

**LOT 1 RP102884
REDBANK PLAINS**

**Plan of Subdivision
Overall Allotment
Layout**

PLAN REF: **139005 - 09E**
 DATE: 11 NOVEMBER 2023
 CLIENT: APD PROJECTS
 DRAWN BY: JC
 CHECKED BY: SM

Yield Breakdown

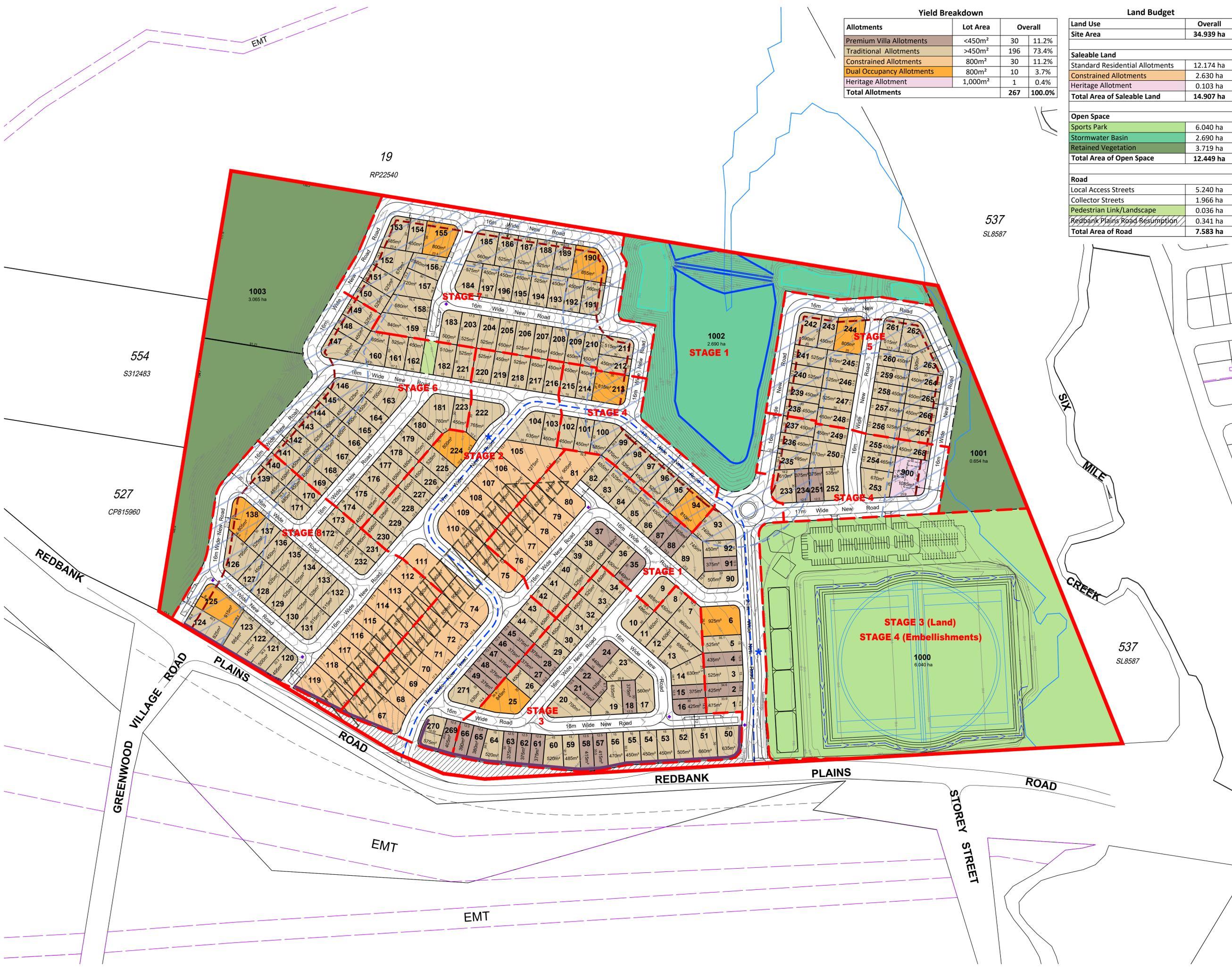
Allotments	Lot Area	Overall	
Premium Villa Allotments	<450m ²	30	11.2%
Traditional Allotments	>450m ²	196	73.4%
Constrained Allotments	800m ²	30	11.2%
Dual Occupancy Allotments	800m ²	10	3.7%
Heritage Allotment	1,000m ²	1	0.4%
Total Allotments		267	100.0%

Land Budget

Land Use	Overall
Site Area	34.939 ha
Saleable Land	
Standard Residential Allotments	12.174 ha
Constrained Allotments	2.630 ha
Heritage Allotment	0.103 ha
Total Area of Saleable Land	14.907 ha
Open Space	
Sports Park	6.040 ha
Stormwater Basin	2.690 ha
Retained Vegetation	3.719 ha
Total Area of Open Space	12.449 ha
Road	
Local Access Streets	5.240 ha
Collector Streets	1.966 ha
Pedestrian Link/Landscape	0.036 ha
Redbank Plains Road Resumption	0.341 ha
Total Area of Road	7.583 ha

- Legend**
- Site Boundary
 - Stage Boundary
 - 0.5m Contours (Cardno)
 - Q100 (Cardno)
 - Detention Basin (Cardno)
 - Bio Basin (Cardno)
 - APZ (BPS)
 - ★ Indicative Bus Stop
 - Indicative Bus Route
 - Bushfire Inclusion Zone (BPS)
 - Redbank Plains Road Widening (TTM)
 - No Buildings or Parkland (Moreton Geotechnical Services)
 - ◆ Indicative Bin Pad Location
 - Existing House
 - Fencing to be provided and maintained in perpetuity in accordance with Attachment B, Condition 10

Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
 Dimensions have been rounded to the nearest 0.1metres.
 Areas have been rounded down to the nearest 5m².
 The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
 Site boundaries: RFS
 Adjoining information: DCDB
 Contours: ICC
 Environment constraints: QLD Gov. (DNRME)
 Geotech: Moreton Geotechnical Services
 Bushfire APZ: BPS
 Engineer: Cardno
Revision:
 A: 13/11/18 Amended Layout
 B: 24/11/19 Amended Layout
 C: 25/02/20 Amended Layout, Updated Requirements
 D: 12/10/21 Road Resumption, Underground Mining Constraints
 E: 11/11/23 Amended Layout, Staging Updates



