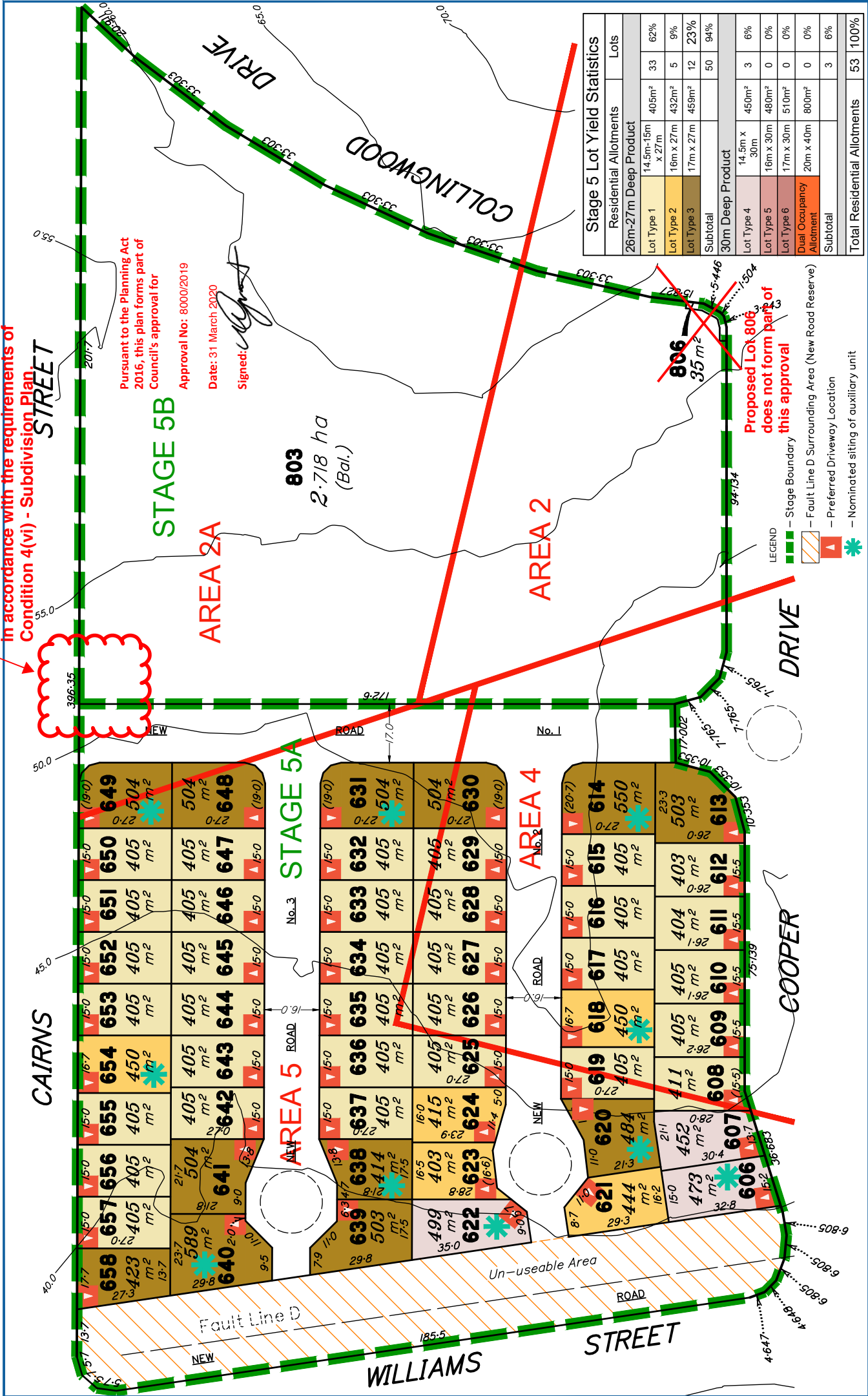


Corner truncation is required to be provided in accordance with the requirements of Condition 4(vi) - Subdivision Plan



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

Approval No: 8000/2019

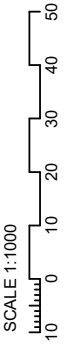
Date: 31 March 2020

Signed: *[Signature]*

Stage 5 Lot Yield Statistics	
Residential Allotments	Lots
26m-27m Deep Product	
Lot Type 1 14.5m-15m x 27m	33 405m ² 62%
Lot Type 2 16m x 27m	5 432m ² 9%
Lot Type 3 17m x 27m	12 459m ² 23%
Subtotal	50 896m ² 94%
30m Deep Product	
Lot Type 4 14.5m x 30m	3 450m ² 6%
Lot Type 5 16m x 30m	0 480m ² 0%
Lot Type 6 17m x 30m	0 510m ² 0%
Dual Occupancy Allotment 20m x 40m	0 800m ² 0%
Subtotal	3 730m ² 6%
Total Residential Allotments	53 1000%

