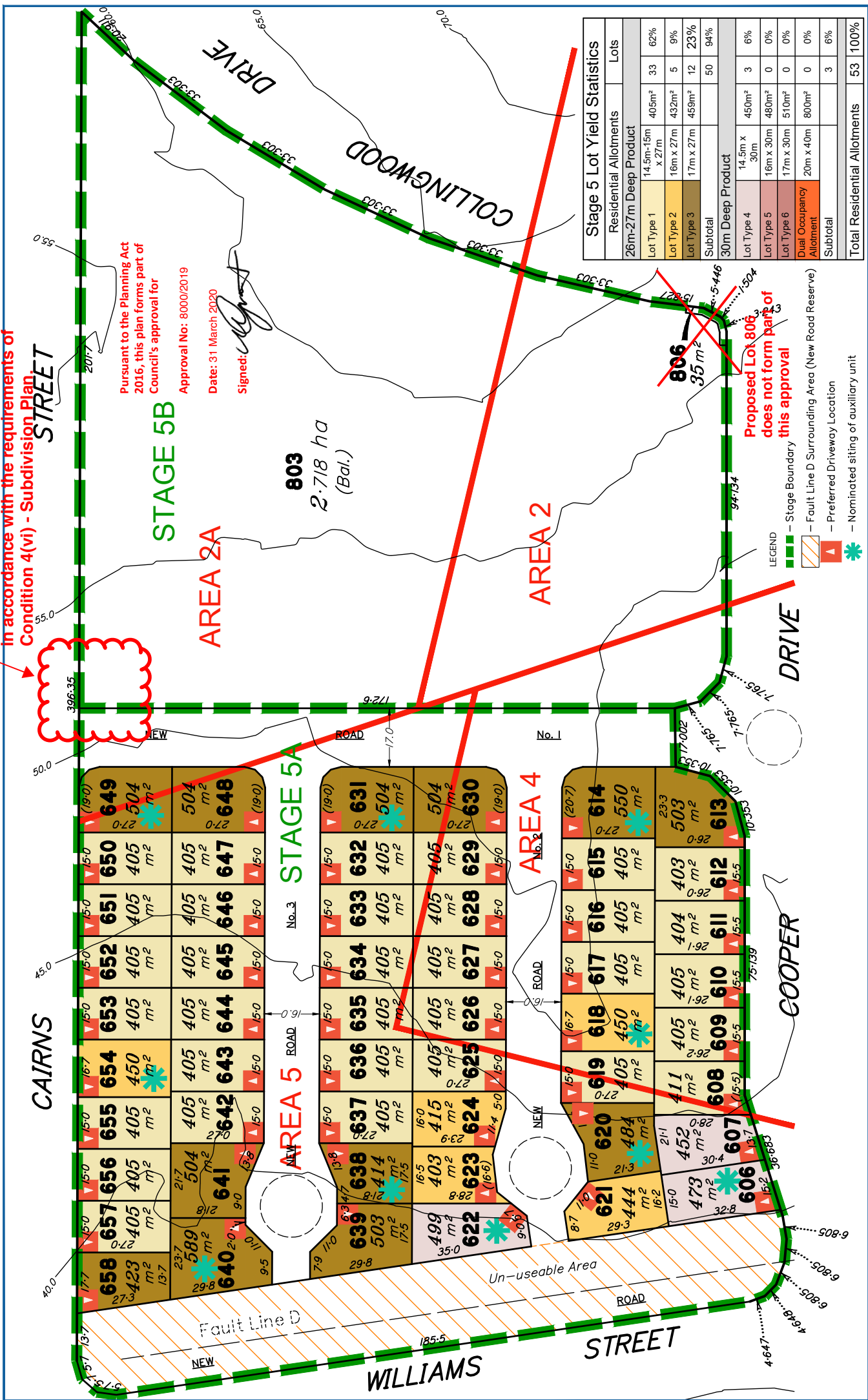


Corner truncation is required to be provided in accordance with the requirements of Condition 4(vi) - Subdivision Plan



Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 8000/2019

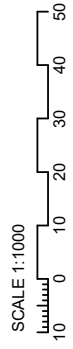
Date: 31 March 2020

Signed: *[Signature]*

Stage 5 Lot Yield Statistics	
Residential Allotments	Lots
26m-27m Deep Product	
Lot Type 1 14.5m-15m x 27m	33 405m <sup>2</sup> 62%
Lot Type 2 16m x 27m	5 432m <sup>2</sup> 9%
Lot Type 3 17m x 27m	12 459m <sup>2</sup> 23%
Subtotal	50 896m <sup>2</sup> 94%
30m Deep Product	
Lot Type 4 14.5m x 30m	3 450m <sup>2</sup> 6%
Lot Type 5 16m x 30m	0 480m <sup>2</sup> 0%
Lot Type 6 17m x 30m	0 510m <sup>2</sup> 0%
Dual Occupancy Allotment 20m x 40m	0 800m <sup>2</sup> 0%
Subtotal	3 780m <sup>2</sup> 6%
<b>Total Residential Allotments</b>	<b>53</b> <b>100%</b>

**Proposed Lot 806 does not form part of this approval**

- LEGEND
- Stage Boundary
  - Fault Line D Surrounding Area (New Road Reserve)
  - Preferred Driveway Location
  - Nominated sitting of auxiliary unit



SCALE 1:1000

Subdivision Proposal Plan - Stage 5

Six Mile Creek Estate, Collingwood Park

Description  
Local Authority  
Client

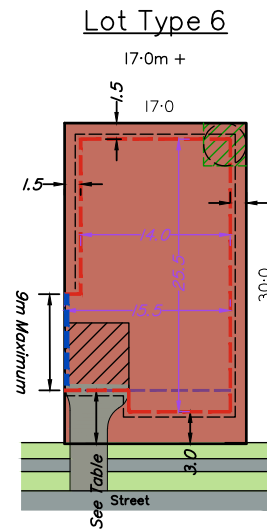
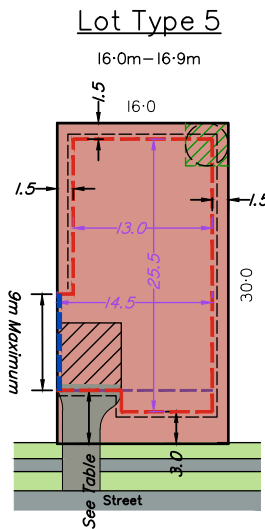
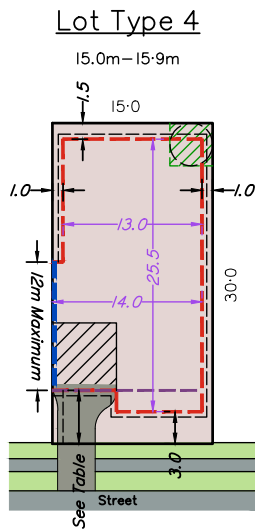
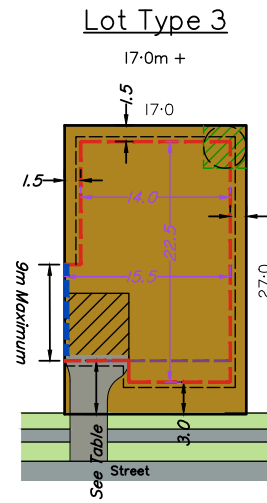
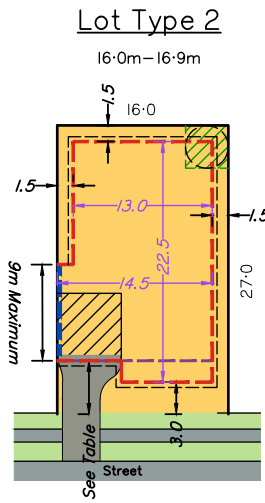
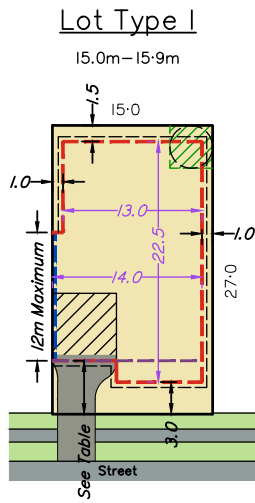
Part of Lot 1002 on SP287293  
Ipswich City Council  
Sunnygold International Pty Ltd

