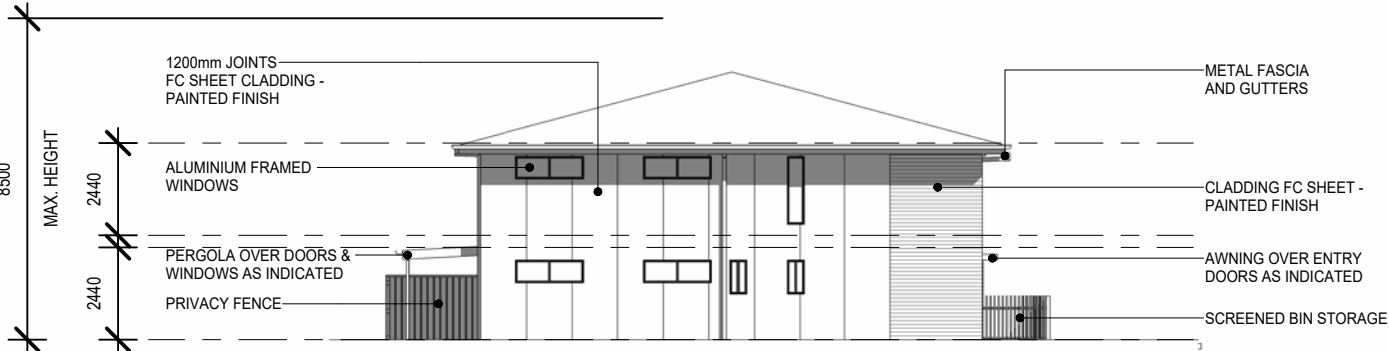
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FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

QUADPLEX (D5 - DESIGN 1.2) - ELEVATIONS

ELEVATION NOTES:

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MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

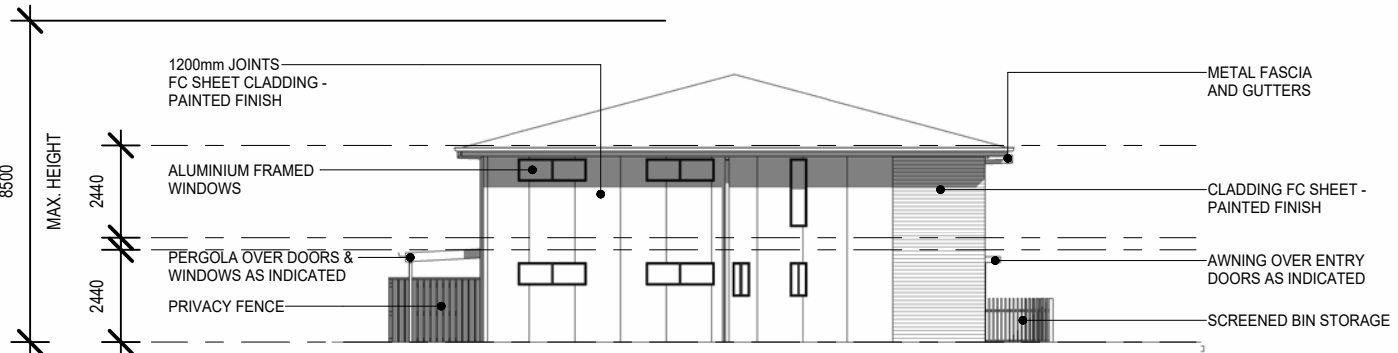
Application No.: COM/2024/317

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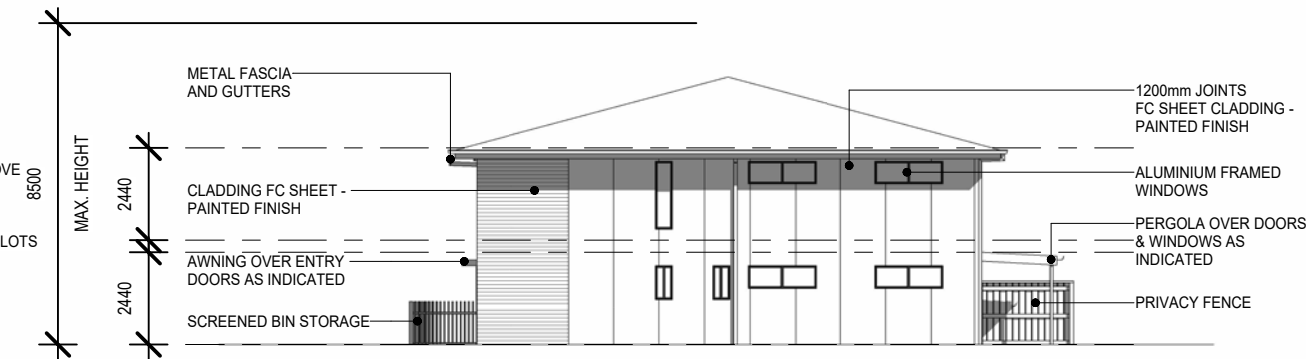
FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