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Yield Breakdown						
Residential Allotments	Lot Area	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5
Premium Villa Allotments	<450m ²	7	6	15	2	—
Traditional Allotments	>450m ²	19	18	28	21	22
Constrained Allotments	800m ²	6	16	—	—	—
Dual Occupancy Allotments	800m ²	1	1	1	2	1
Heritage Allotment	1,000m ²	—	—	—	1	—
Total Allotments		33	41	44	26	23

Development Statistics					
Stage Area	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5
		6.056 ha	9.690 ha	2.930 ha	2.231 ha
Saleable Land					
Standard Residential Allotments	1.350 ha	1.238 ha	2.173 ha	1.290 ha	1.170 ha
Constrained Allotments	0.504 ha	1.448 ha	—	—	—
Heritage Allotment	—	—	—	0.103 ha	—
Total Area of Saleable Land	1.854 ha	2.686 ha	2.173 ha	1.393 ha	1.170 ha
Open Space					
Sports Park	—	6.040 ha	—	—	—
Stormwater Basin	2.690 ha	—	—	—	—
Retained Vegetation	—	—	—	—	0.654 ha
Total Area of Open Space	2.690 ha	6.040 ha	—	—	0.654 ha
Road					
Local Access Streets	0.444 ha	0.259 ha	0.757 ha	0.304 ha	0.733 ha
Collector Streets	0.727 ha	0.705 ha	—	0.534 ha	—
Pedestrian Link/Landscape	—	—	—	—	—
Redbank Plains Road Resumption	0.341 ha	—	—	—	—
Total Area of Road	1.512 ha	0.964 ha	0.757 ha	0.838 ha	0.733 ha

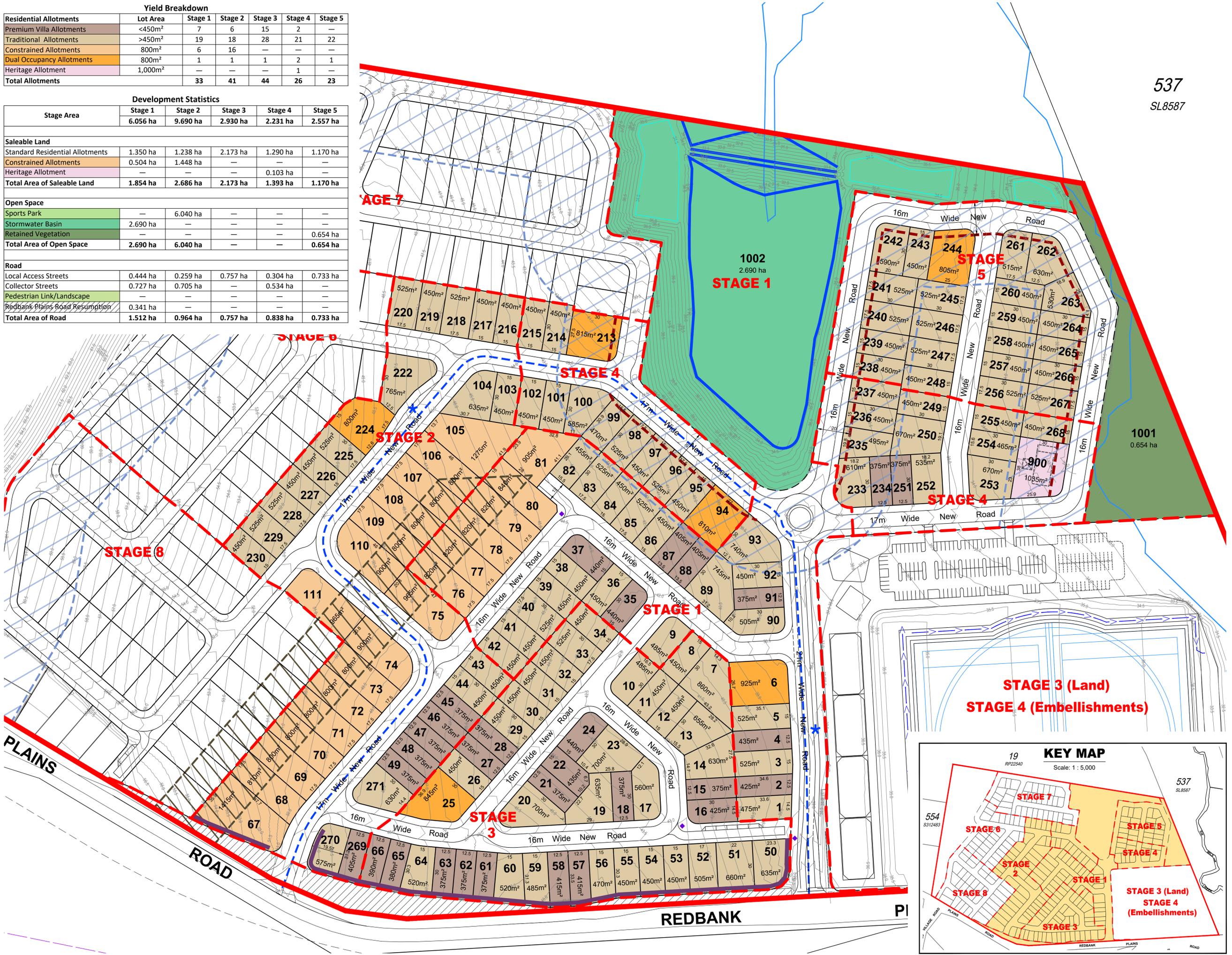
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LOT 1 RP102884
REDBANK PLAINS

