Vale Design Essentials

May 2017

Stockland it's your place | vale at holmview

stockland.com.au/vale

The Design Essentials

Introduction

The Vision for Vale

Vale at Holmview is situated in the thriving Logan growth corridor. The community is on nature's doorstep and offers bushland views, while still being close to shops, schools, childcare facilities, public transport and the central business district of Logan, Beenleigh and Springwood.

It is family friendly and 30% is comprised of green open space. It's surrounded by bushland and within walking distance to a one-hectare adventure park featuring playgrounds, BBQs and an amphitheatre.

Vale at Holmview is the perfect place for new home buyers wanting to take advantage of having the freedom and affordability to build your dream home the way you want it.

Approval Process

Stockland has prepared these Design Essentials to guide house design at Vale, and should be read in conjunction with the Building Envelope Plan for Vale, and the Holmview (Vale) Development Code (Tallagandra and Gardiner Roads), both of which apply to this development site.

To ensure a smooth design approval process, please pass this document to your builder/architect so that a Home Design Package can be prepared for endorsement by Stockland. This package must include a Site Plan (1:200), Floor Plan, Elevation Plans, Section Plan (1:100), External Colours, Landscaping, Fencing, and Retaining Wall Plans.

The key steps in the design approval process are outlined in the following chart:

Owner/Designer/Builder reviews the local planning requirements, the Vale Design Essentials and Land Contract of Sale.

Builder/Architect/Owner submits the building plans to the Stockland builder portal for design approval: builderportal.stockland.com.au which also contains relevant project information. Any queries should be directed to QLD Design: Phone: 07 3305 8600 Email: design@stockland.com.au

Builder/Architect/Owner obtains a building approval from an accredited building certifier and proceeds to construction.

Further Information

Visit our website **stockland.com.au/residential/buying-and-building/build-new** to view the Building Journey handy tips and how-to videos.

Handy fact sheets about building a new home are available online at **www.yourhome.gov.au**, which is a joint initiative of the Australian Government and the design and construction industries.

For information about planning and development, you can find important information at Council's offices or on their website at **www.logan.qld.gov.au**.

Presenting your home to the street

Setbacks and siting

The minimum boundary setbacks and zero lot boundaries must be as per shown on the Building Envelope Plan as provided by Stockland in your Land Contract of Sale.

Front façade features

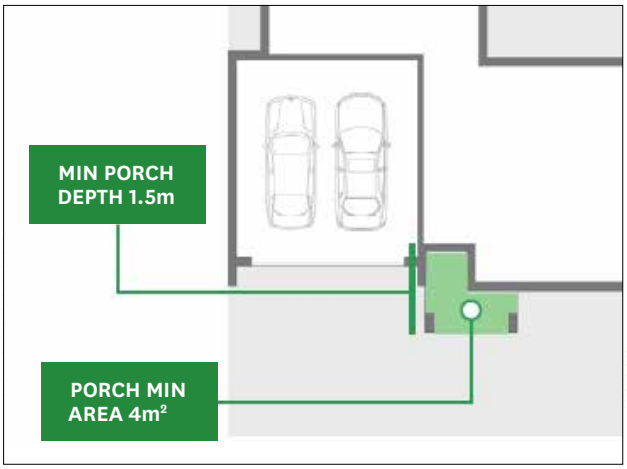
- Walls facing the front boundary (primary street) may be up to 7500mm long before a change in setback and eave line of at least 450mm is required.
- The front façade (primary entry) is to incorporate a covered roof area and be at least 4m² with a minimum depth of 1.5m.

Secondary façade features

Walls facing the secondary street boundary (secondary street) may be up to 7500mm long before a change in setback and eave line of 450mm or more is required, or a feature element is required.

Visibility

The front façade area (excluding the garage door) facing a street or public area is to include sufficient glazing (minimum 10%) to allow for passive surveillance of the property.



Roof

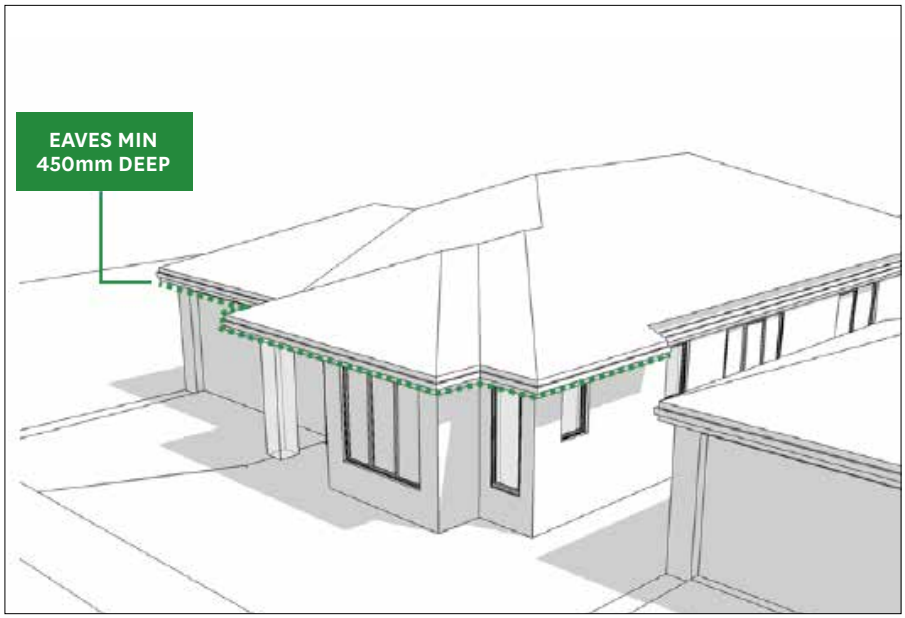
Roof pitch

Roofing must be of a scale and form representative of contemporary Queensland Architecture.

- Hip and gable roofs must have a maximum pitch of 30 degrees.
- Skillion roofs must have a maximum pitch of 15 degrees.

Eaves

Eaves are to be a minimum size of 450mm and applied to 70% of all facades visible from the street or public areas (excluding built to boundary wall).



Building materials

Homes are to be constructed to reflect contemporary Queensland Architecture and have regard to the climatic conditions of the area and the estate's unique location.

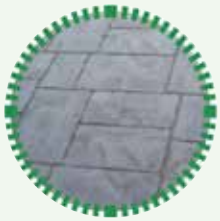
- A minimum of 2 materials are to be applied to the front and secondary street façades (excluding windows, doors and garage door).
- Acceptable materials include (but are not limited to) face brick, render, bag and paint, cladding, feature tiles, feature stone, stack stone.
- Unfinished 'commons' bricks are not permitted.
- Please refer Covenant Area Plan for Vale for additional requirements that may apply.

Garage and carport

- Garage and carport design, materials and colours (including roof) must be consistent with the design, materials and colours of the home.

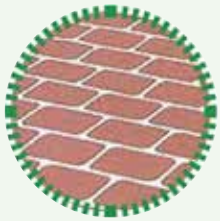
Driveway and crossover

- Driveways are to be offset at least 500mm from the nearest side boundary to allow for turf. A planted garden bed with small trees, shrubs, groundcover, mulch and edging is encouraged here but optional.
- Driveways must not be constructed from plain concrete.
- All crossovers and driveways are to be completed prior to occupation.



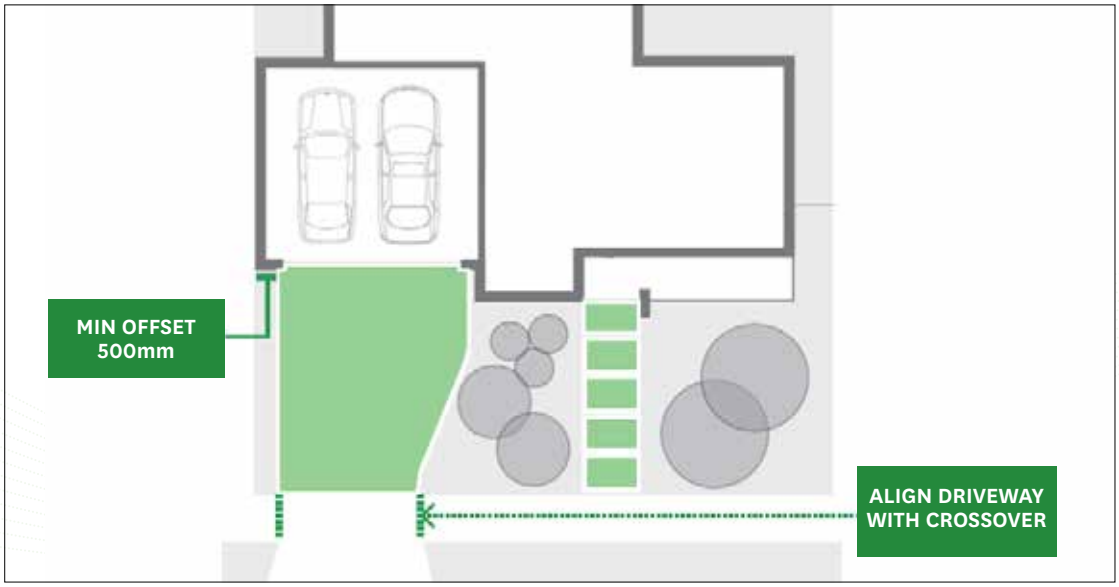
Stamped concrete ✓

Coloured concrete ✓



Brick pavers ✓

Exposed aggregate concrete ✓



Landscaping

- Turf is to be provided to the front yard between the front building line and kerb line.
- Planted garden beds with trees, shrubs, groundcover, mulch and edging are encouraged but optional.
- Turf must be laid in timely manner to minimise top soil erosion or run off.