QUADPLEX (D5 - DESIGN 1.3) - ELEVATIONS

ELEVATION NOTES:

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MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

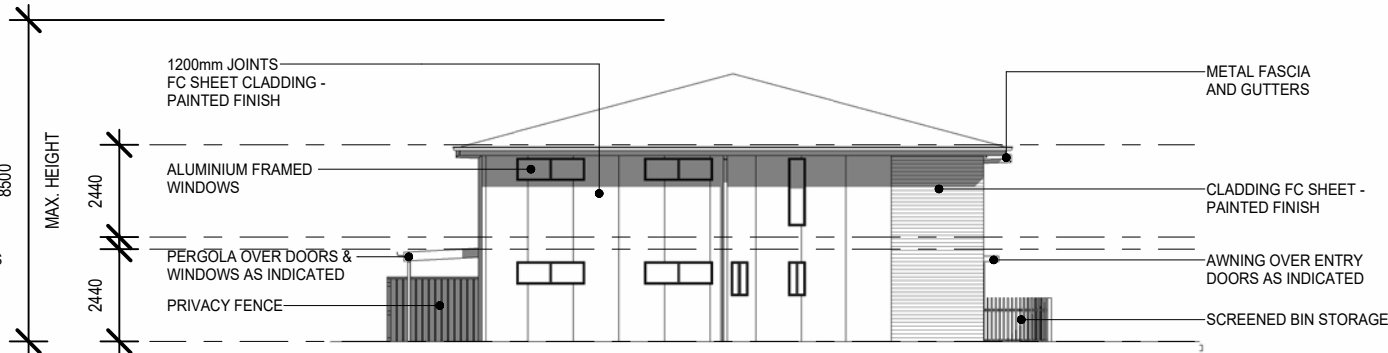
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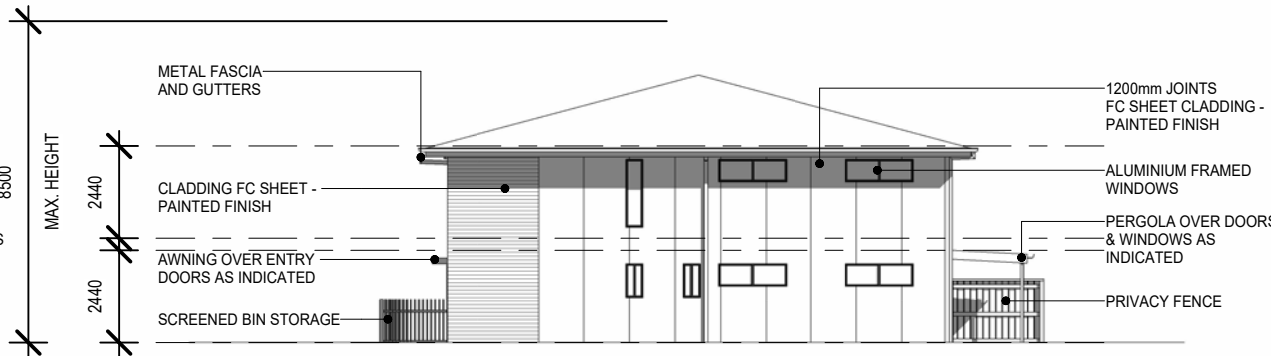
FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

QUADPLEX (D5 - DESIGN 1.4) - ELEVATIONS

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

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MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