Plan of Subdivision
Stages 1 - 5
Allotment Layout

PLAN REF: **139005 - 33E**
SHEET NO.: 2 OF 3
DATE: 11 NOVEMBER 2023
CLIENT: APD PROJECTS
DRAWN BY: JC
CHECKED BY: DG

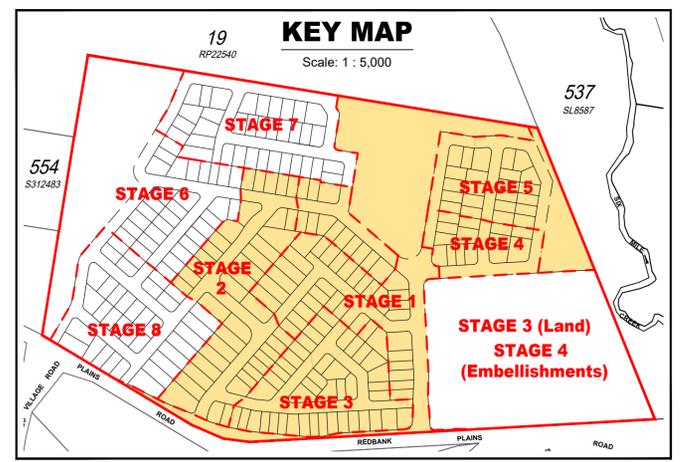
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- Legend**
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 - Q100 (Cardno)
 - Detention Basin (Cardno)
 - Bio Basin (Cardno)
 - - - APZ (BPS)
 - - - Bushfire Inclusion Zone (BPS)
 - ★ Indicative Bus Stop
 - Indicative Bus Route
 - Redbank Plains Road Widening (TTM)
 - No Buildings or Parkland (Moreton Geotechnical Services)
 - Indicative Bin Pad Location
 - Existing House
 - Fencing to be provided and maintained in perpetuity in accordance with Attachment B, Condition 10

Note:
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Areas have been rounded down to the nearest 5m².
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Site boundaries: RPS
Adjoining information: DCDB
Contours: Cardno
Environment constraints: QLD Gov. (DNRM)
Geotech: Moreton Geotechnical Services
Bushfire APZ: BPS Layout
Engineered Landscaping
C: 25/02/20 Amended Layout, Updated Requirements
D: 12/10/21 Road Resumption, Underground Mining Constraints
E: 11/11/23 Amended Layout, Staging Updates



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RPS

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**LOT 1 RP102884
REDBANK PLAINS**

**Plan of Subdivision
Stages 6 - 8
Allotment Layout**

PLAN REF: **139005 - 34E**
SHEET NO.: 3 OF 3
DATE: 11 NOVEMBER 2023
CLIENT: APD PROJECTS
DRAWN BY: JC
CHECKED BY: DG

Legend

- Site Boundary
- - - Stage Boundary
- 0.5m Contours (Cardno)
- Q100 (Cardno)
- Detention Basin (Cardno)
- Bio Basin (Cardno)
- - - APZ (BPS)
- Bushfire Inclusion Zone (BPS)
- ★ Indicative Bus Stop
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Site boundaries: RPS
Adjoining information: DCDB
Contours: Cardno
Environment constraints: QLD Gov. (DNRM)
Geotech: Moreton Geotechnical Services
Revision APZ: BPS
Revision APZ: BPS
Engineering: Sanjiv Layout
E: 24/11/19 Amended Layout
C: 25/02/20 Amended Layout, Updated Requirements
D: 12/10/21 Road Resumption, Underground Mining Constraints
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STAGE 1

STAGE 7

STAGE 6

STAGE 4

STAGE 2

STAGE 8

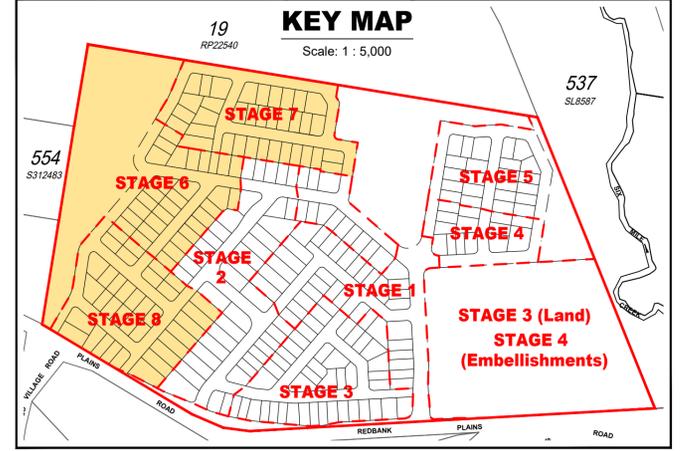
STAGE 3

Yield Breakdown

Residential Allotments	Lot Area	Stage 6	Stage 7	Stage 8
Premium Villa Allotments	<450m ²	—	—	—
Traditional Allotments	>450m ²	30	33	25
Constrained Allotments	800m ²	—	—	8
Dual Occupancy Allotments	800m ²	—	2	2
Heritage Allotment	1,000m ²	—	—	—
		30	35	35

Development Statistics

Stage Area	Stage 6	Stage 7	Stage 8
	5.332 ha	3.022 ha	3.121 ha
Saleable Land			
Standard Residential Allotments	1.538 ha	1.919 ha	1.496 ha
Constrained Allotments	—	—	0.678 ha
Heritage Allotment	—	—	—
Total Area of Saleable Land	1.538 ha	1.919 ha	2.174 ha
Open Space			
Sports Park	—	—	—
Stormwater Basin	—	—	—
Retained Vegetation	3.065 ha	—	—
Total Area of Open Space	3.065 ha	—	—
Road			
Local Access Streets	0.693 ha	1.103 ha	0.947 ha
Collector Streets	—	—	—
Pedestrian Link/Landscape	0.036 ha	—	—
Redbank Plains Road Resumption	—	—	—
Total Area of Road	0.729 ha	1.103 ha	0.947 ha



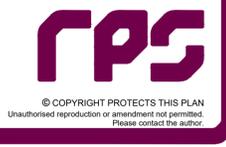
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REDBANK

NOOD VILLAGE ROAD
PLAINS ROAD

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Notes:

Setbacks & Built to Boundary Wall

1. Setbacks are as per Plan of Development Table.
2. Boundary setbacks are measured to the wall of the building or to the edge of the balcony
3. Eaves (except on the wall that is built to the boundary) should not encroach within 600mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of a lot.
4. Location of Optional Built to Boundary wall are as per the Plan of Development.