Fencing

Front fencing

Fencing facing the front (primary) street and forward of the main building line of the home:

- Is to be a maximum height of 1.5m and may extend to 1.8m in height when 50% transparent above 1.5m in height.
- Extend to the side street (or secondary street) boundary fence.
- Must not include any coloured pre-finished metal sheets (e.g. Colorbond) or unfinished materials (e.g. unfinished commons bricks).

Front fencing 50% transparent

Front fencing complements style and colour scheme of home

Side and rear fencing

Fencing constructed along the side and/or rear boundaries:

- Is to be a maximum height of 1.8m.
- Must not include any coloured pre-finished metal sheets (e.g. Colorbond) or unfinished materials (e.g. unfinished commons bricks).
- Where no front fence is constructed, the side fence must return to the house a minimum of 1m behind the front building line.
- Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.

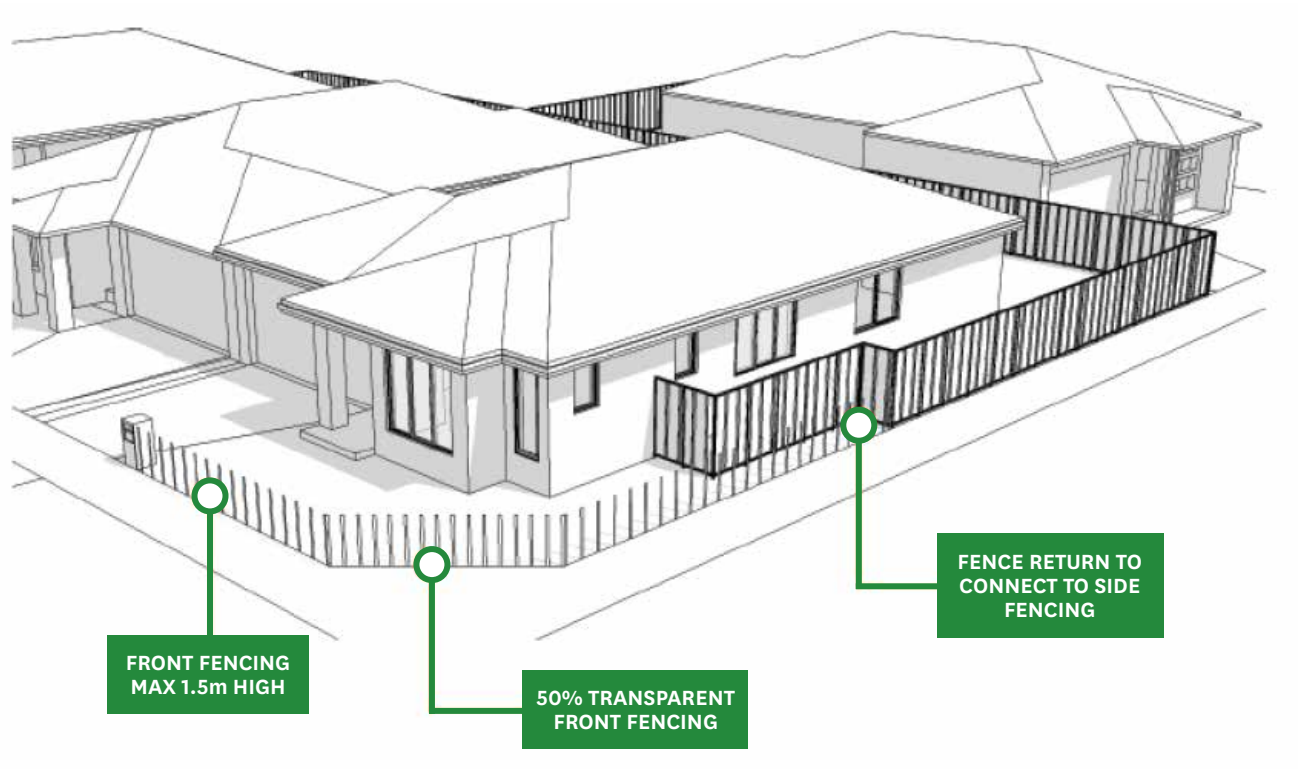
Please discuss proposed fencing with your adjoining neighbours prior to construction and refer to the relevant Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 legislation and guidelines in your state and local government area.

Fencing - continued

Side fencing on corner lot (facing secondary street)

Where fencing has not been provided by Stockland to the secondary street boundary, fencing is to be (as viewed from the street or public space):

- A maximum height of 1.5m and may extend to 1.8m in height when 50% transparent above 1.5m in height.
- Extend to the side street (or secondary street) boundary fence.
- Must not include any coloured pre-finished metal sheets or unfinished materials including unfinished commons bricks.



Retaining walls

Retaining walls

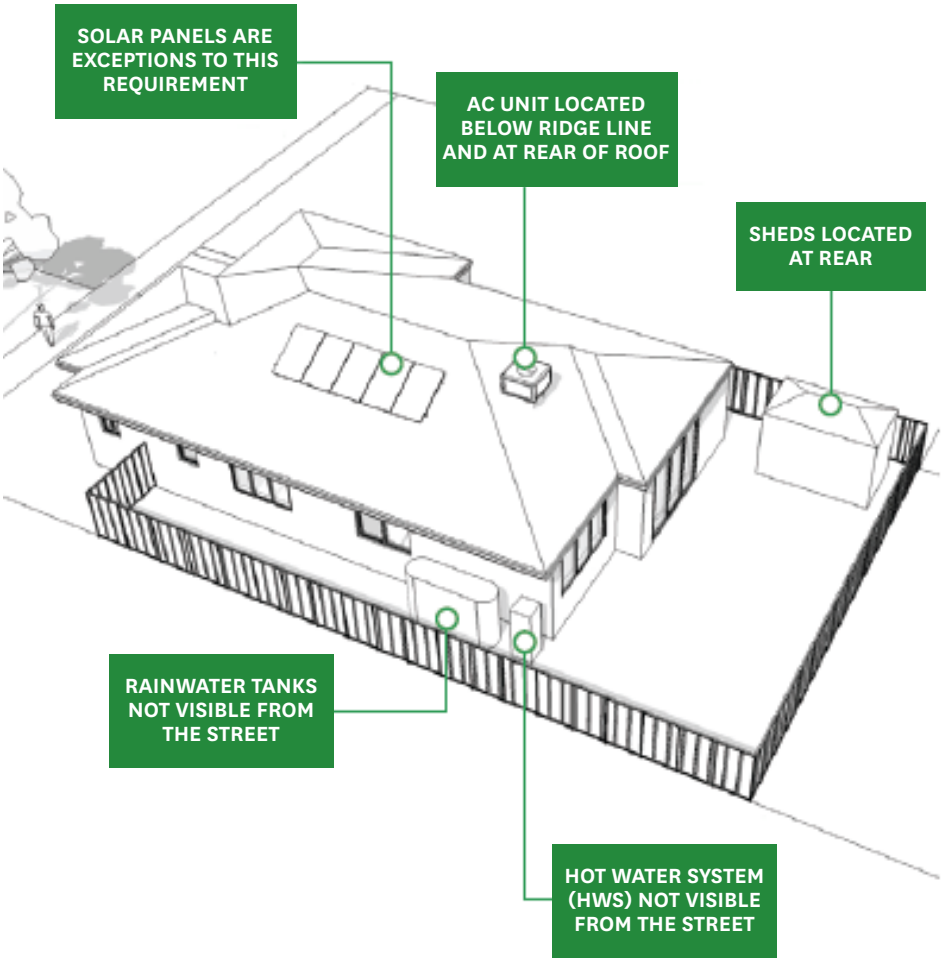
Retaining walls are to comply with the requirements outlined on the Building Envelope Plan for Vale.

Please discuss proposed retaining walls with your adjoining neighbours prior to construction to ensure that the height of each retaining wall is appropriate to suit the finished ground levels on each adjacent block.

Exteriors

Screening

- All ground-mounted equipment must be screened from public view and must not be visible from any street or public space. This includes, but is not limited to, heating and cooling units, rubbish disposal containers, swimming pools and equipment, rainwater tanks, clothes hoists and washing lines.
- Non-ground-mounted equipment items visible from the street or public spaces must be minimal including but not limited to: satellite dishes, TV aerials, external hot water services, water tanks, air-conditioning units, heating units, spa and pool pumps, dependent person units, etc.
- Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.



Outbuildings

Any outbuildings or garden sheds should be carefully designed and:

- Constructed in an approved finish to complement the house.
- Constructed behind the front (and secondary) building line, unless it can be shown that it is adequately screened and not visible from the street or public spaces.

Construction obligations

- Provide a skip bin or skip bag on site for the duration of the construction period.
- Wire enclosures on site are not acceptable for sufficiently containing rubbish and materials.
- Site cleanliness is to be maintained.
- Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed.

Design variation

Where designs are proposed that may vary from these Design Essentials, they will be assessed on their design merit by

Stockland's Design & Project Team.

Variations will only be considered where it can be demonstrated that they still achieve the desired objectives for the creation of an aspirational community at Vale.

All details, images, and statements are based on the intention of, and information available to, Stockland as at the date of publication May 2017 and may change due to future circumstances. All images and photographs are conceptual and indicative only. An approval issued by Stockland under these Design Essentials is not an approval or certification from the local Council, from an accredited certification authority or under the requirements of any legislation. Any building plans submitted to Stockland are not checked by Stockland for compliance with structural, health or planning requirements, or for the suitability of the building for your intended use. Stockland reserves the right to approve designs and works which do not comply with these Design Essentials where considered to be of merit, and to vary, relax or waive any of the requirements in this document, at its absolute discretion. If Stockland exercises any of these rights, this will not set a precedent or imply that the same or similar approval will be repeated by Stockland in the future.