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

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

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

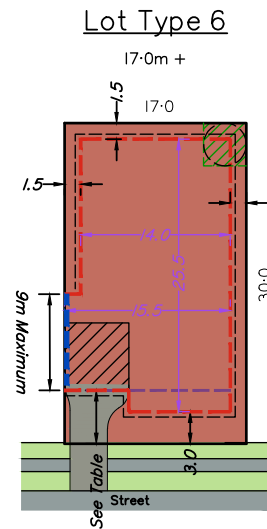
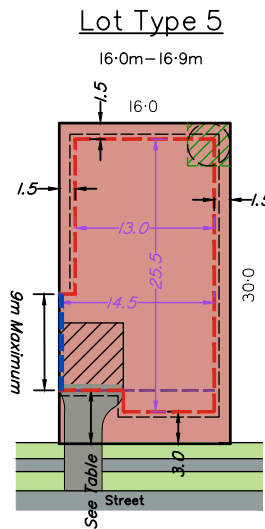
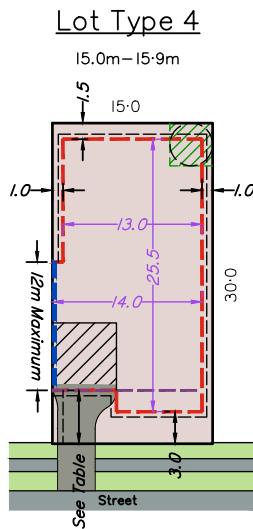
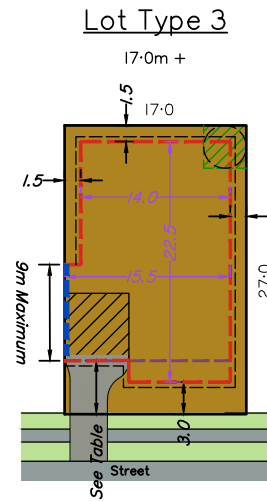
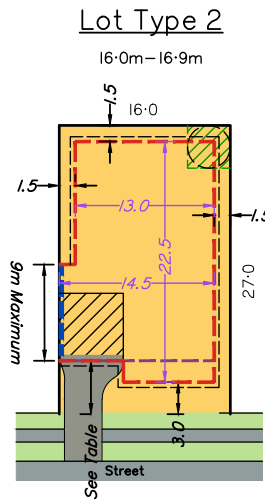
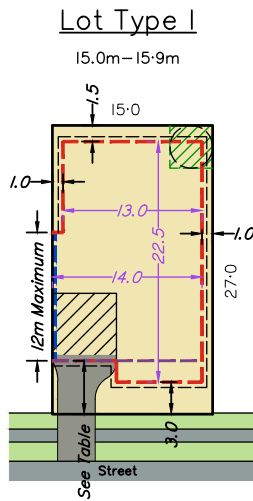
Description
Local Authority
Client

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

urban planning, surveying & development

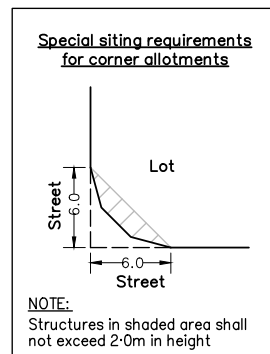
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Ph: 07 3118 0800
brisbane@dtsq.com.au

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



Plan of Development Table				
	Lot Types 1 & 4		Lot Types 2, 3, 5 & 6	
	Ground	First	Ground	First
Front Setback				
Living	3.0m			
Garage (Lots ≤450m ²)	5.0m	N/A	5.0m	N/A
Garage (Lots >450m ²)	5.5m	N/A	5.5m	N/A
Corner Allotments				
Secondary Frontage	2.5m			
Rear Setback				
Rear	1.5m	2.0m	1.5m	2.0m
Side Setbacks				
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
Garage Location				
	Garages are to be located along the built to boundary wall			
On Site Parking Requirements (Minimum)				
	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.			
Site Coverage (Maximum)				
	60% (Lots ≤600m ²) & 50% (Lots >600m ²)			

- * 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.