Primary and Secondary Frontages

5. Where a lot has more than one (1) street frontage (i.e. corner allotment or dual frontage allotment), the primary frontage of a dwelling is to be determined by the location of the garage as shown on the Plan of Development
6. Dual frontage allotments are as followed: 50-66, 120-123.
7. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes lots that abut a shared access driveway, or a pedestrian link and therefore in these cases a secondary frontage setback does not apply.

Building Façade and Articulation

8. 'Primary Frontage Façade Treatments' must be provided on primary frontage facade as per diagram. Dual frontage allotments must provide 'additional façade treatments' along the facade as per diagram.
9. 'Primary Frontage Façade Treatments' extend for a minimum of 50% of the width of the building façade (can be a combination of a verandah, portico, porch, balconies) and windows/glazing occupy at least 25% of the façade(s) surface area excluding garage(s).

10. 'Additional Façade Treatment' must consist of a minimum one of the following: verandah, portico, porch, balconies or alfresco and must extend for a minimum of 50% of the width of the building facade.

Garage and Driveways

11. Garages are no wider than 6.0m and no higher than 2.7m.
12. Maximum of one (1) driveway is allowed per dwelling
13. Garage/Carport to be setback minimum 5.5m from primary frontage; and Minimum 1.0m behind the building facade

Geotechnical Constraints

14. All dwellings constructed on proposed lots located within area 2 and 3 identified within the 'Review of the latest subdivision plan for the proposed residential development at 639 Redbank Plains Road, Redbank Plains' (Ref: 2016/53/05), prepared by Moreton Geotechnical Services Pty Ltd and dated 9 November 2018 must comply with the requirements of the abovementioned report - Refer to RPS Plan '19005-35 Sheet 4 of 4'.

Plan of Development Table

	Premium Villa Lot House (Lot Area <450m ²)		Traditional Lot House (Lots >450m ²)		Dual Occupancy (>800m ²)	
	Up to 4.5m	Greater than 4.5m	Up to 4.5m	Greater than 4.5m	Up to 4.5m	Greater than 4.5m
Building Height	Up to 4.5m	Greater than 4.5m	Up to 4.5m	Greater than 4.5m	Up to 4.5m	Greater than 4.5m
Primary Frontage Setback #	3.0m minimum - 5.0m maximum #	3.0m minimum - 5.0m maximum #	3.0m minimum - 5.0m maximum #	3.0m minimum - 5.0m maximum #	4.5m minimum - 5.0m maximum #	4.5m minimum - 5.0m maximum #
Covered Car Parking space or Garage Setback	5.5m minimum	5.5m minimum	5.5m minimum	5.5m minimum	5.5m minimum	5.5m minimum
Secondary Frontage Setback	Corner Allotments	1.5m minimum	1.5m minimum	1.5m minimum	1.5m minimum \$	1.5m minimum \$
	Dual Frontage Allotments Redbank Plains Road	1.5m	3.0m #	1.5m	3.0m #	-
Side Setback (non-built to boundary wall)	1.0m minimum	1.5m minimum	1.5m minimum	2.0m minimum	1.0m minimum	1.5m minimum
Rear Setback	1.5m minimum	2.0m minimum	1.5m minimum	2.0m minimum	-	-
Site Cover	60% maximum		60% maximum		60% maximum	
Built to Boundary Wall	Optional built to boundary wall on one side only with a maximum of 4.5m in height and maximum of 9m in length, unless noted otherwise on the Plan of Development		Optional built to boundary wall on one side only with a maximum of 4.5m in height and a maximum of 9m in length, unless noted otherwise on the Plan of Development		-	
Car Parking	Minimum of 2 off-street parking spaces per dwelling		Minimum of 2 off-street parking spaces per dwelling		Minimum of 2 off-street parking spaces per dwelling	

Setbacks to (v) may encroach beyond defined setback by up to 1.5m maximum / (v) = verandah/portico, alfresco, or balcony
 \$ Primary frontage setbacks will apply should an alternative entry exist on the secondary frontage

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LOT 1 RP102884 REDBANK PLAINS