Issue	Revision	Int	Date
K	Added aux dwellings	AV	24/10/19
L	Substaging	AV	25/11/19
M	Cur-de-sacs, roads 2 & 3 width, lot widths	AV	5/3/19
N	Alternate cul-de-sac layout	AV	17/03/19
O	Rev M, added Lot 806	AV	17/03/19
P	Driveway locations 641, 638, 620	AV	24/03/19

urban planning, surveying & development

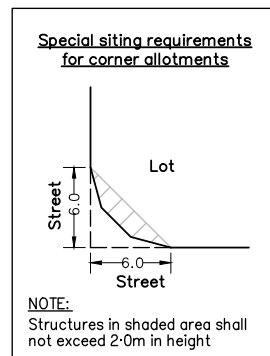
Macray  
PO Box 3128, West End QLD 4101  
Ph: 07 3118 0800  
Brisbane@dtsgroup.com.au

PO Box 11711, Mackay Cameland QLD 4740  
Ph: 1300 278 783  
macray@dtsgroup.com.au



Plan of Development Table				
	Lot Types 1 & 4		Lot Types 2, 3, 5 & 6	
	Ground	First	Ground	First
<b>Front Setback</b>				
Living	3.0m			
Garage (Lots ≤450m²)	5.0m	N/A	5.0m	N/A
Garage (Lots >450m²)	5.5m	N/A	5.5m	N/A
<b>Corner Allotments</b>				
Secondary Frontage	2.5m			
<b>Rear Setback</b>				
Rear	1.5m	2.0m	1.5m	2.0m
<b>Side Setbacks</b>				
Built to Boundary	Optional wall up to 12m long		Optional wall up to 9m long	
Non Built to Boundary	1.0m	1.0m	1.5m	2.0m
<b>Garage Location</b>				
	Garages are to be located along the built to boundary wall			
<b>On Site Parking Requirements (Minimum)</b>				
	Minimum of 2 car parking spaces provided on-site of which 1 space is to be covered and enclosed. Single, tandem or double garage acceptable.			
<b>Site Coverage (Maximum)</b>				
	60% (Lots ≤600m²) & 50% (Lots >600m²)			

- \* Rear setbacks are measured to nominated setback line as shown on the proposal plan or to the rear property boundary where no nominated setback line is shown.
- \* Building Envelope diagrams represent single storey dwellings.
- \* Building setback dimensions are measured to wall
- \* Eaves can protrude up to 450mm
- \* Where not altered by this Plan of Development, refer to Table I2.6.1 and I2.6.2 of the Residential Code
- \* Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- \* Where a maximum built-to-boundary wall length is not proposed, side setbacks apply as per Plan of Development Table
- \* A maximum of one driveway per dwelling is permitted.
- \* The maximum width of a driveway where crossing the verge:
  - shall be 3.5m for single garages; and
  - 4.8m for double garages
- \* Site Cover - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes overhangs.