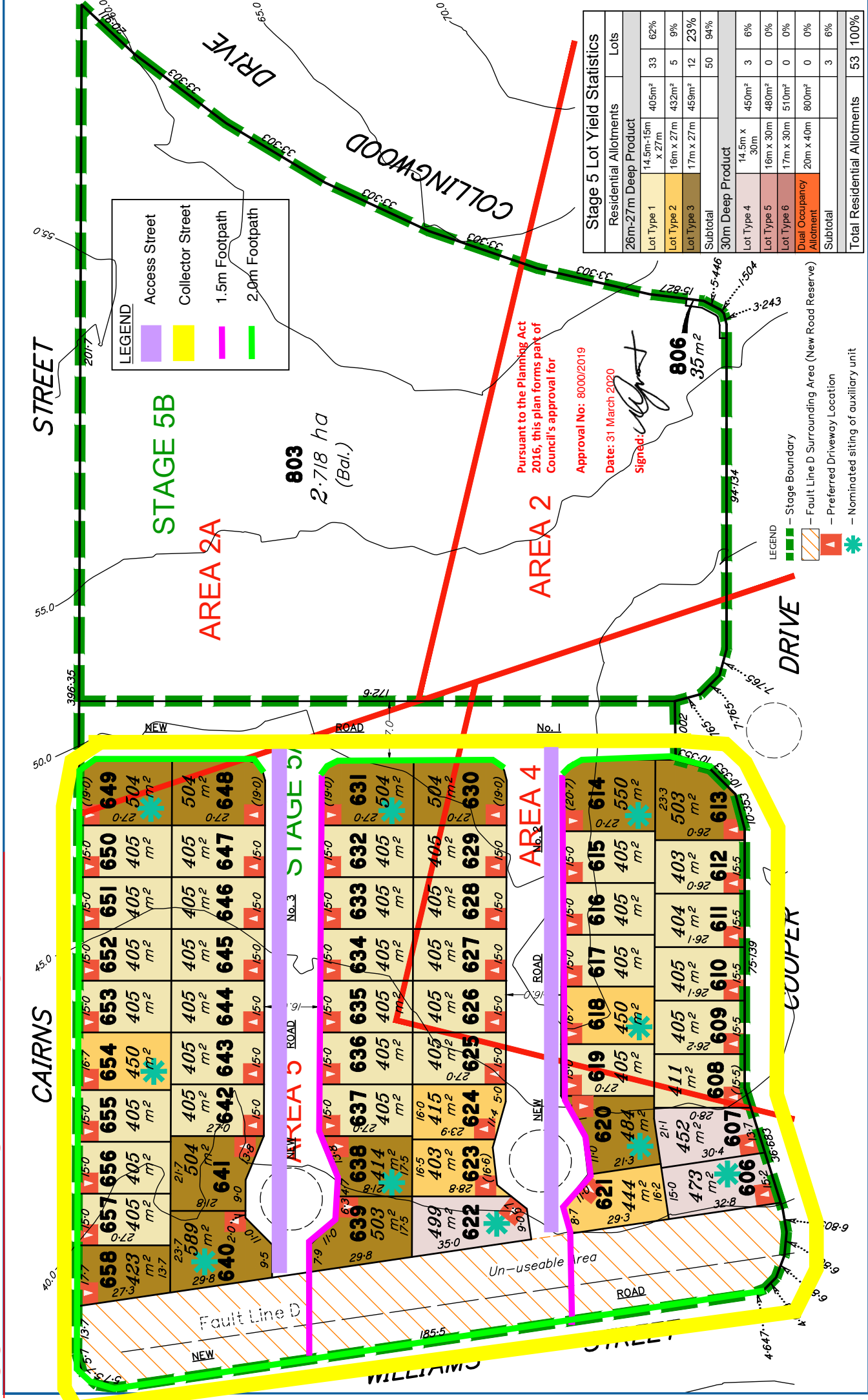
Legend

- 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

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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
Total Residential Allotments	53
Total Residential Allotments	100%

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

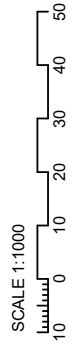
Approval No: 8000/2019

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

dts urban planning, surveying & development

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 Brisbane@dtsq.com.au

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 macray@dtsg.com.au



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SALES CENTRE OPEN SAT - WED 11AM - 4PM
Corner of Redbank Plains Road and Collingwood Drive

PH: 1300 037 876

www.SixMileCreekEstate.com.au



Larger Lot sizes

**Mix of Concrete sleeper
and Sandstone Retaining***

Wider Frontages

\$2M Planned District Park

Bushwalk trail to view of CBD



**FREE
bike!***



19 ha of dedicated parklands

The Estate also includes:

• Bicycle Tracks • Basketball Half Court • Exercise and Gym Equipment • More to be announced



nbnTM
ready



natural gas
(stage 3 onwards)



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SIX MILE CREEK ESTATE

