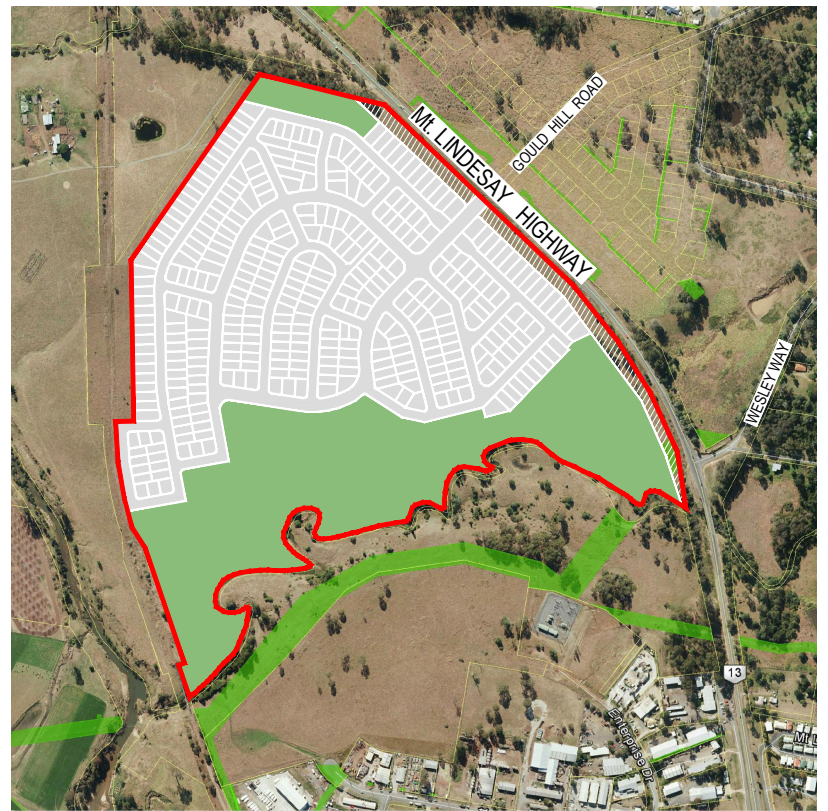
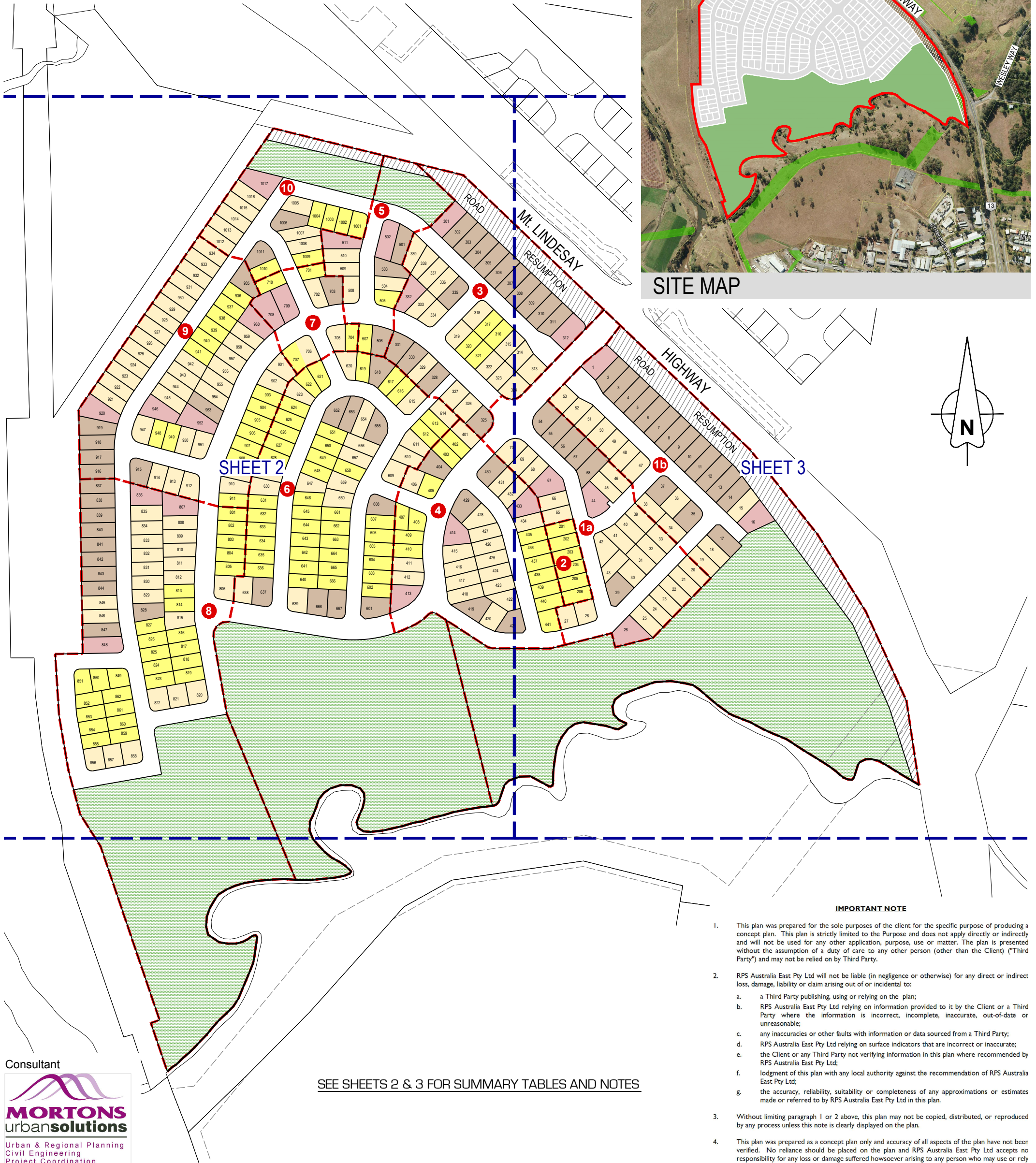