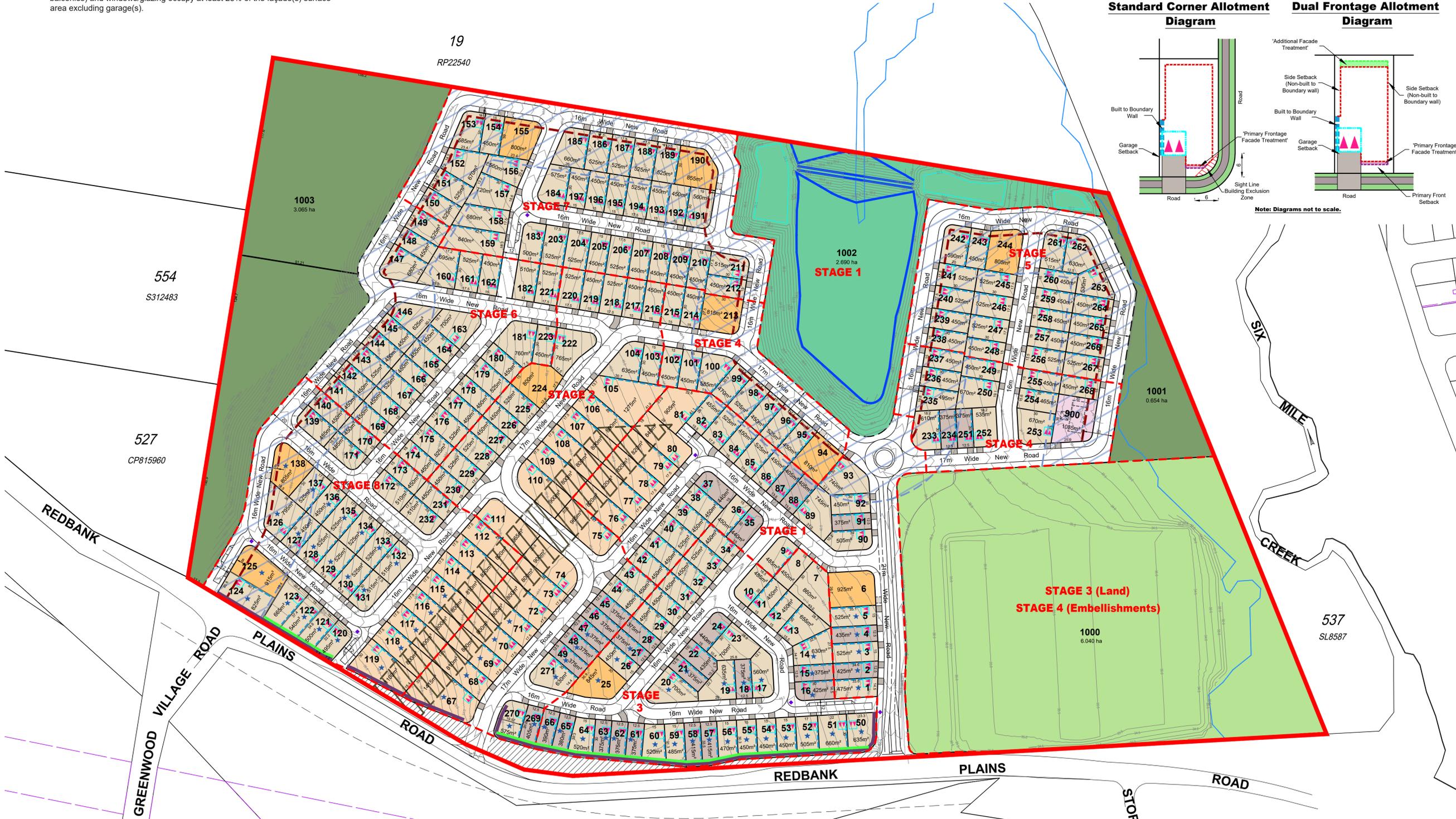
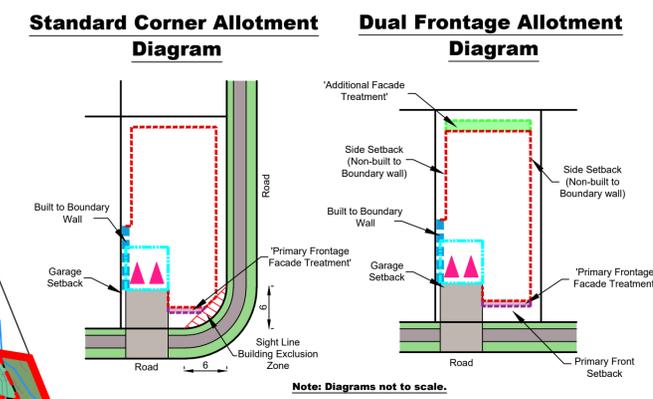
Plan of Development Overall Allotment Layout

PLAN REF: **139005 - 25E**

SHEET NO.: 1 OF 4
 DATE: 11 NOVEMBER 2023
 CLIENT: APD PROJECTS
 DRAWN BY: JC
 CHECKED BY: DG

Legend

- Site Boundary
- Stage Boundary
- 0.5m Contours (Cardno)
- Sports Park
- Stormwater Basin
- Retained Vegetation
- Q100 (Cardno)
- Detention Basin (Cardno)
- Bio Basin (Cardno)
- APZ (BPS)
- Bushfire Inclusion Zone (BPS)
- Redbank Plains Road Widening (TTM)
- No Buildings or Parkland (Moreton Geotechnical Services)
- Existing House
- Optional Built to Boundary Location
- Garage Location
- Preferred Driveway Location
- Indicative Dual Occupancy Driveway Location
- Additional Façade Treatment
- Indicative Bin Pad Location
- Future residential uses subject to Acoustic Requirements in accordance with Attachment A, Condition 5
- Fencing to be provided and maintained in perpetuity in accordance with Attachment B, Condition 10



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 Contours: ICC
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 Geotech: Moreton Geotechnical Services
 Bushfire APZ: BPS
 Engineer: Cardno

Revision:
 A: 13/11/18 Amended Layout
 B: 24/11/19 Amended Layout
 C: 25/02/20 Amended Layout, Updated Requirements
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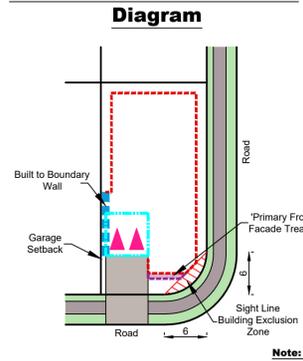
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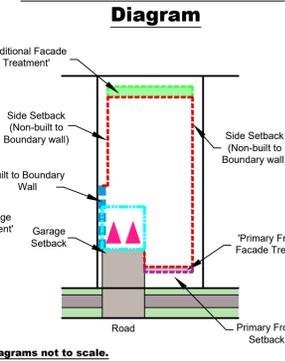
Plan of Development Table						
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	Up to 4.5m	Greater than 4.5m	Up to 4.5m	Greater than 4.5m	Up to 4.5m	Greater than 4.5m
Building Height	Up to 4.5m	Greater than 4.5m	Up to 4.5m	Greater than 4.5m	Up to 4.5m	Greater than 4.5m
Primary Frontage Setback #	3.0m minimum - 5.0m maximum #	3.0m minimum - 5.0m maximum #	3.0m minimum - 5.0m maximum #	3.0m minimum - 5.0m maximum #	4.5m minimum - 5.0m maximum #	4.5m minimum - 5.0m maximum #
Covered Car Parking space or Garage Setback	5.5m minimum	5.5m minimum	5.5m minimum	5.5m minimum	5.5m minimum	5.5m minimum
Secondary Frontage Setback	Corner Allotments	1.5m minimum	1.5m minimum	1.5m minimum	1.5m minimum \$	1.5m minimum \$
	Dual Frontage Allotments Redbank Plains Road	1.5m	3.0m #	1.5m	3.0m #	-
Side Setback (non-built to boundary wall)	1.0m minimum	1.5m minimum	1.5m minimum	2.0m minimum	1.0m minimum	1.5m minimum
Rear Setback	1.5m minimum	2.0m minimum	1.5m minimum	2.0m minimum	-	-
Site Cover	60% maximum		60% maximum		60% maximum	
Built to Boundary Wall	Optional built to boundary wall on one side only with a maximum of 4.5m in height and maximum of 9m in length, unless noted otherwise on the Plan of Development		Optional built to boundary wall on one side only with a maximum of 4.5m in height and a maximum of 9m in length, unless noted otherwise on the Plan of Development		-	
Car Parking	Minimum of 2 off-street parking spaces per dwelling		Minimum of 2 off-street parking spaces per dwelling		Minimum of 2 off-street parking spaces per dwelling	

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Standard Corner Allotment Diagram



Dual Frontage Allotment Diagram



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- Garage/Carport to be setback minimum 5.5m from primary frontage; and Minimum 1.0m behind the building façade.