Sales & Information Centre
43 Ridgevale Boulevard
Holmview QLD 4207
P: 07 3287 1215

Stockland Development Pty Ltd
Level 4, 99 Melbourne Street
South Brisbane QLD 4101
P: 07 3305 8600
F: 07 3181 8620

Covenant area plan

KEY:

Special Covenant Areas

Vale Design Essentials Additions

The following are additional requirements to the design Essentials for Lots facing Ridgevale Blvd/ Display Village & Lifestyle Village as indicated in the Covenant Plan.

External Materials

1. A minimum of 2 materials and 2 colours are to be used to the front and secondary street facades. No one material or colour can be more than 80% of a facade area excluding doors, (including Garage Door and windows) and glazing.
2. Face Brick is limited to 20% of the facade area.

Fencing to Front and Secondary Streets

3. Front Fencing to be 50% transparent and a maximum of 1.5m in height (if installed)

IMPORTANT NOTE

This plan was prepared as a proposed subdivision plan to accompany a proposal to the Logan City Council. The dimensions, areas and number of lots shown on this plan are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. Specifically, authority approval is required for rezoning and subdivision approvals in order to allow development to proceed. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

Boundaries based on approved plan - **"101886-PP-25p"**

This note is an integral part of this plan.

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RPS

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, Rob
PO Box 1048 Robina DC, Qld 4226

T +61 7 555 36900
F +61 7 555 36999

W rpsgroup.com.au

CLIENT	PLAN TYPE	PROJECT	DWG REF
Stockland	**COVENANT AREA PLAN**	**VALE**	**101886-PSP-50b**
	SHEET **1 of 1** DATE **9 SEPTEMBER 2015**	PARISH **BOYD** COUNTY **WARD**	SCALE **1:4000(A3)** COUNTY **BJB**

vale
at holmview

SUBDIVISION PROPOSAL

STAGES 1 - 22

DEVELOPMENT SUMMARY

Subject to separate approval

STAGE	Number of Lots	Park (ha)
1a	23	2.371
1b	26	-
1c	17	1.709
1d	4	-
	-	
1f	-	0.065
2a	11	-
2b	5	-
3a1	17	-
3a2	7	-
3b	14	-
3c	-	1.554
4a	-	0.971
4b	17	-
4c	18	0.427
5	#19	-
6a	19	-
6b	11	-

includes the Lanca house site

STAGE	Number of Lots	Park (ha)
7a	15	0.376
7b	14	-
8	17	0.154
9a	9	-
9b	10	-
10	21	-
11a	11	-
11b	11	-
11c	9	-
11d	-	2.533
12	32	0.8691
13	31	-
14	32	-
15	31	1.126
16	39	-
17	30	0.998
18	41	-
19	-	1.421
20	36	-
21a	31	0.5064
21b	2	0.1829
22A	12	0.138
22B	-	0.375
Totals	642	15.776

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IMPORTANT NOTE

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RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Lakeside Corporate Space, Suite 425, Level 2
Building 4, 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

CLIENT
Stockland

PLAN TYPE
SUBDIVISION PROPOSAL
STAGES 1 - 22
SHEET **1 of 1** DATE **6 FEBRUARY 2017**

PROJECT
VALE
PARISH **BOYD**
COUNTY **WARD**

DWG REF
101886-PP-25q
SCALE **1:4000(A3)**
DRAFTED **BJB**
DATA **101886-BDY-2017-01-30**

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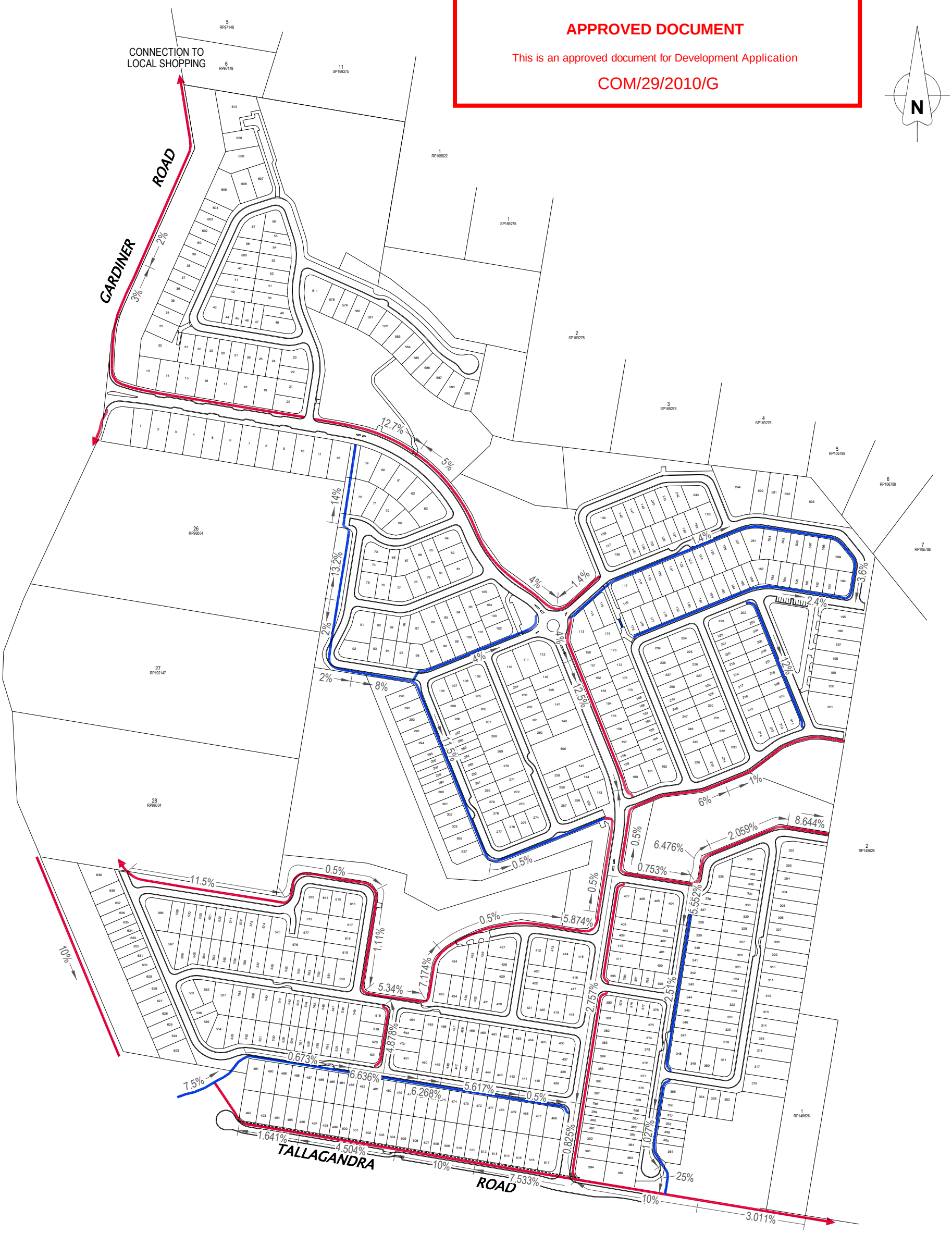

KEY:

MAJOR PATH 2.0m

SECONDARY PATH 1.5m

14% GRADES OF SLOPE (PATHWAYS)

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CLIENT: Stockland

PLAN TYPE: **PATHWAYS PLAN** showing Grades of Slope

SHEET **1 of 1**

PROJECT: **VALE**

DATA: **101886-BDY-2017-01-30**

DATE	SCALE	DRAFTED	PARISH	DWG REF
7 FEBRUARY 2017	1:4000 (A3)	B.BUTLER	BOYD	101886-PSP-21i
			COUNTY WARD	

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RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Lakeside Corporate Space, Suite 425, Level 2
Building 4, 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

SETBACK TABLE
Standard Detached Dwelling / Duplex Lots

Boundary	Ground Floor Setbacks (min)	1st Floor Setbacks (min)
Front • Architectural Extension [1] • Wall • Garage	 3 4 5.5	 3 4 n/a
Side • Build to Boundary • Non Build to Boundary	 0 [2] 1	 1.5 1.5
Rear	1.5	2
Corner Lot Secondary Frontage • Architectural Extension [1] • Wall • Garage	 2 3 4	 2 3 n/a

Notes:

[1] Architectural Extension refers to an eave, entry portico, balcony or other similar design feature that is not fully enclosed by walls or windows.

[2] Build to boundary is limited to 15m or 50% of the building length, which ever is lesser.

[3] The setback may be increased where a clear zone is required for access as shown on the Building Envelope Plan. No structures or obstructions are permitted in this zone.

SETBACK TABLE
End of Grid Small Lots

Boundary	Ground Floor Setbacks (min)	1st Floor Setbacks (min)
Front	3	3
Side • Build to Boundary • Non Build to Boundary	 0 [2] 1	 1 1
Rear	0.9	1
Corner Lot (Secondary Frontage)	1.5	1.5

Notes:

[1] Setbacks shown in the table may be varied by a Building Envelope Plan.

[2] Where applicable, the build to boundary line is nominated on this Building Envelope Plan. The length of wall built to this boundary should not exceed the greater of 50% of the boundary length or 9 meters, unless specified otherwise in a Building Envelope Plan.

[3] Setbacks to front boundary may be reduced by 1.5m for a veranda, porch, covered first floor balcony or entry patio.

[4] All setbacks shown are minimum and are measured to the building wall.

[5] Easements over infrastructure may have been shown which may affect setbacks, however purchasers must make their own enquiries into the location of easements on their allotments .

[6] Eaves protrude into the setback but not protrude over easements.

[7] Site cover 60% maximum exc. covered open space.

[8] Private Open Space 16m² / 4m min dimension.
Corner lots - 16m² / 3m min dimension

PARKING AND GARAGES:

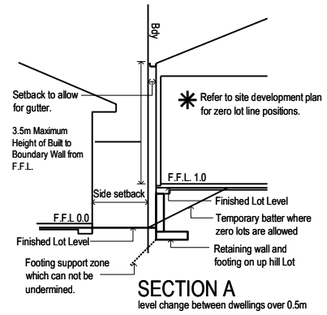
[1] Where a single garage is provided and faces the street it must be 5.0 meters minimum setback from the front boundary (primary or secondary frontage). This setback does not apply if the garage door does not face the street, the table above applies.