Baycrown The Outlook



SITE MAP



Consultant
MORTONS
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

SEE SHEETS 2 & 3 FOR SUMMARY TABLES AND NOTES

IMPORTANT NOTE

- This plan was prepared for the sole purposes of the client for the specific purpose of producing a concept plan. This plan is strictly limited to the Purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.
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 - any inaccuracies or other faults with information or data sourced from a Third Party;
 - RPS Australia East Pty Ltd relying on surface indicators that are incorrect or inaccurate;
 - the Client or any Third Party not verifying information in this plan where recommended by RPS Australia East Pty Ltd;
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 - the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS Australia East Pty Ltd in this plan.
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CLIENT
BAYCROWN PTY LTD

PLAN
PLAN OF DEVELOPMENT

Level Datum - Date 3 AUGUST 2016

Level Origin - Surveyed RPS GC

Data Origin [CS][CGAD] Parish LOGAN

123531-PP-3d

County WARD

THE OUTLOOK

SCALE: 1:4000 (A3)

50 0 50 100 150



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

Local Authority
SCENIC RIM REGIONAL

Plan
A3

Plan Ref
123531-POD-4a



Sheet
1 of 3

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 4, Robina East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive, Robina
PO Box 1048 Robina DC, Qld 4226
T+61 7 555 36900
F+61 7 555 36999
W rpsgroup.com.au

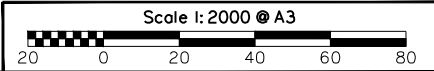
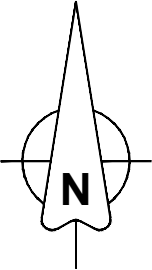
Development Summary												
LOT CATEGORIES	1A	1B	2	3	4	5	6	7	8	9	10	TOTALS
	# Lots	# Lots	# Lots	# Lots	# Lots	# Lots	# Lots	# Lots	# Lots	# Lots	# Lots	# Lots
 400 - 499m²	-	-	6	4	14	2	42	4	27	15	6	120
 500 - 599m²	24	13	-	17	19	4	17	3	22	34	8	161
 600 - 699m²	6	16	-	15	5	3	9	1	10	7	2	74
 > 700m²	3	2	-	3	3	2	-	2	3	4	1	23
TOTALS	33	31	6	39	41	11	68	10	62	60	17	378
 PARK	-	6.402 ha	-	-	-	0.322 ha	5.503 ha	-	4.615 ha	-	0.499 ha	17.34 ha

- Notes:**
- Development is designed and constructed in accordance with *The Outlook - Design Guidelines* as approved by Council.
 - Setbacks are as per Plan of Development Table unless otherwise dimensioned.
 - All front and rear setbacks are measured to the outer face of the wall.
 - All side setbacks are measured to the outmost projection as defined by the Queensland Development Code (QDC).
 - Setbacks on corner allotments shall comply with section A1 (b)(11)(C), 9 x 9 metre truncation, Chapter 12 QDC.
 - The maximum building height shall not exceed 2 storeys.

Plan of Development Table	<500m² Allotments		≥500m² Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor
Front Boundary / Primary Frontage	4.0m	4.0m	6.0m	6.0m
Garage	5.5m	5.5m	6.0m	6.0m
Rear Boundary	1.0m	2.0m	1.5m	2.0m
Side Boundary	1.0m	2.0m	1.5m	2.0m
Corner Lots- Secondary Frontage	2.0m	2.0m	4.0m	4.0m
Site Cover	50%		50%	

- KEY:**
-  PREFERRED GARAGE LOCATION
 -  BUILD TO BOUNDARY

SEE SHEET 3 FOR BUILD TO BOUNDARY DIAGRAMS





- Notes:**
1. Development is designed and constructed in accordance with *The Outlook - Design Guidelines* as approved by Council.
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KEY:

 PREFERRED GARAGE LOCATION

 BUILD TO BOUNDARY

