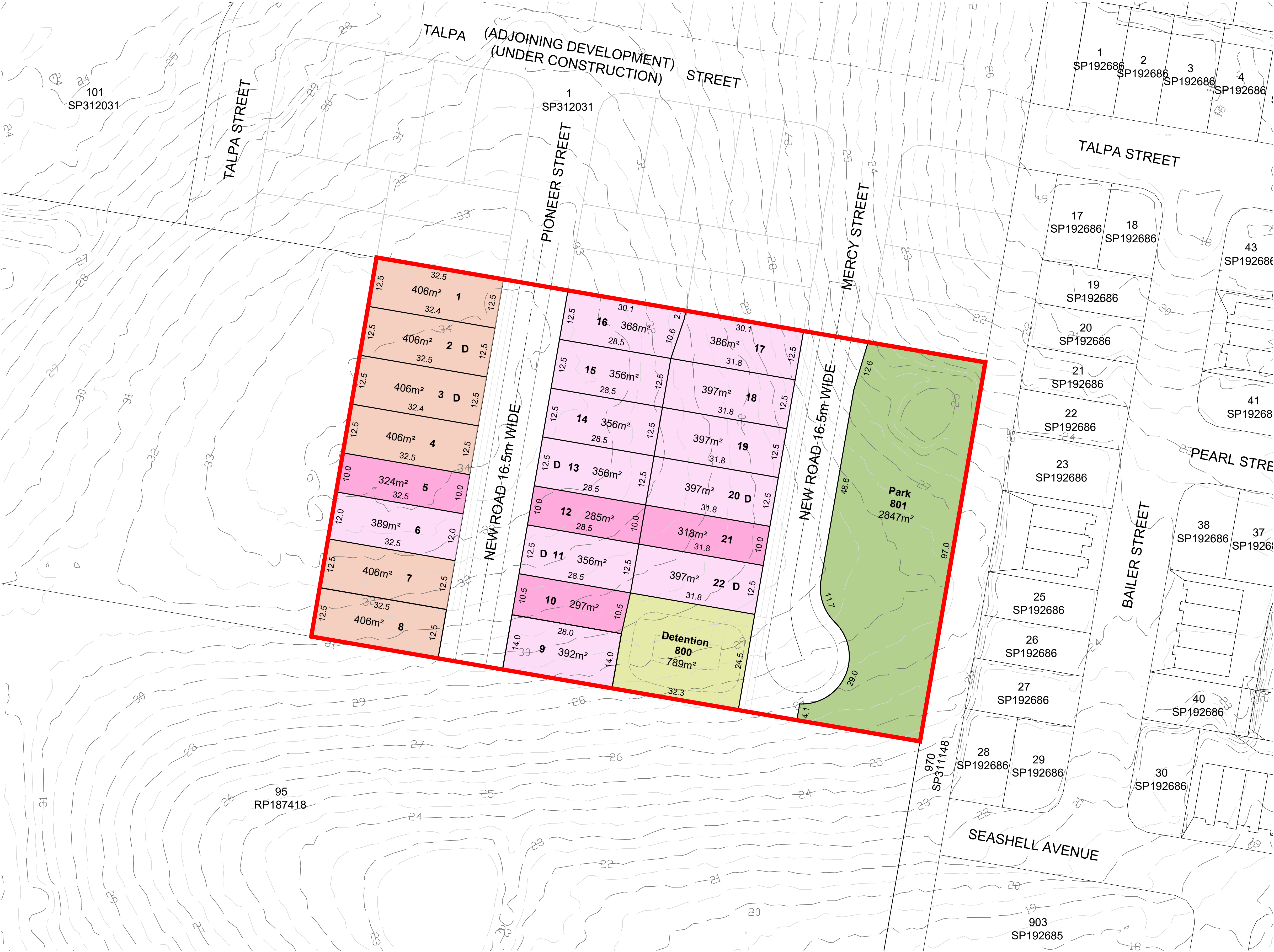


PROPOSAL PLAN - OVERALL



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

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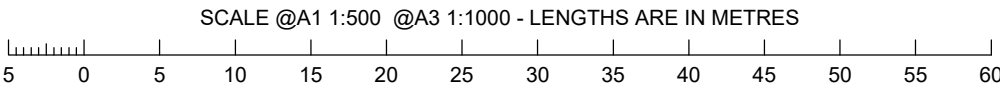
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SUBJECT BOUNDARIES FROM LOT CALCULATIONS BY SAUNDERS HAVILL GROUP DATED 12/01/2023