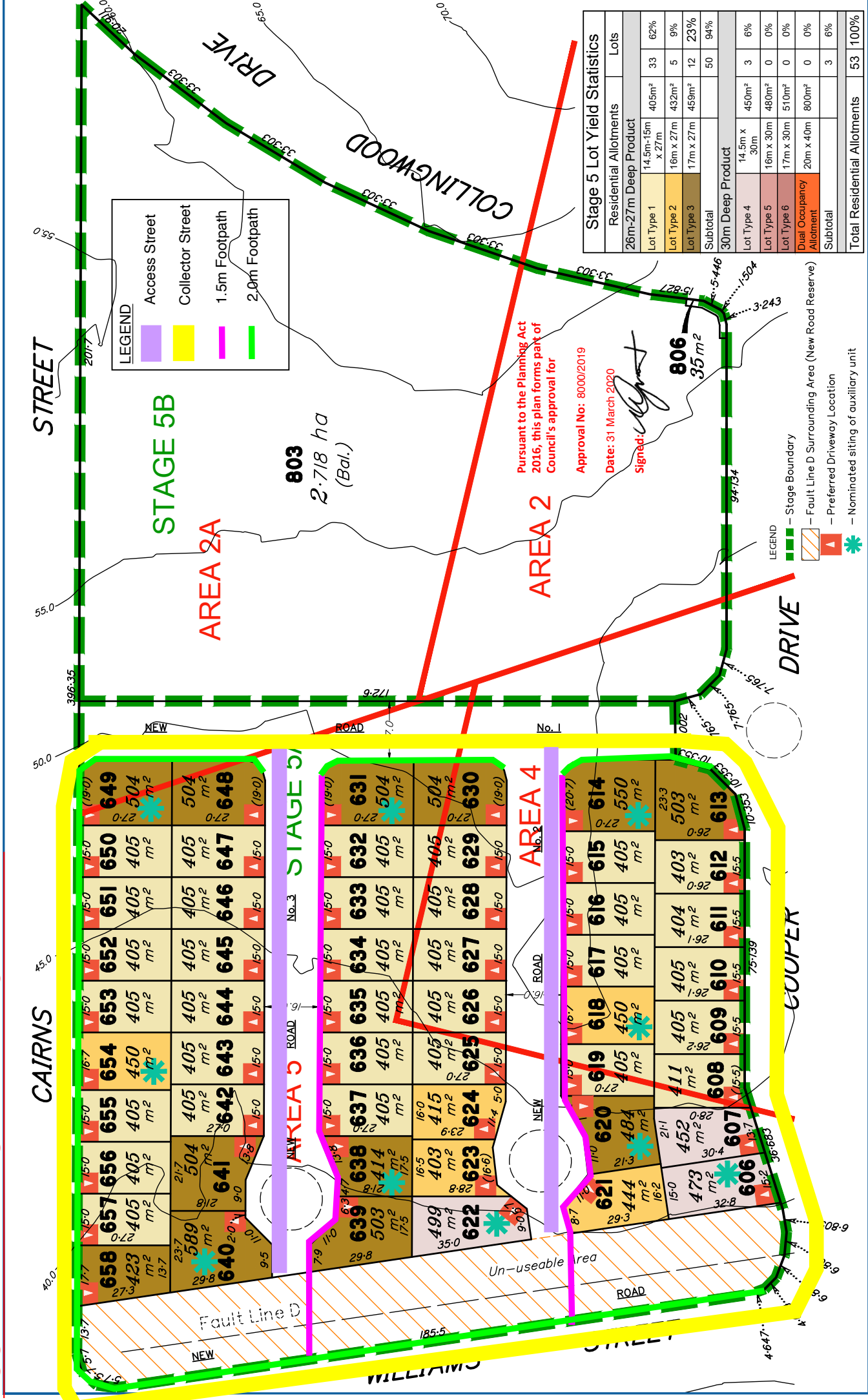
### Legend

- Maximum Building Envelope
- Garage setback to front boundary
- Optional built to boundary wall
- Setback to outer most projection
- Building setback dimensions
- Garage Location
- Preferred Private Open Space (16m² Min) with min dimension of 4m
- Nominated 30m Setback line
- Building envelope dimensions

Issue	Revision	Int	Date
A	Original issue	AV	10/09/19

This plan has been prepared by DTS as a proposal plan and should not be used for any other purpose. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of DTS.

# FOOTPATH AND ROAD HIERARCHY PLAN



**LEGEND**

- Access Street
- Collector Street
- 1.5m Footpath
- 2.0m Footpath

Stage 5 Lot Yield Statistics	
Residential Allotments	Lots
26m-27m Deep Product	
Lot Type 1	33
Lot Type 2	5
Lot Type 3	12
Subtotal	50
30m Deep Product	
Lot Type 4	3
Lot Type 5	0
Lot Type 6	0
Dual Occupancy Allotment	0
Subtotal	3
<b>Total Residential Allotments</b>	<b>53</b>
<b>Total Residential Allotments</b>	<b>100%</b>

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

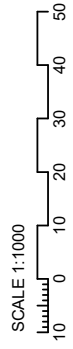
Approval No: 8000/2019

Date: 31 March 2020

Signed: *[Signature]*

**LEGEND**

- Stage Boundary
- Fault Line D Surrounding Area (New Road Reserve)
- Preferred Driveway Location
- Nominated siting of auxiliary unit



Subdivision Proposal Plan - Stage 5

Six Mile Creek Estate, Collingwood Park

Issue	Revision	Int	Date
K	Added aux dwellings	AV	24/10/19
L	Substaging	AV	25/11/19
M	Curb-de-sacs, roads 2 & 3 width, lot widths	AV	5/3/19
N	Alternate curb-de-sac layout	AV	10/03/19
O	Rev M, added Lot 806	AV	17/03/19
P	Driveway locations 641, 638, 620	AV	24/03/19

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Project: BNE130181  
 Drawing: A3 5553  
 File: A06350SK25.dwg  
 Revision: P  
 Date: 24/03/2020  
 Sheet: 1 of 1

**dts** urban planning, surveying & development

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