[2] Where a double garage is provided and faces the street it must be 4.5 meters minimum setback from the front boundary (primary or secondary frontage). This setback does not apply if the garage door does not face the street, the table above applies.

[3] Two car parks per dwelling, one of which may be in tandem.

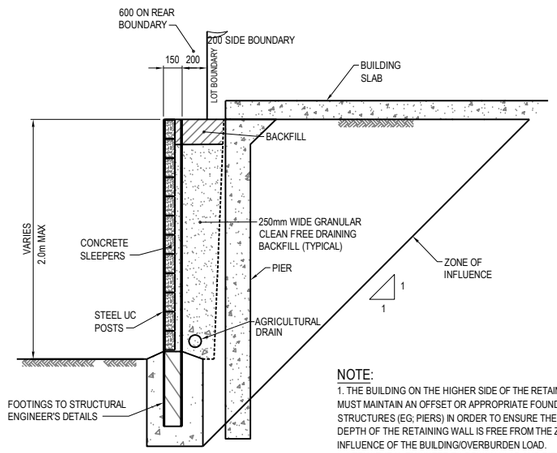
Build to Boundary Design Requirements

DETAIL 1
Where retaining walls are not constructed by the developer



Note:
Incorporating the retaining wall within the structure of the house is an acceptable alternative. A minimum setback of 0.2m applies for this option.

DETAIL 2
Where retaining wall is constructed by the developer



CROSS SECTION OF CONCRETE RETAINING WALL (BUILT TO BOUNDARY LOTS)

NOTE:
1. THE BUILDING ON THE HIGHER SIDE OF THE RETAINING WALL MUST MAINTAIN AN OFFSET OR APPROPRIATE FOUNDATION STRUCTURES (EG; PIERS) IN ORDER TO ENSURE THE ENTIRE DEPTH OF THE RETAINING WALL IS FREE FROM THE ZONE OF INFLUENCE OF THE BUILDING/OVERBURDEN LOAD.
2. STRUCTURAL ENGINEER TO DESIGN SLAB AND PIER.

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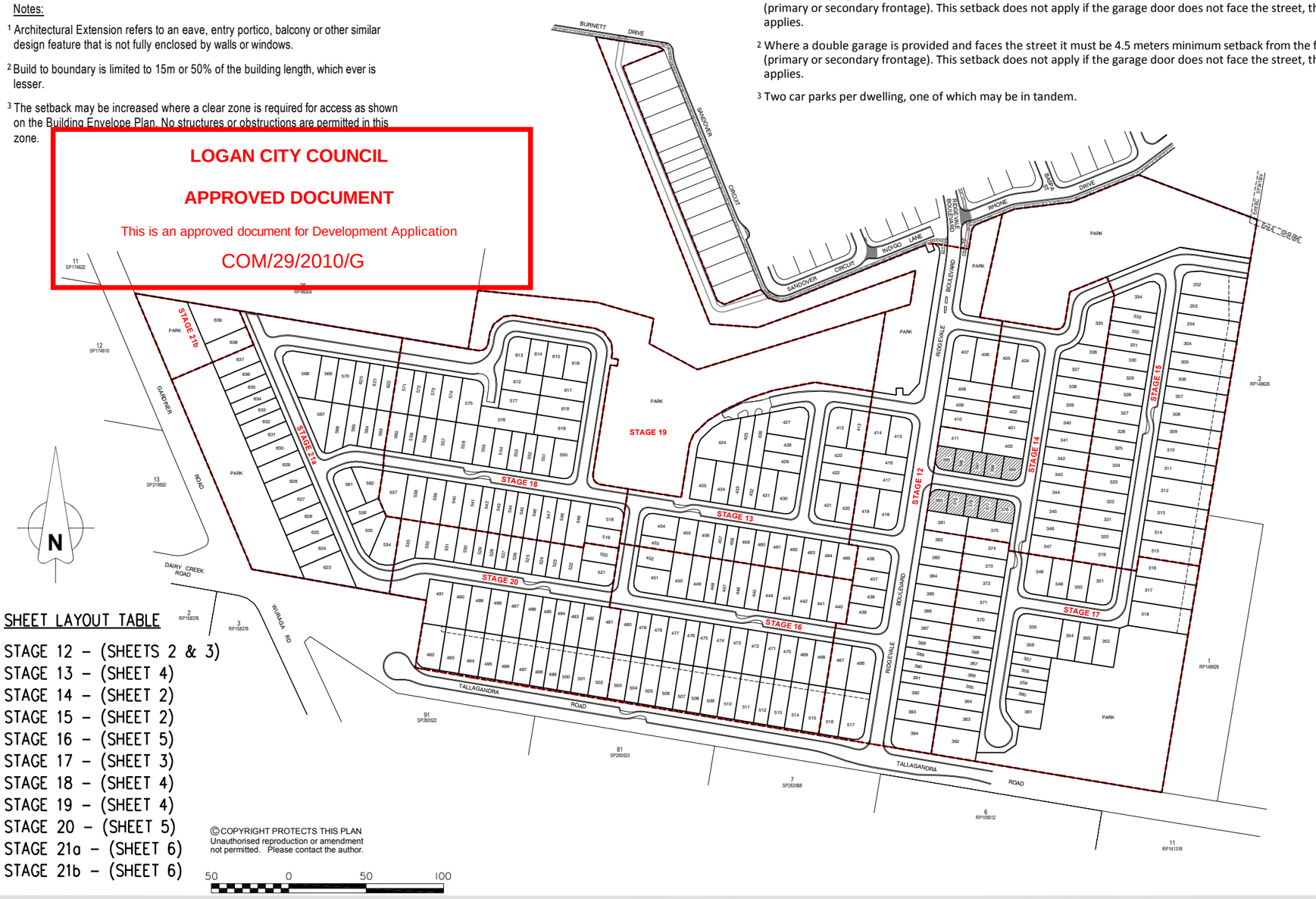

SHEET LAYOUT TABLE

STAGE 12 – (SHEETS 2 & 3)
STAGE 13 – (SHEET 4)
STAGE 14 – (SHEET 2)
STAGE 15 – (SHEET 2)
STAGE 16 – (SHEET 5)
STAGE 17 – (SHEET 3)
STAGE 18 – (SHEET 4)
STAGE 19 – (SHEET 4)
STAGE 20 – (SHEET 5)
STAGE 21a – (SHEET 6)
STAGE 21b – (SHEET 6)

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50 0 50 100

KEY

- Build to boundary permitted
- No driveway / vehicle access
- 3 / 4m Easement for services
- Setback line to wall (or column of a Patio)
- 1.5m wide clear zone for access
- # Refer to Plan of Development for Urban Allotments

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

CLIENT	PLAN TYPE	PROJECT	DWG REF	DATE	SCALE	DRAFTED
Stockland	BUILDING ENVELOPE PLAN SHEET 1 of 6	VALE - STAGES 12 - 21 PARISH BOYD COUNTY WARD	101886-PSP-192b (BENV) DATA 101886-BDY-2017-01-30	6 FEBRUARY 2017	NOT TO SCALE	B.BUTLER