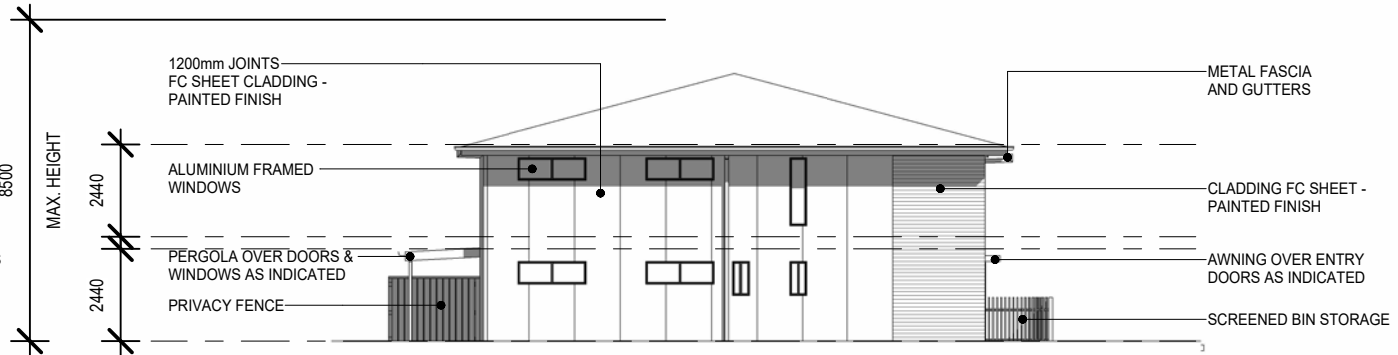
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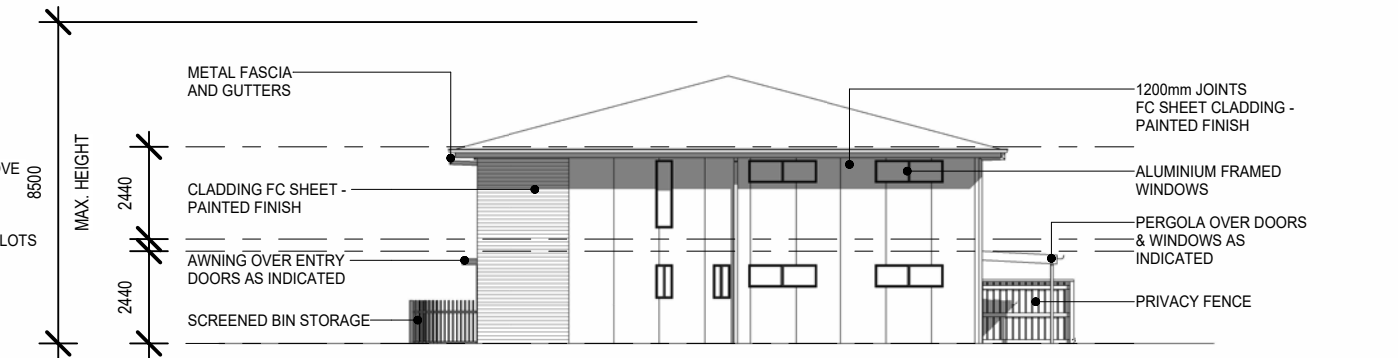
FRONT ELEVATION
1 : 200@A3