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.5m interval)
- D Dual Occupancy Lots

DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
<350m²	4	18.2%	0.122 ha
350m² - < 400m²	12	54.5%	0.455 ha
400m² - < 450m²	6	27.3%	0.243 ha
Total Residential Allotments	22	100.0%	0.820 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	3.010 ha	—	
Net Residential Area (no roads)	0.820 ha	27.2%	
Park	0.285 ha	9.5%	
Detention / Drainage	0.079 ha	2.6%	
Road Areas	0.326 ha	10.8%	
Balance (Lot 900)	1.50 ha	49.8%	
Total	3.010 ha	100.0%	



COOMERA GA PTY LTD ATF THE COOMERA GA UNIT

54 GEORGE ALEXANDER WAY, COOMERA 30/06/2023 11241 P 03 Rev E - PRO 01

STAGING PLAN - STAGE 1

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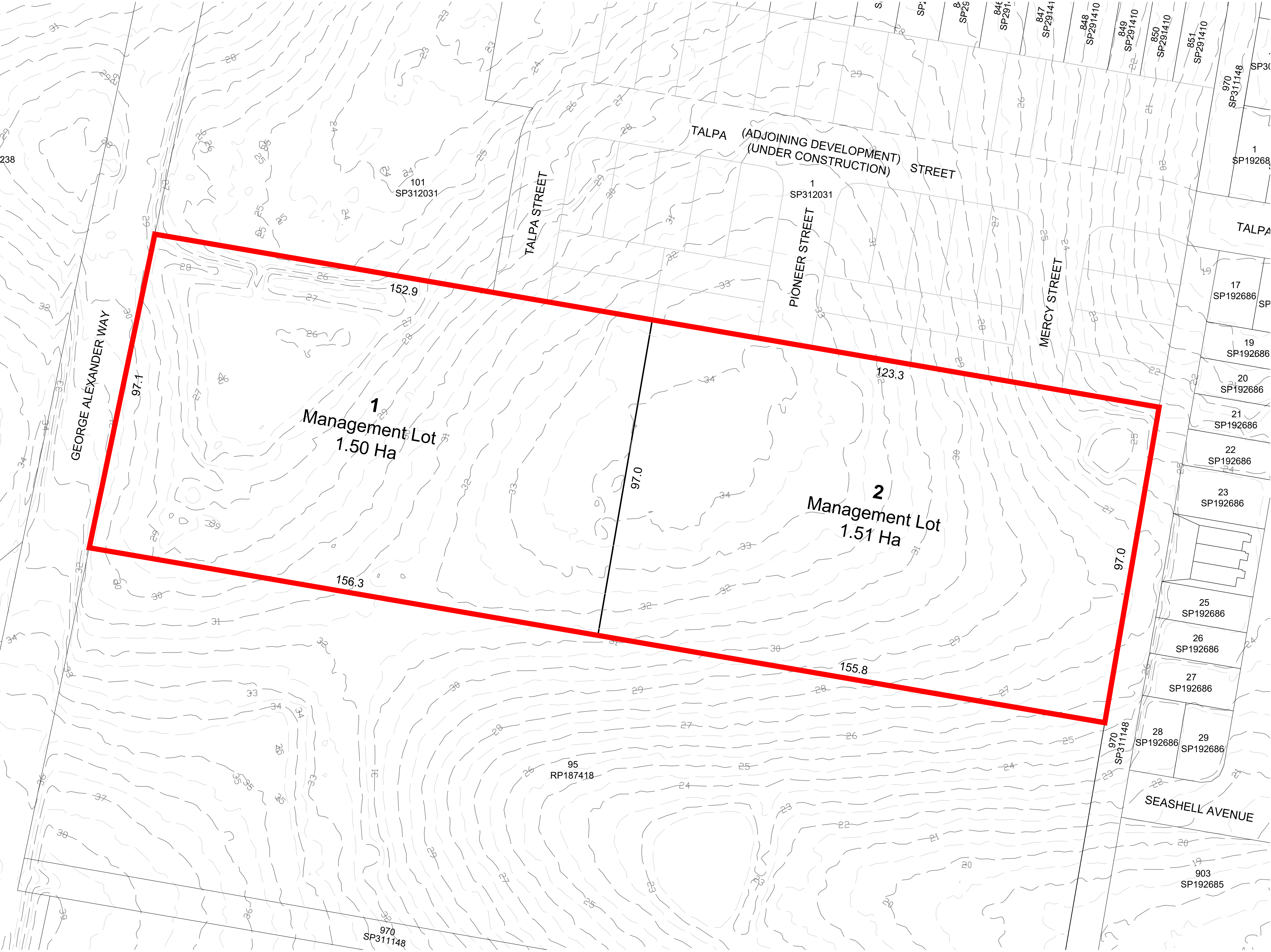
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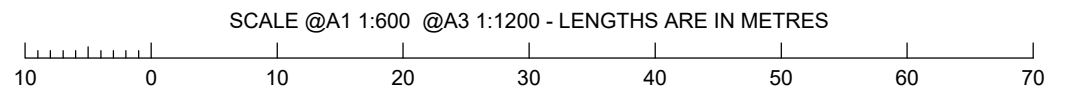
SUBJECT BOUNDARIES FROM LOT CALCULATIONS BY SAUNDERS
HAVILL GROUP DATED 12/01/2023