Scale 1:1000 @ A3

10 0 10 20 30 40

PLAN REF **101886-PSP-192b (BENV)**

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SANDOVER CIRCUIT

INDIGO LANE

RIDGEVALE BOULEVARD

RHONE

BASPA ST

DRIVE

Emt BC SP241924

Emt A SP241899

PARK 1.126 ha

PARK 1211m²

PARK 7455m²

2 RP148626

STAGE 12

STAGE 14

STAGE 15

R-R 14.5 / K-K 7.5

R-R min. 15.0 / K-K 7.5

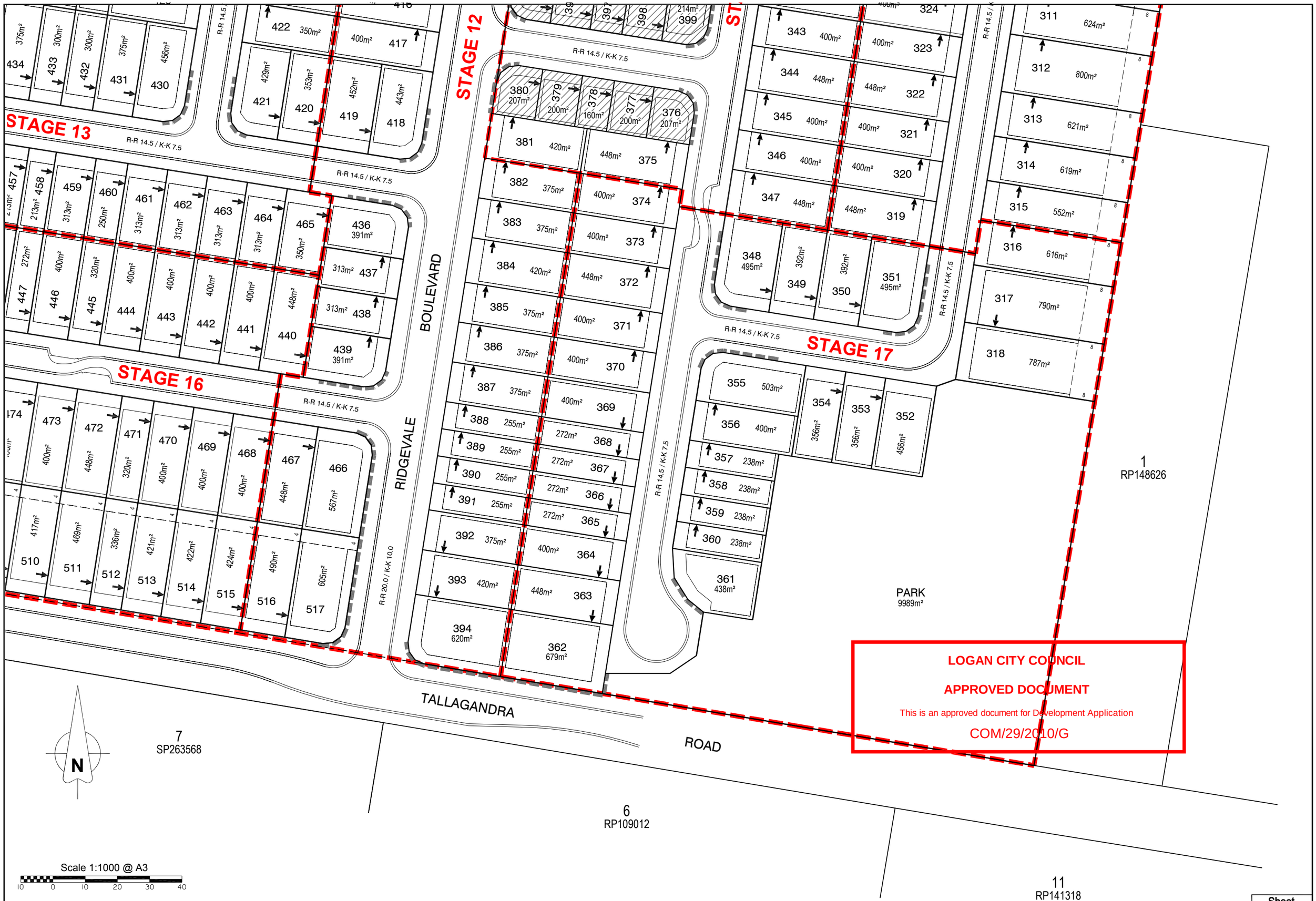
R-R approx. 15.0 / K-K 7.5

R-R 20.0 / K-K 10.0

Lot	Area
252	802m²
253	638m²
254	636m²
304	635m²
305	565m²
306	564m²
307	563m²
308	629m²
309	560m²
310	559m²
311	624m²
312	800m²
313	621m²
314	619m²
315	552m²
316	
319	448m²
320	400m²
321	400m²
322	448m²
323	400m²
324	400m²
325	400m²
326	400m²
327	448m²
328	400m²
329	400m²
330	400m²
331	320m²
332	320m²
333	320m²
334	533m²
335	579m²
336	347m²
337	400m²
338	400m²
339	448m²
340	400m²
341	400m²
342	400m²
343	400m²
344	448m²
345	400m²
346	400m²
347	448m²
373	400m²
374	400m²
375	448m²
376	207m²
377	200m²
378	160m²
379	200m²
380	207m²
381	420m²
382	375m²
383	375m²
395	214m²
396	206m²
397	165m²
398	206m²
399	214m²
400	420m²
401	375m²
402	300m²
403	375m²
404	503m²
405	448m²
406	512m²
407	503m²
408	400m²
409	320m²
410	400m²
411	448m²
412	429m²
413	353m²
414	452m²
415	443m²
416	400m²
417	400m²
418	443m²
419	452m²
420	353m²
421	429m²
422	350m²
423	350m²
426	382m²
427	540m²
428	350m²
429	350m²
430	456m²
431	375m²
432	300m²
436	391m²
460	250m²
461	313m²
462	313m²
463	313m²
464	13m²
465	m²

N

Sheet 2 of 6



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PLAN REF **101886-PSP-192b (BENV)**

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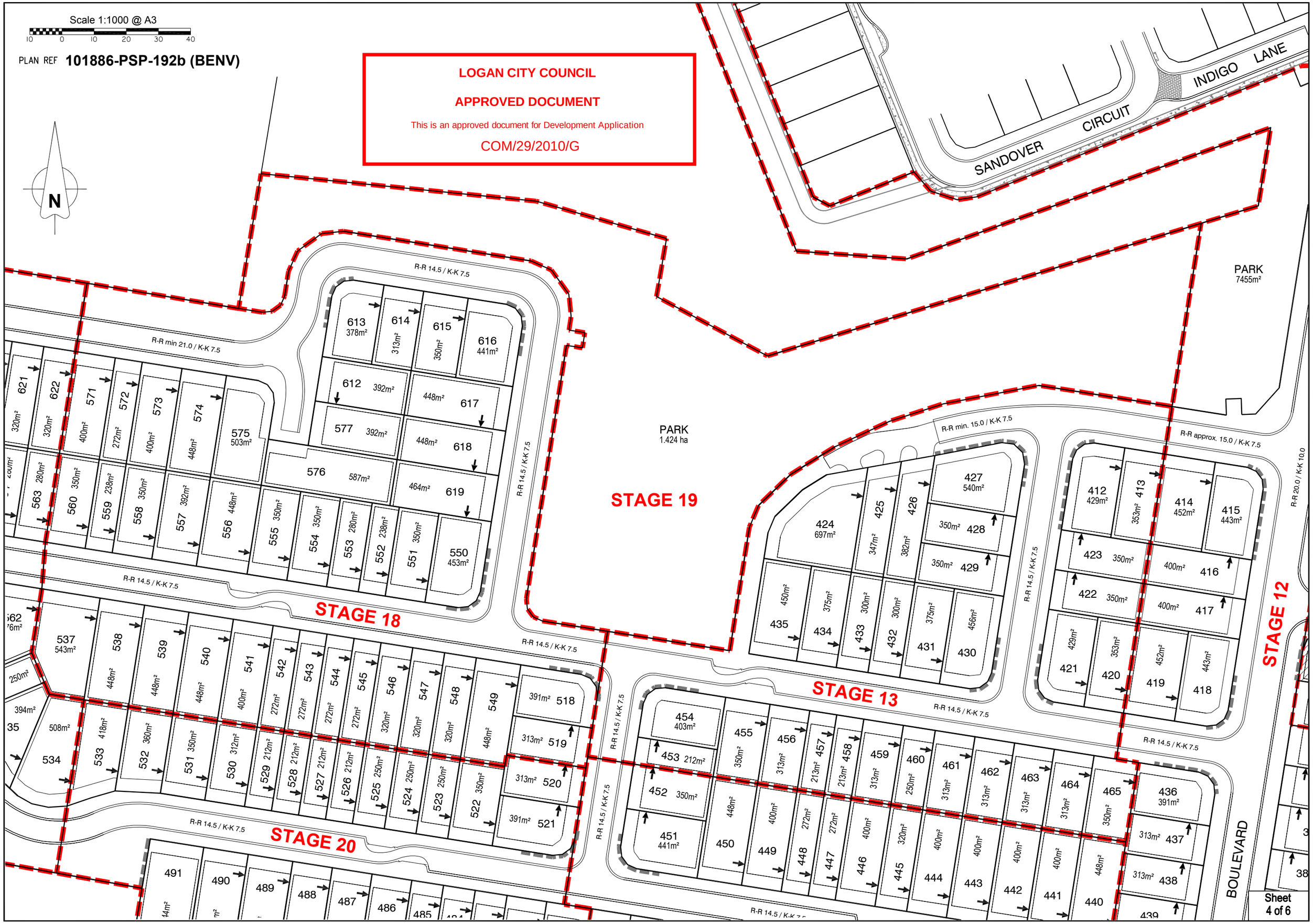

Sheet 4 of 6

STAGE 19

STAGE 18

STAGE 13

STAGE 12

STAGE 20

STAGE 16

R-R 14.5 / K-K 7.5

R-R 20.0 / K-K 10.0

BOULEVARD

RIDGEVALE

TALLAGANDRA ROAD

TALLAGAND

91
SP260522

81
SP260523

7
SP263568

N

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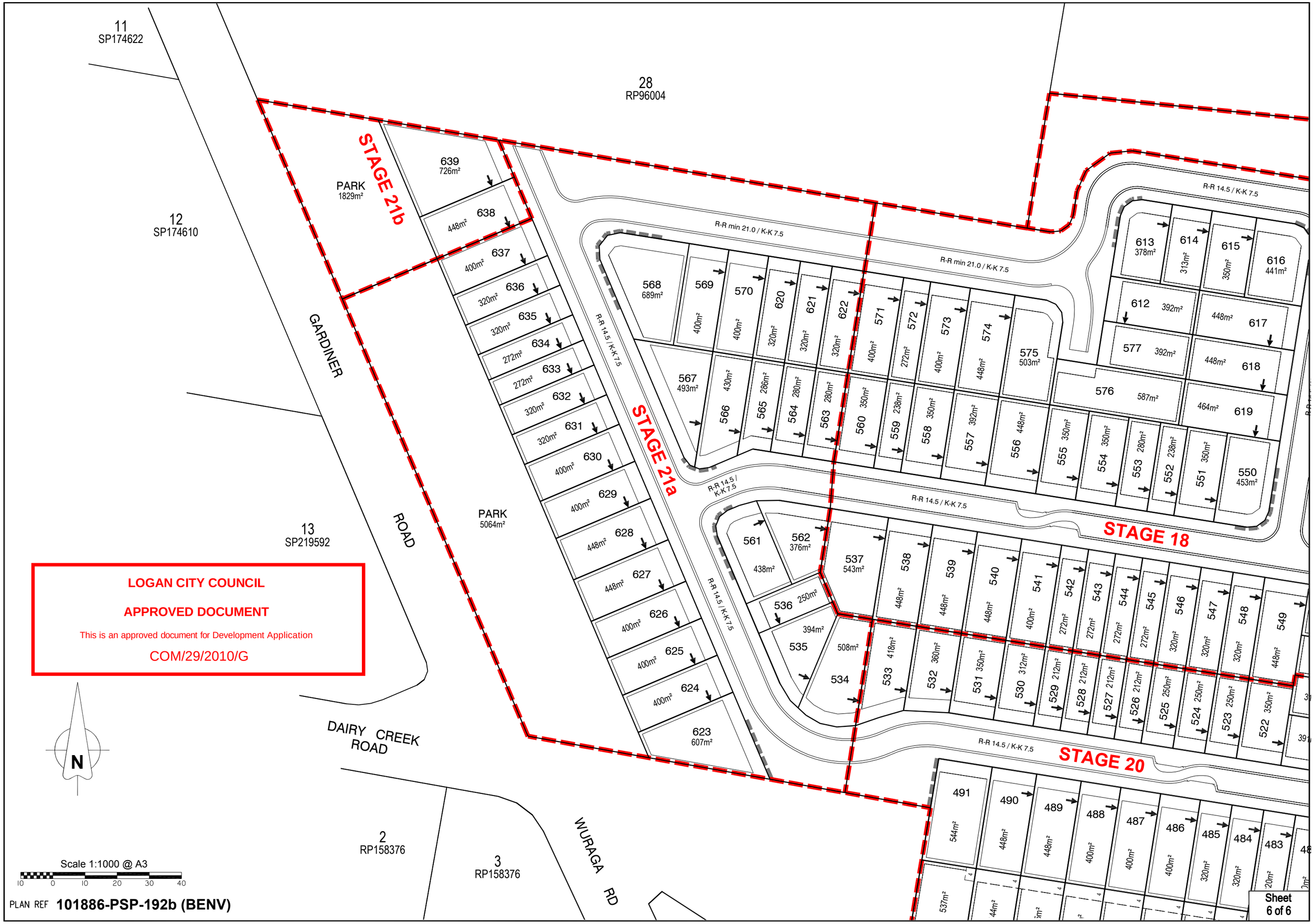
Sheet
5 of 6