Geotechnical Constraints

- All dwellings constructed on proposed lots located within area 2 and 3 identified within the 'Review of the latest subdivision plan for the proposed residential development at 639 Redbank Plains Road, Redbank Plains' (Ref: 2016/53/05), prepared by Moreton Geotechnical Services Pty Ltd and dated 9 November 2018 must comply with the requirements of the abovementioned report - Refer to RPS Plan '139005-35 Sheet 4 of 4'.



LOT 1 RP102884
REDBANK PLAINS

Plan of Development
Stages 1 - 5
Allotment Layout

PLAN REF: 139005 - 26E
SHEET NO.: 2 OF 4
DATE: 11 NOVEMBER 2023
CLIENT: APD PROJECTS
DRAWN BY: JC
CHECKED BY: DG

537
SL858

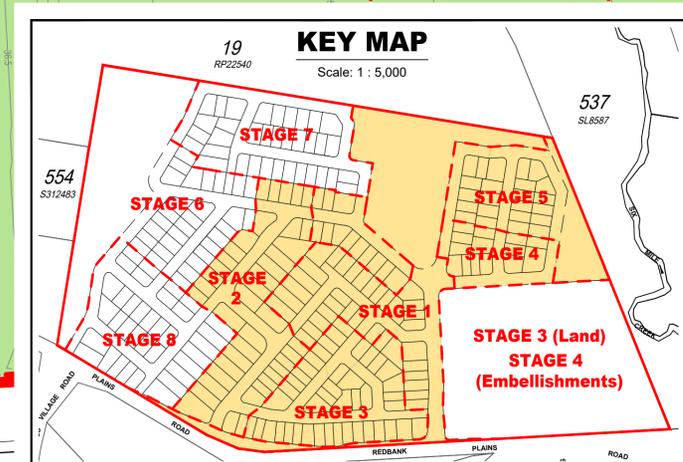
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- Preferred Driveway Location
- Indicative Dual Occupancy Driveway Location
- Additional Façade Treatment
- Indicative Bin Pad Location
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Contours: ICC
Environment constraints: QLD Gov. (DNRMSE)
Geotech: Moreton Geotechnical Services
Bushfire APZ: BPS
Engineer: Cardno

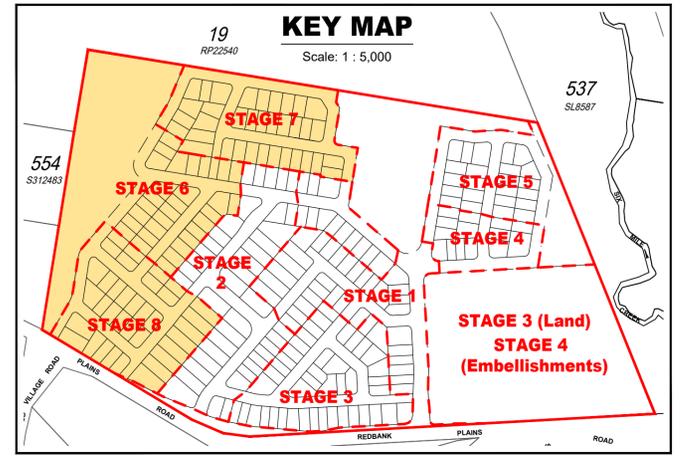
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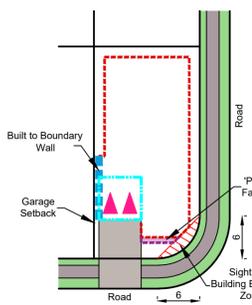


LOT 1 RP102884 REDBANK PLAINS
Plan of Development Stages 6 - 8
Allotment Layout

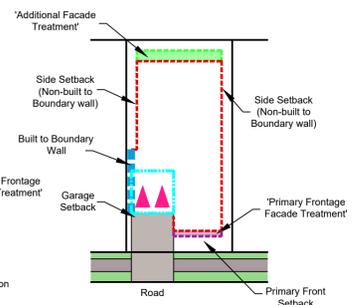
PLAN REF: 139005 - 27E
 SHEET NO.: 3 OF 4
 DATE: 11 NOVEMBER 2023
 CLIENT: APD PROJECTS
 DRAWN BY: JC
 CHECKED BY: DG

- Legend**
- Site Boundary
 - - - Stage Boundary
 - 0.5m Contours (Cardno)
 - Stormwater Basin
 - Retained Vegetation
 - Detention Basin (Cardno)
 - Bio Basin (Cardno)
 - APZ (BPS)
 - Bushfire Inclusion Zone (BPS)
 - Redbank Plains Road Widening (TTM)
 - No Buildings or Parkland (Moreton Geotechnical Services)
 - Existing House
 - Optional Built to Boundary Location
 - Garage Location
 - Preferred Driveway Location
 - Indicative Dual Occupancy Driveway Location
 - Additional Façade Treatment
 - Indicative Bin Pad Location
 - 0.5m Contours (Cardno)
 - ★ Future residential uses subject to Acoustic Requirements in accordance with Attachment A, Condition 5
 - Fencing to be provided and maintained in perpetuity in accordance with Attachment B, Condition 10

Standard Corner Allotment Diagram



Dual Frontage Allotment Diagram



Note: Diagrams not to scale.