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.5m interval)

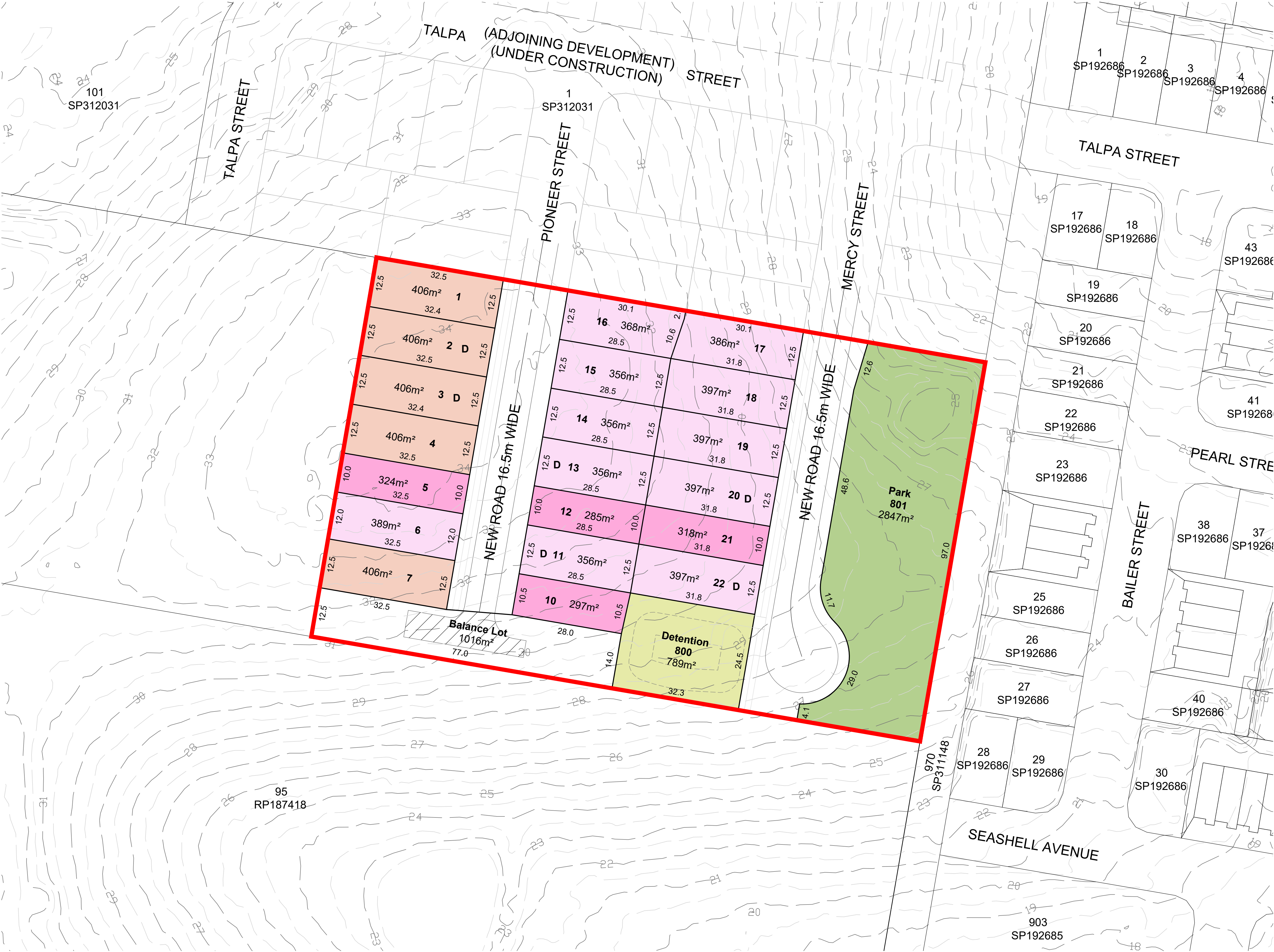


RP DESCRIPTION: LOT 96 on RP187417



COOMERA GA PTY LTD ATF THE COOMERA GA UNIT

STAGING PLAN - STAGE 2



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OR CONSTRUCTION

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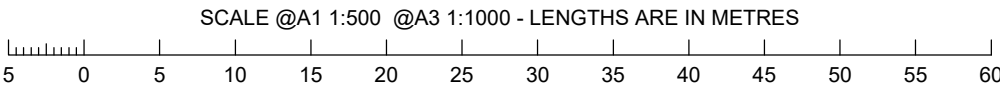
SUBJECT BOUNDARIES FROM LOT CALCULATIONS BY SAUNDERS
HAVILL GROUP DATED 12/01/2023

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.5m interval)
- Dual Occupancy Lots