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LOT TYPES

Detached Dwelling Lot

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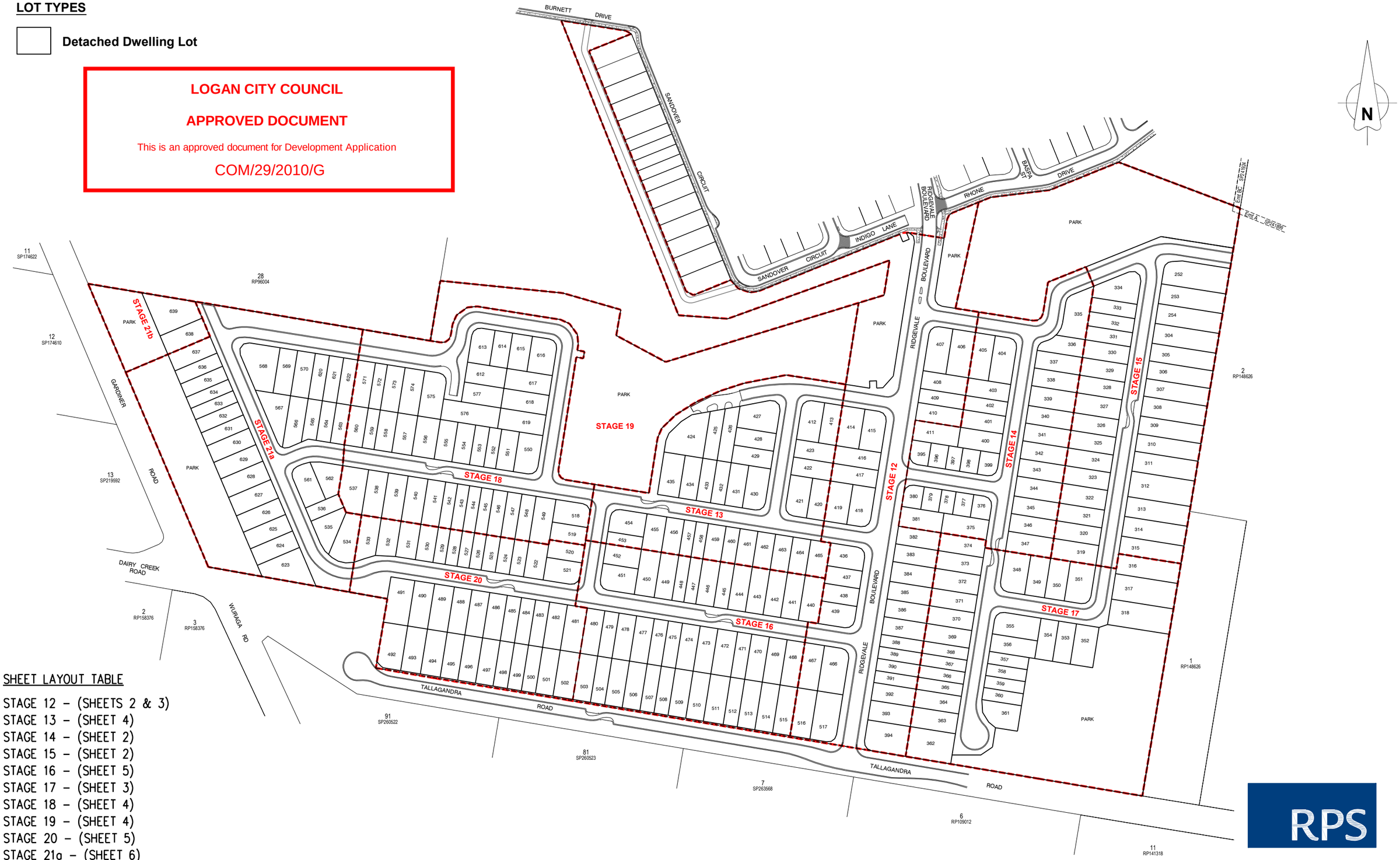

SHEET LAYOUT TABLE

STAGE 12 – (SHEETS 2 & 3)
STAGE 13 – (SHEET 4)
STAGE 14 – (SHEET 2)
STAGE 15 – (SHEET 2)
STAGE 16 – (SHEET 5)
STAGE 17 – (SHEET 3)
STAGE 18 – (SHEET 4)
STAGE 19 – (SHEET 4)
STAGE 20 – (SHEET 5)
STAGE 21a – (SHEET 6)
STAGE 21b – (SHEET 6)

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RPS

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

CLIENT	PLAN TYPE	PROJECT	DWG REF	DATE	SCALE	DRAFTED
Stockland	**PROPOSAL PLAN**	**VALE - STAGES 12 - 21**	**101886-PSP-192b (PP)**	**6 FEBRUARY 2017**	**1:2500 (A3)**	**B.BUTLER**
	SHEET **1 of 6**	PARISH **BOYD** COUNTY **WARD**	DATA **101886-BDY-2017-01-30**			

Scale 1:1000 @ A3

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PLAN REF **101886-PSP-192b (PP)**