LEFT SIDE ELEVATION
1 : 200@A3



REAR ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3

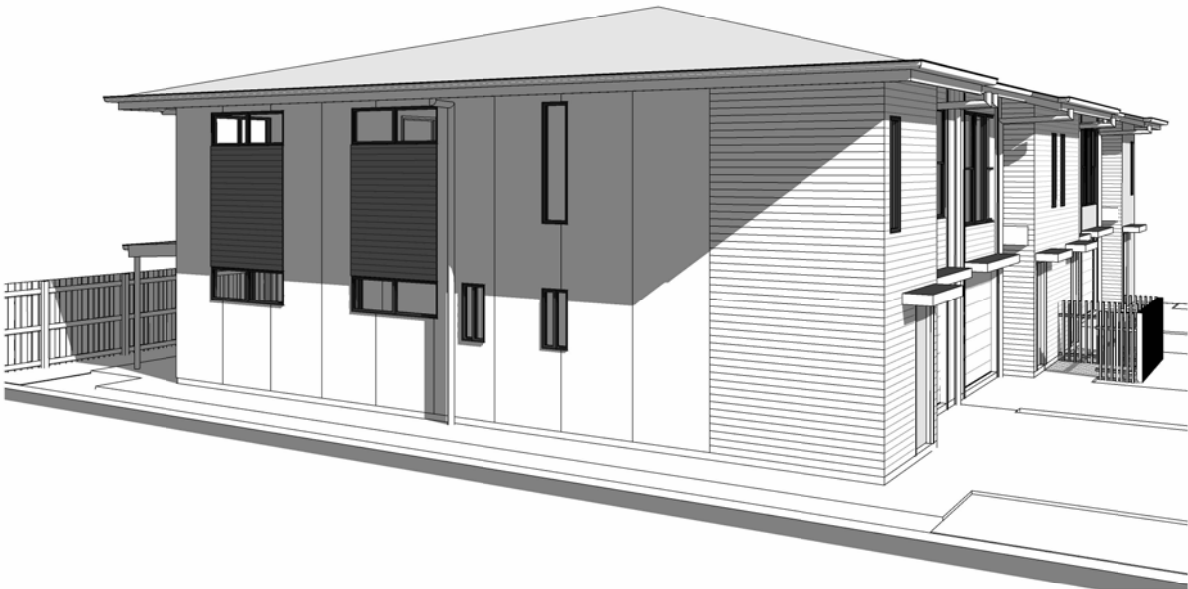
QUADPLEX (D5 - DESIGN) - SIDE FEATURE

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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Dated: 10 September 2026

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QUADPLEX (D5 - DESIGN) - FRAMED WINDOWS

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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REAR ELEVATION
1 : 200@A3



QUADPLEX (D5 - DESIGN) - FEATURE CLADDING

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

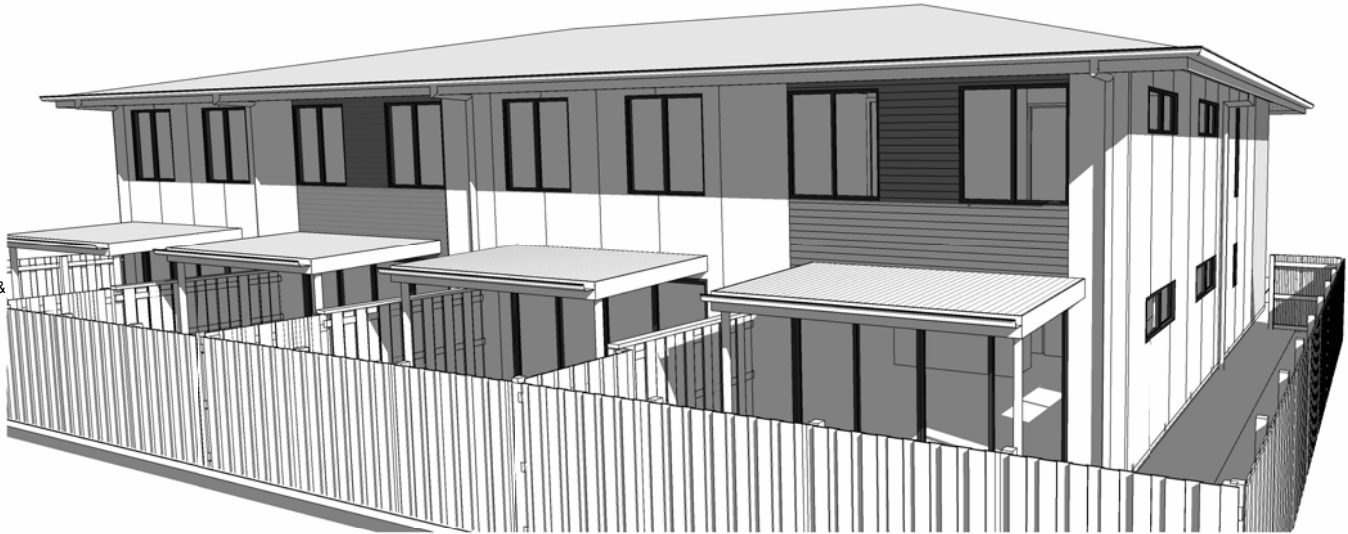
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REAR ELEVATION
1 : 200@A3



3D VIEW - FEATURE CLADDING
@A3

QUADPLEX (D5 - DESIGN) - EXTENDED EAVES

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