- Proposed Temporary Turnaround Easement

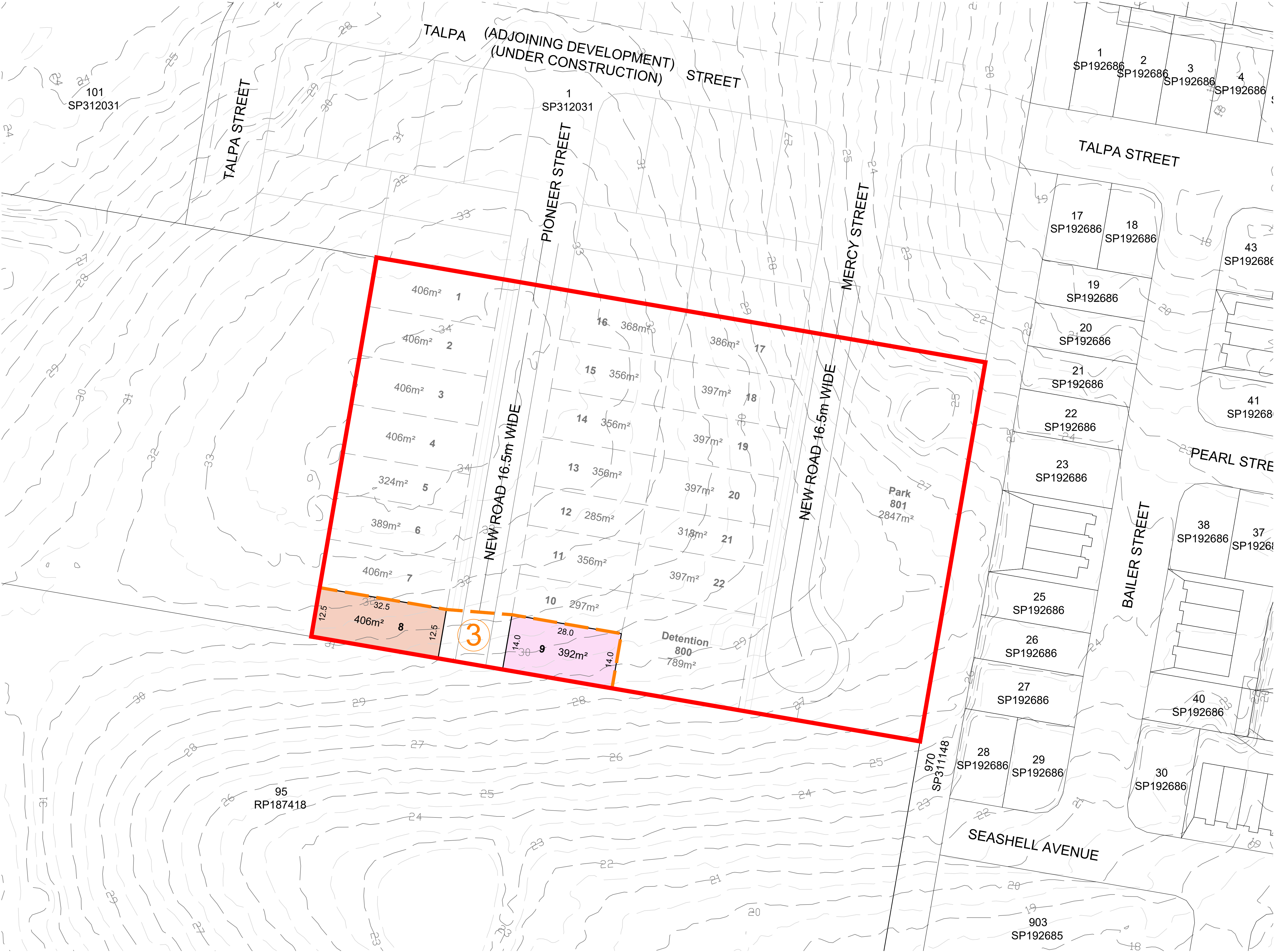
DEVELOPMENT STATISTICS - Stage 2			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
<350m²	4	20.0%	0.122 ha
350m² - < 400m²	11	55.0%	0.416 ha
400m² - < 450m²	5	25.0%	0.203 ha
Total Residential Allotments	20	100.0%	0.741 ha
Net Residential Area (Ha)	0.741	—	—
Land Budget			
Area of Subject Site / Stage	Area (Ha)	%	
Net Residential Area (no roads)	0.741 ha	49.1%	
Detention / Drainage	0.079 ha	5.2%	
Park	0.285 ha	18.9%	
Balance Lot	0.102 ha	6.8%	
Road Areas	0.303 ha	20.1%	
Total	1.510 ha	100.0%	