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SANDOVER CIRCUIT

INDIGO LANE

RIDGEVALE BOULEVARD

RHONE DRIVE

BASPA ST

Emt BC SP241924

Emt A SP241899

PARK 1.126 ha

PARK 1211m²

PARK 7455m²

2 RP148626

3

STAGE 12

STAGE 14

STAGE 15

R-R 14.5 / K-K 7.5

R-R min. 15.0 / K-K 7.5

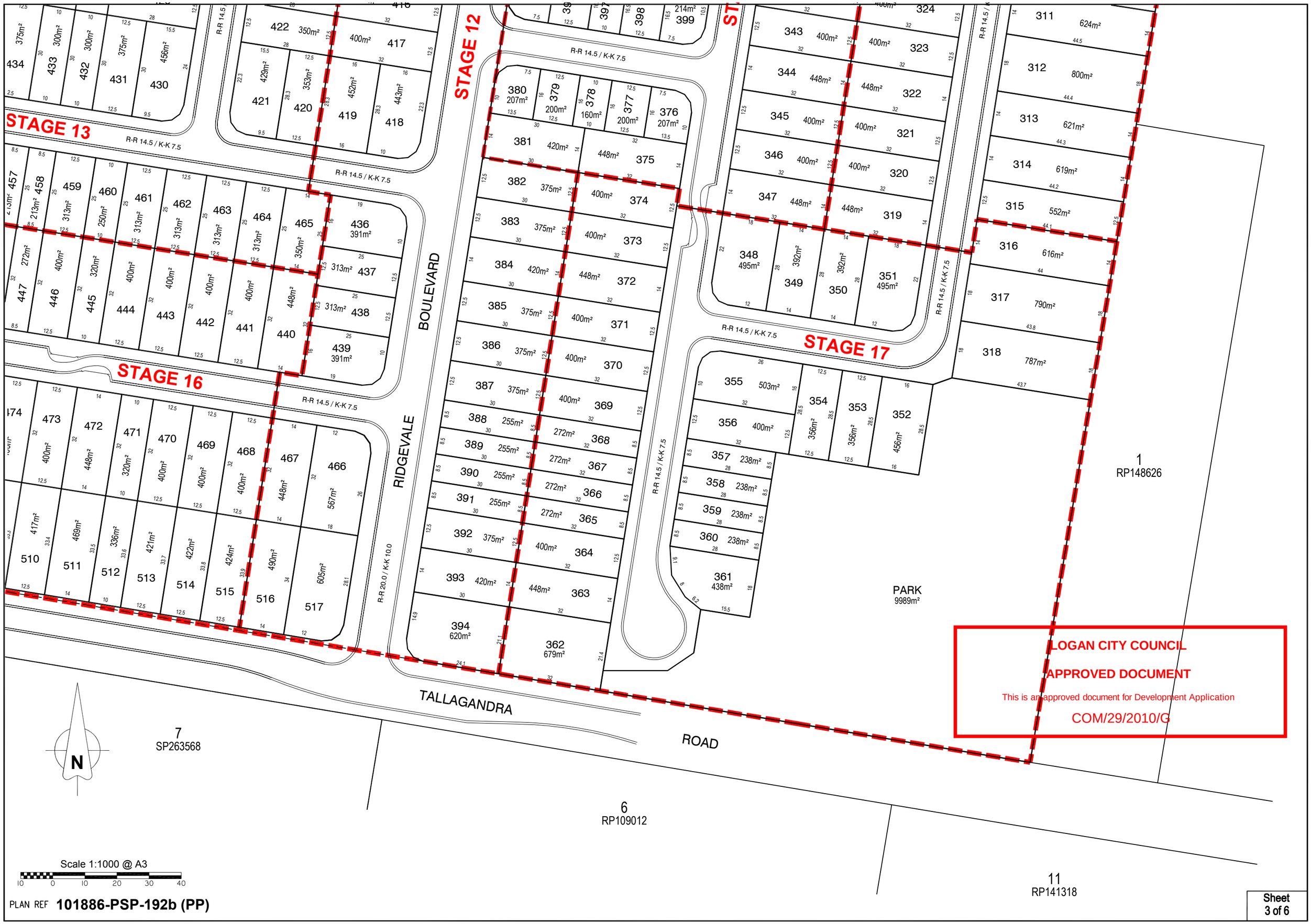
R-R approx. 15.0 / K-K 7.5

R-R 20.0 / K-K 10.0

Lot	Area
252	802m²
253	638m²
254	636m²
304	635m²
305	565m²
306	564m²
307	563m²
308	629m²
309	560m²
310	559m²
311	624m²
312	800m²
313	621m²
314	619m²
315	552m²
316	
319	448m²
320	400m²
321	400m²
322	448m²
323	400m²
324	400m²
325	400m²
326	400m²
327	448m²
328	400m²
329	400m²
330	400m²
331	320m²
332	320m²
333	320m²
334	533m²
335	579m²
336	347m²
337	400m²
338	400m²
339	448m²
340	400m²
341	400m²
342	400m²
343	400m²
344	448m²
345	400m²
346	400m²
347	448m²
373	400m²
374	400m²
375	448m²
376	207m²
377	200m²
378	160m²
379	200m²
380	207m²
381	420m²
382	375m²
383	375m²
395	214m²
396	206m²
397	165m²
398	206m²
399	214m²
400	420m²
401	375m²
402	300m²
403	375m²
404	503m²
405	448m²
406	512m²
407	503m²
408	400m²
409	320m²
410	400m²
411	448m²
412	429m²
413	353m²
414	452m²
415	443m²
416	400m²
417	400m²
418	443m²
419	452m²
420	353m²
421	429m²
422	350m²
423	350m²
426	382m²
427	540m²
428	350m²
429	350m²
430	456m²
431	375m²
432	300m²
436	391m²
460	250m²
461	313m²
462	313m²
463	313m²
464	13m²
465	m²

N

Sheet 2 of 6


STAGE 12
STAGE 13
STAGE 16
STAGE 17
RIDGEVALE BOULEVARD
TALLAGANDRA ROAD
R-R 14.5 / K-K 7.5
R-R 20.0 / K-K 10.0
PARK
9989m²
1
RP148626
7
SP263568
6
RP109012
11
RP141318
N
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PLAN REF 101886-PSP-192b (PP)
Sheet
3 of 6

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PLAN REF **101886-PSP-192b (PP)**

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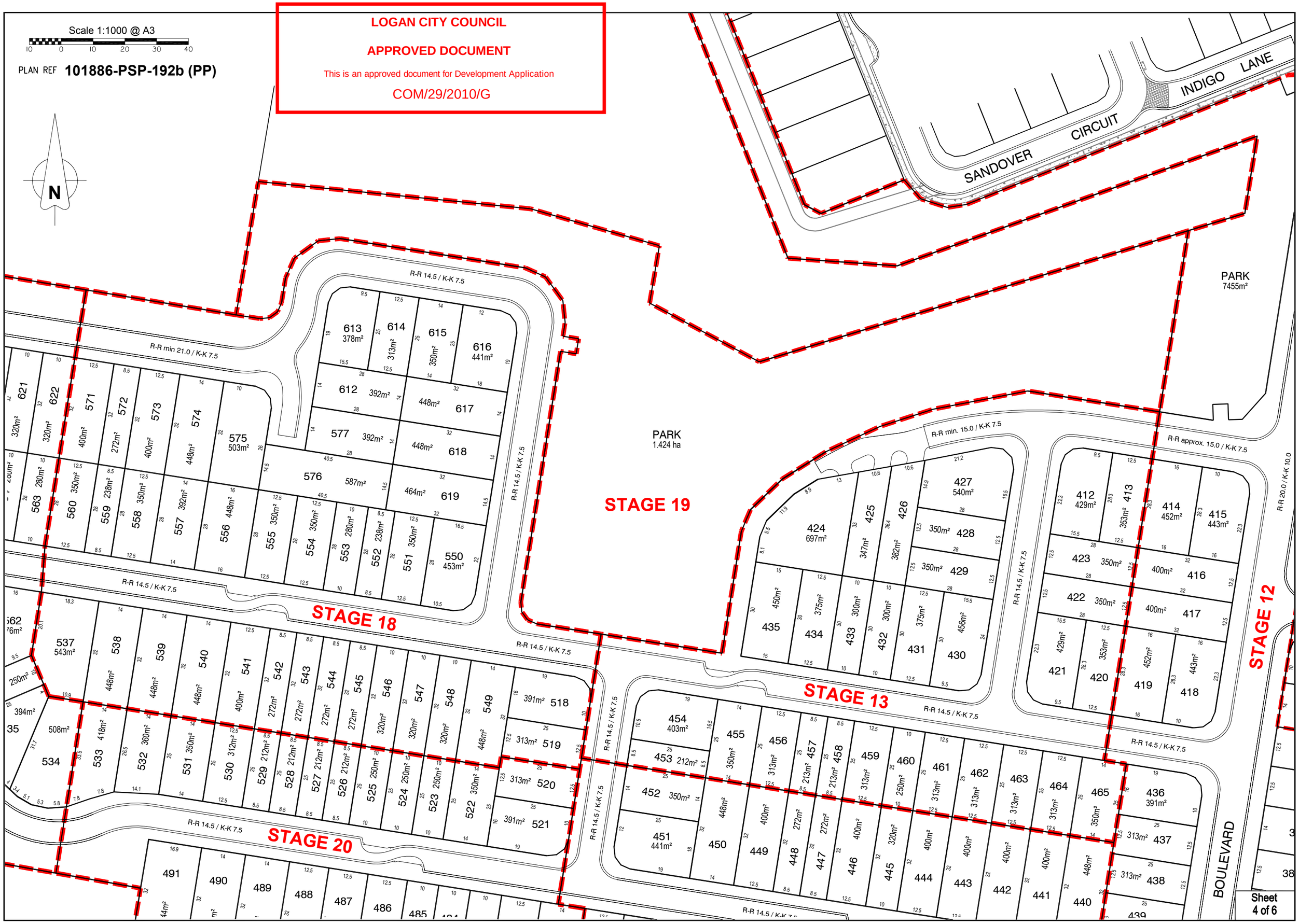

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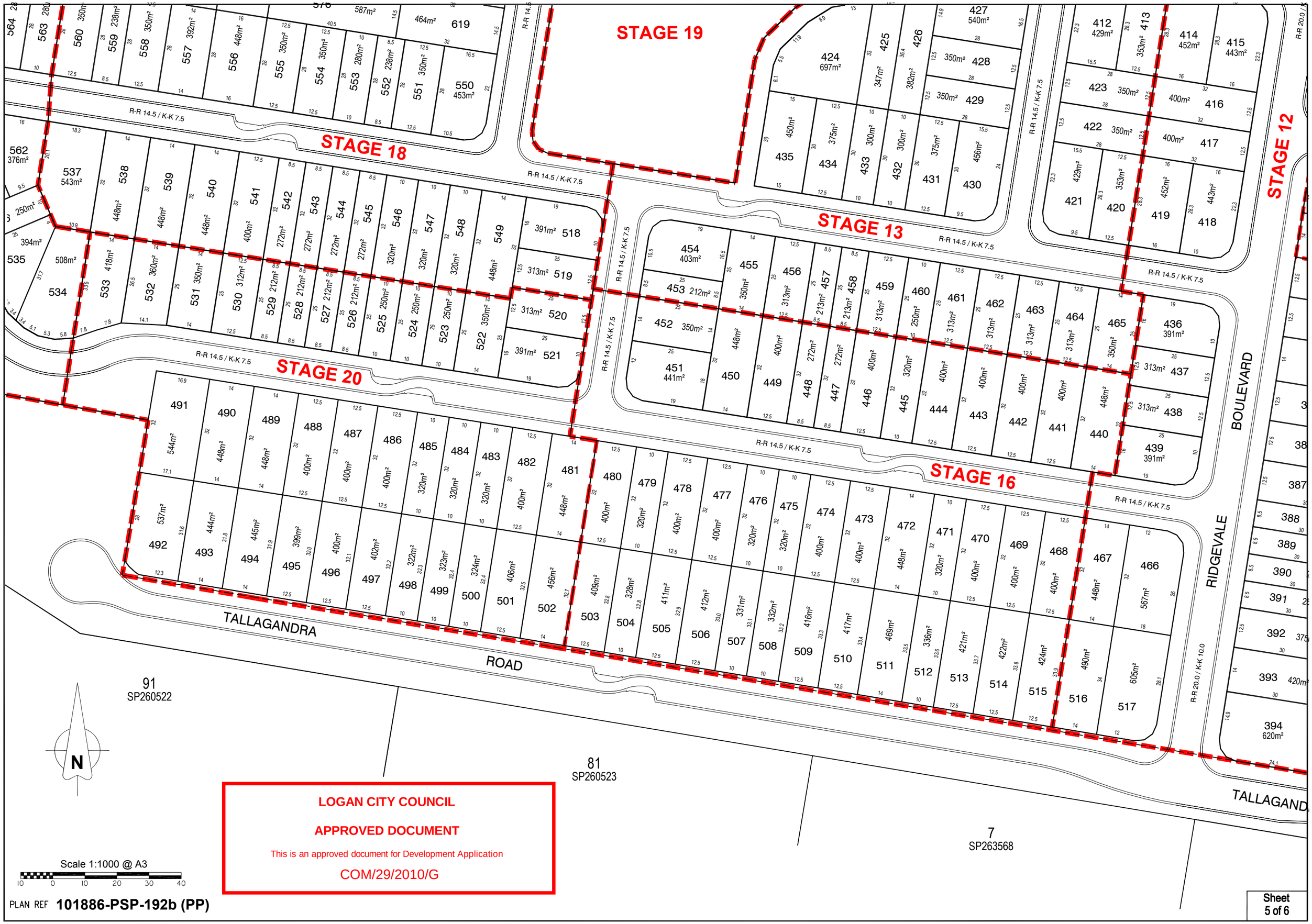