Notes:

- Setbacks & Built to Boundary Wall**
- Setbacks are as per Plan of Development Table.
 - Boundary setbacks are measured to the wall of the building or to the edge of the balcony
 - Eaves (except on the wall that is built to the boundary) should not encroach within 600mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of a lot.
 - Location of Optional Built to Boundary wall are as per the Plan of Development.
- Primary and Secondary Frontages**
- Where a lot has more than one (1) street frontage (i.e. corner allotment or dual frontage allotment), the primary frontage of a dwelling is to be determined by the location of the garage as shown on the Plan of Development
 - Dual frontage allotments are as followed: 50-66, 120-123.
 - A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes lots that abut a shared access driveway, or a pedestrian link and therefore in these cases a secondary frontage setback does not apply.
- Building Façade and Articulation**
- 'Primary Frontage Façade Treatments' must be provided on primary frontage facade as per diagram. Dual frontage allotments must provide 'additional façade treatments' along the facade as per diagram.

- 'Primary Frontage Façade Treatments' extend for a minimum of 50% of the width of the building façade (can be a combination of a verandah, portico, porch, balconies) and windows/glazing occupy at least 25% of the façade(s) surface area excluding garage(s).
 - 'Additional Façade Treatment' must consist of a minimum one of the following: verandah, portico, porch, balconies or alfresco and must extend for a minimum of 50% of the width of the building facade.
- Garage and Driveways**
- Garages are no wider than 6.0m and no higher than 2.7m.
 - Maximum of one (1) driveway is allowed per dwelling
 - Garage/Carport to be setback minimum 5.5m from primary frontage; and Minimum 1.0m behind the building facade.
- Geotechnical Constraints**
- All dwellings constructed on proposed lots located within area 2 and 3 identified within the 'Review of the latest subdivision plan for the proposed residential development at 639 Redbank Plains Road, Redbank Plains' (Ref: 2016/53/05), prepared by Moreton Geotechnical Services Pty Ltd and dated 9 November 2018 must comply with the requirements of the abovementioned report - Refer to RPS Plan '139005-35 Sheet 4 of 4'.

Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
 Site boundaries: RPS
 Adjoining information: DCDB
 Contours: ICC
 Environment constraints: QLD Gov. (DNFRME)
 Geotech: Moreton Geotechnical Services
 Bushfire APZ: BPS
 Engineer: Cardno

Revision:
 A: 13/11/18 Amended Layout
 B: 24/11/19 Amended Layout
 C: 25/02/20 Amended Layout, Updated Requirements
 D: 12/10/21 Road Resumption, Underground Mining Constraints
 E: 11/11/23 Amended Layout, Staging Updates

Plan of Development Table

	Premium Villa Lot House (Lot Area <450m ²)		Traditional Lot House (Lots >450m ²)		Dual Occupancy (>800m ²)	
	Up to 4.5m	Greater than 4.5m	Up to 4.5m	Greater than 4.5m	Up to 4.5m	Greater than 4.5m
Building Height	Up to 4.5m	Greater than 4.5m	Up to 4.5m	Greater than 4.5m	Up to 4.5m	Greater than 4.5m
Primary Frontage Setback #	3.0m minimum - 5.0m maximum #	3.0m minimum - 5.0m maximum #	3.0m minimum - 5.0m maximum #	3.0m minimum - 5.0m maximum #	4.5m minimum - 5.0m maximum #	4.5m minimum - 5.0m maximum #
Covered Car Parking space or Garage Setback	5.5m minimum	5.5m minimum	5.5m minimum	5.5m minimum	5.5m minimum	5.5m minimum
Secondary Frontage Setback	Corner Allotments	1.5m minimum	1.5m minimum	1.5m minimum	1.5m minimum \$	1.5m minimum \$
	Dual Frontage Allotments Redbank Plains Road	1.5m	3.0m #	1.5m	3.0m #	-
Side Setback (non-built to boundary wall)	1.0m minimum	1.5m minimum	1.5m minimum	2.0m minimum	1.0m minimum	1.5m minimum
Rear Setback	1.5m minimum	2.0m minimum	1.5m minimum	2.0m minimum	-	-
Site Cover	60% maximum		60% maximum		60% maximum	
Built to Boundary Wall	Optional built to boundary wall on one side only with a maximum of 4.5m in height and maximum of 9m in length, unless noted otherwise on the Plan of Development		Optional built to boundary wall on one side only with a maximum of 4.5m in height and a maximum of 9m in length, unless noted otherwise on the Plan of Development		-	
Car Parking	Minimum of 2 off-street parking spaces per dwelling		Minimum of 2 off-street parking spaces per dwelling		Minimum of 2 off-street parking spaces per dwelling	

Setbacks to (v) may encroach beyond defined setback by up to 1.5m maximum / (v) = verandah/portico, alfresco, or balcony
 \$ Primary frontage setbacks will apply should an alternative entry exist on the secondary frontage

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Moreton Geotechnical Services Pty Ltd:
Review of the Latest Subdivision Plan for the Proposed Residential Development at 639 Redbank Plains Road, Redbank Plains (Ref:2016/53/05, 09/11/2018):

Area 2

Area 2 is undermined in the north east corner and at different locations falls within the influence zone of two, and locally up to three, levels of mining. Residential development in this area (housing and underground services) is recommended to be designed for ground tilts to a maximum of 1 in 250. These potential impacts should permit the construction of typical sized slab on ground residences (subject to specific first principle engineering input) or stump residences if preferred, with the proviso that flat or waffle raft type construction is used for the slabs. Buried services should be made as flexible as possible e.g. using flexi-polypipe, snaking cables inside PVC pipes etc.

Area 3

Area 3 is undermined on up to two levels. Residential development in this case is recommended to be designed for potential ground tilts to a maximum of 1 in 145. These potential impacts will only permit that construction of residences on stumps within buried services designed and constructed as per comments above. Structurally isolated garages are also considered to be acceptable subject to input from your engineer.