RP DESCRIPTION: LOT 96 on RP187417



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STAGING PLAN - STAGE 3



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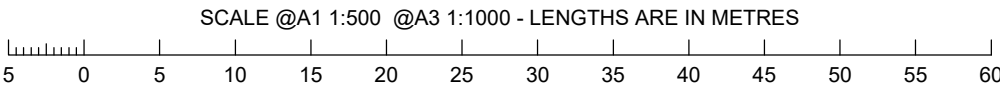
SUBJECT BOUNDARIES FROM LOT CALCULATIONS BY SAUNDERS
HAVILL GROUP DATED 12/01/2023

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.5m interval)
- Staging Boundary
- Stage No.

DEVELOPMENT STATISTICS - Stage C			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
350m² - < 400m²	1	50.0%	0.039 ha
400m² - < 450m²	1	50.0%	0.041 ha
Total Residential Allotments	2	100.0%	0.080 ha
Net Residential Area (Ha)	0.080	—	—
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	0.102 ha	—	
Net Residential Area (no roads)	0.080 ha	78.4%	
Road Areas	0.022 ha	21.6%	
Total	0.102 ha	100.0%	

RP DESCRIPTION: LOT 96 on RP187417



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PLAN OF DEVELOPMENT



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SUBJECT BOUNDARIES FROM LOT CALCULATIONS BY SAUNDERS HAVILL GROUP DATED 12/01/2023

LEGEND

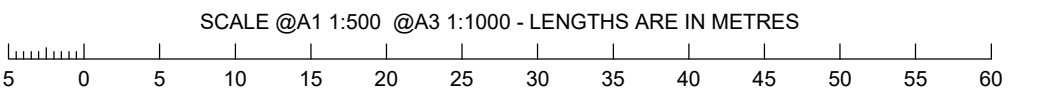
- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.5m interval)
- Dual Occupancy Lots
- Optional Built to Boundary Wall
- Indicative Driveway Location

GENERAL NOTES:

- Lots with an area <400m² to comply with City Plan v9 Small Lot Housing (infill) code and relevant zone code except as varied in Table 1.
- Lots with an area between 400m² to 499m² to comply with Queensland Development Code MP1.1 except as varied in Table 1.
- Lots with an area >450m² and over to comply with Queensland Development Code MP1.2 except as varied in Table 1.
- Building Height does not exceed 2 storeys and maximum of 9m.
- Optional Built to Boundary Wall Location
 - Built to boundary walls are permitted on specified boundaries only.
 - Built to boundary walls are to have a maximum length of 3.5m. No windows or openings are to be built along the built to boundary wall.

Minimum Requirements	Ground Floor	First Floor
Front Setback - Primary Frontage	3m to OMP	4.5m to OMP
Front Setback - Garage	6m	N/A
	1m behind front wall or balcony	
Side & Rear (where not built to boundary)	1m to OMP	1.5m to OMP
Secondary Frontage (Corner Lot)	2m OMP	
Site Cover	60% maximum	

RP DESCRIPTION: LOT 96 on RP187417



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