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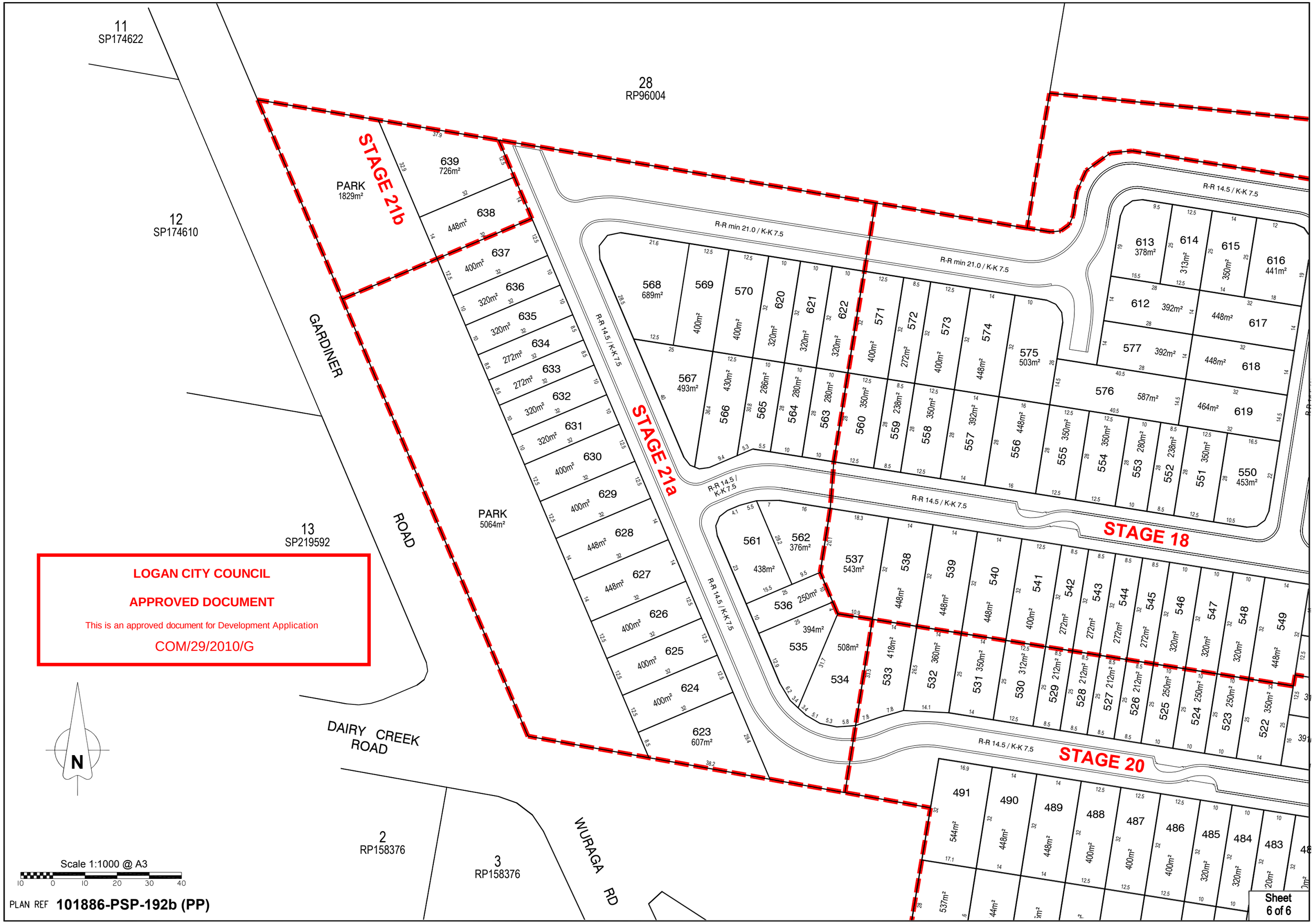

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PLAN REF **101886-PSP-192b (PP)**

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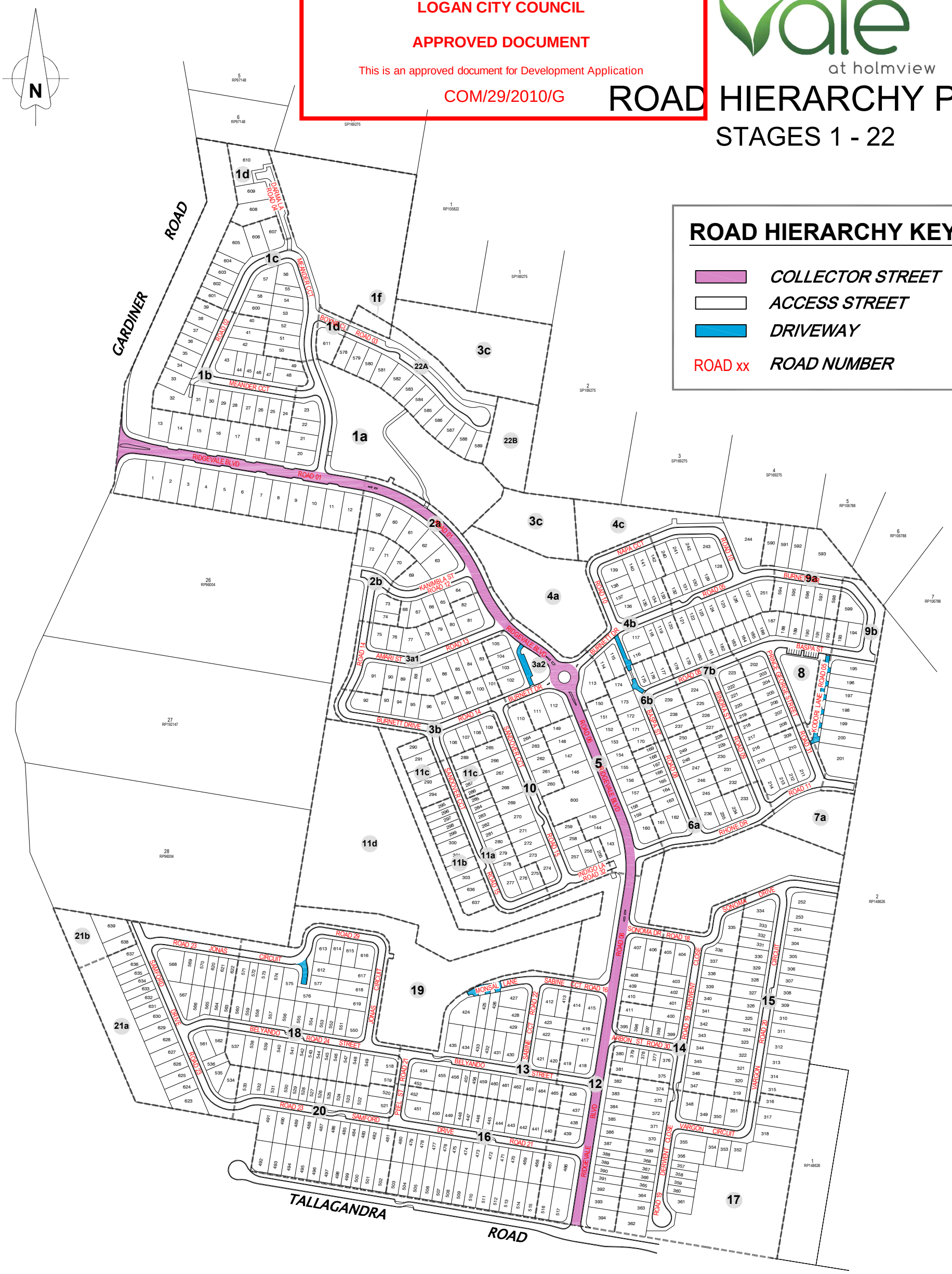
ROAD HIERARCHY PLAN

STAGES 1 - 22



ROAD HIERARCHY KEY:

- COLLECTOR STREET
- ACCESS STREET
- DRIVEWAY
- ROAD xx — ROAD NUMBER

IMPORTANT NOTE

This plan was prepared as a proposed subdivision plan to accompany a proposal to the Gold Coast City Council. The dimensions, areas and number of lots shown on this plan are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. Specifically, authority approval is required for rezoning and subdivision approvals in order to allow development to proceed. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.
This note is an integral part of this plan.

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RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Lakeside Corporate Space, Suite 425, Level 2
Building 4, 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

CLIENT: Stockland

PLAN TYPE: **ROAD HIERARCHY PLAN** — **STAGES 1 - 22**

SHEET **1 of 1** DATE **6 FEBRUARY 2017**

PROJECT: **VALE**

PARISH **BOYD**
COUNTY **WARD**

DWG REF **101886-RH-32k**
SCALE **1:4000(A3)**
DRAFTED **BJB**
DATA **101886-BDY-2017-01-30**