0 10 20 30 40 50 1:1,500 @ A1

LOT 1 RP102884
REDBANK PLAINS

Plan of Development
Geotechnical
Constraints

PLAN REF: **139005 - 35E**
 SHEET NO.: 4 OF 4
 DATE: 11 NOVEMBER 2023
 CLIENT: APD PROJECTS
 DRAWN BY: JC
 CHECKED BY: DG

Legend

- Site Boundary
- No Buildings or Parkland (Moreton Geotechnical Services)
- Area 2 (Digitised) (Moreton Geotechnical Services)
- Area 3 (Digitised) (Moreton Geotechnical Services)

Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

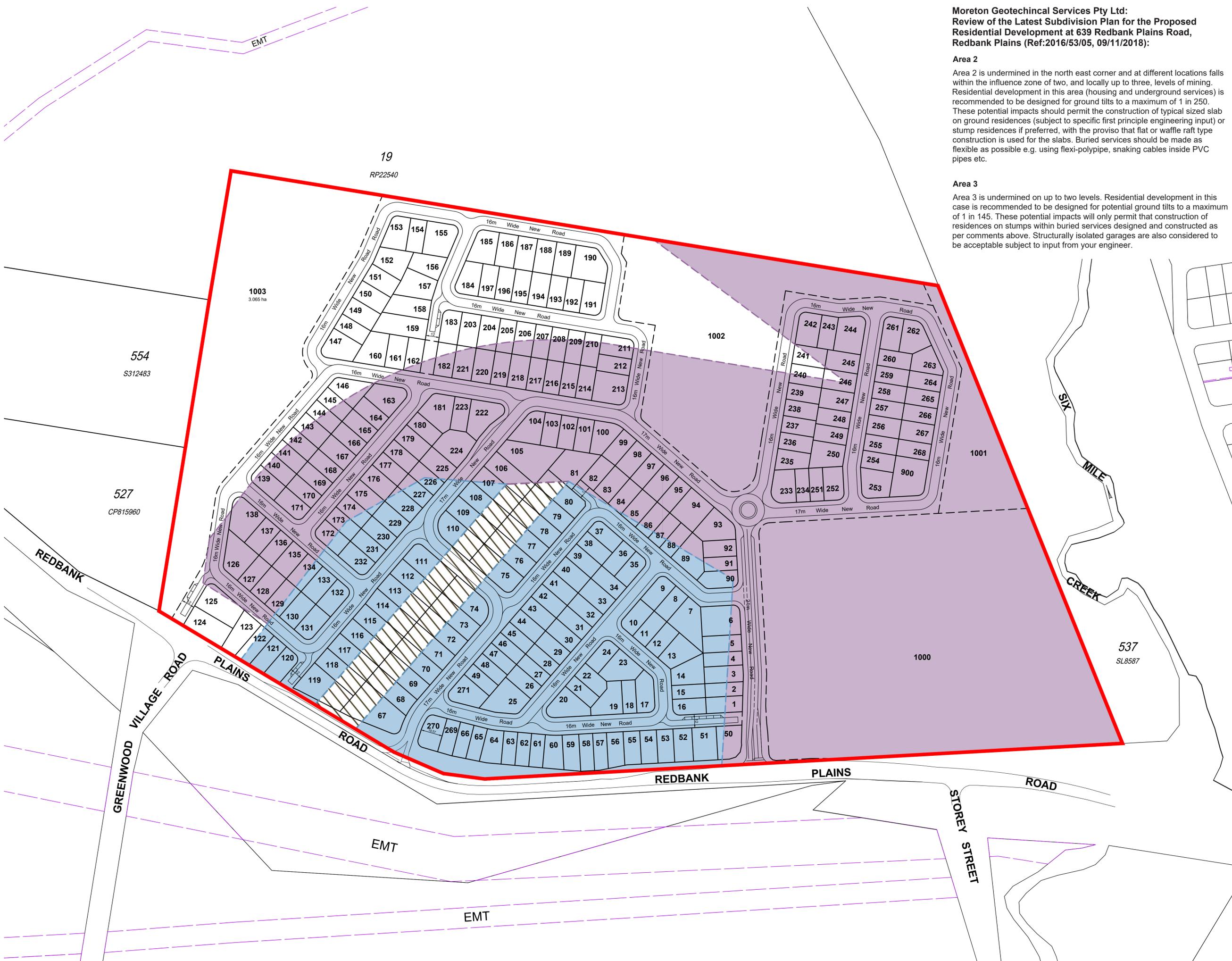
Dimensions have been rounded to the nearest 0.1metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
 Site boundaries: RPS
 Adjoining information: DCDB
Geotech Constraints: Moreton Geotechnical Services Pty Ltd (Review of the latest subdivision plan for the proposed residential development at 639 Redbank Plains Road, Redbank Plains. Ref: 2016/53/05, 09/11/2018)

Revision:
 A: 13/11/16 Amended Layout
 B: 24/11/19 Amended Layout
 C: 25/02/20 Amended Layout, Updated Requirements
 D: 12/10/21 Road Resumption, Underground Mining Constraints
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LOT 1 RP102884 REDBANK PLAINS

Road/Footpath Hierarchy Plan

PLAN REF: 139005 - 18E
DATE: 11 NOVEMBER 2023
CLIENT: APD PROJECTS
DRAWN BY: JC
CHECKED BY: DG

Legend

- Site Boundary
- 21m Wide Access Major Collector
- 17m Wide Collector Road
- 16m Wide Access Street
- Pedestrian Links/Connections
- Indicative Footpath
- Redbank Plains Road Widening (TTM)
- Sports Park
- Stormwater Basin
- Retained Vegetation
- Fencing to be provided and maintained in perpetuity in accordance with Attachment B, Condition 10

Note:
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS
Adjoining information: DCDB
Contours: ICC
Environment constraints: QLD Gov. (DNRME)

Revision:
A: 13/11/18 Amended Layout
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LOT 1 RP102884 REDBANK PLAINS

Land Use/Precinct Plan

PLAN REF: 139005 - 19E
DATE: 11 NOVEMBER 2023
CLIENT: APD PROJECTS
DRAWN BY: JC
CHECKED BY: DG

Legend

- Site Boundary
- Residential Low Density (RL2)
- Recreation Zone
- Stormwater/Drainage
- Conservation
- 21m Wide Access Major Collector
- 17m Wide Collector Road
- 16m Wide Access Street
- Redbank Plains Road Widening (TTM)

Note:
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Dimensions have been rounded to the nearest 0.1metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS
Adjoining information: DCDB
Environment constraints: QLD Gov. (DNRME)

Revision:
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