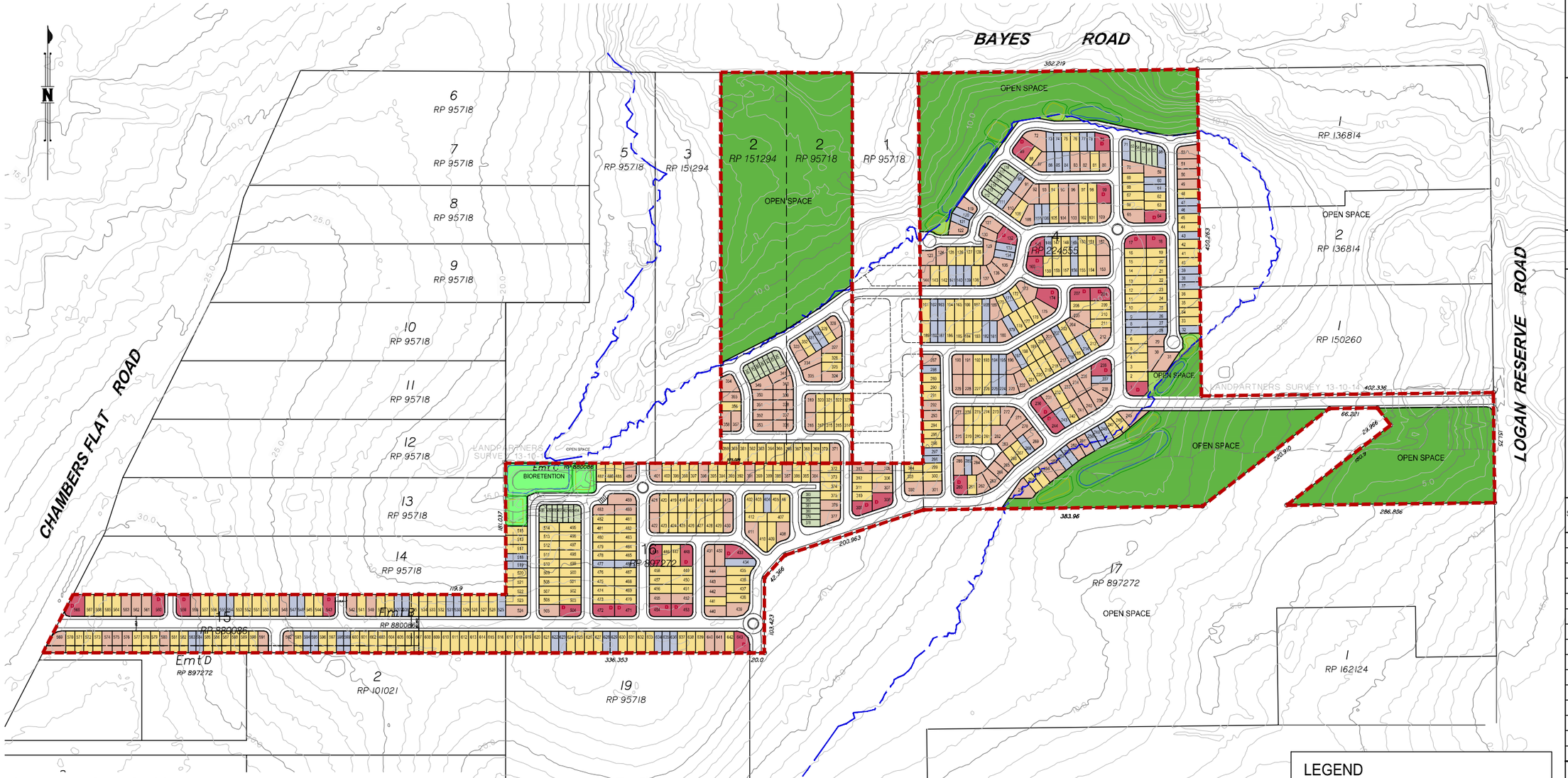

OVERALL STATISTICS YIELD

LOT AREA & DIMENSIONS GENERALLY	TOTAL
VILLA UNIT LOTS 195m² 7.5m x 25m, 7.5 x 26,	32 (5.0%)
LOTS 273m² 10.5 x 26, 294m² 10.5 x 28, LOTS 315m² 10.5 x 30	97 (15.0%)
LOTS 325m² 12.5 x 26, LOTS 350m² 12.5 x 28, LOTS 375m² 12.5 x 30	324 (50.05)
LOTS 364m² 14.0 x 26, LOTS 392m² 14.0 x 28, LOTS 420m² 14.0 x 30	158 (25.0%)
DUAL OCCUPANCY LOTS	
MIN 500m² DUPLEX LOTS MAY VARY BUT GENERALLY 26 x 20, 28 x 18, 30 x 17	32 (5.0%) 64 TITLES
TOTAL LOTS TOTAL TITLES	643 LOTS 675 TITLES
TOTAL AREA	53.946ha
AREA OF LOTS	23.7517ha
AREA OF ROAD	12.7673ha
AREA OF OPEN SPACE ABOVE & BELOW FLOOD & DRG.	17.5405ha
NET AREA	36.5188ha
DENSITY (LOTS)	17.6 lots/ha
DENSITY (TITLES)	18.5 lots/ha

PRELIMINARY LAYOUT FOR YIELD & DISCUSSION PURPOSES ONLY

SUBJECT TO MEETINGS WITH & APPROVALS FROM LOGAN CITY COUNCIL

LEGEND

- SUBJECT SITE
- MAJOR CONTOUR FROM DNRM
- OPEN SPACE ABOVE FLOOD EXTENT
- OPEN SPACE BELOW APPROX FLOOD EXTENT
- PREDICTED 1% AEP FLOOD EXTENT DIGITISED FROM LOGAN CITY COUNCIL'S FLOOD REGULATOR AREA MAP 19 ISSUED 10/4/2014 (APPROX)
- D — DUAL OCCUPANCY LOT
- DETENTION BASIN WITH BUFFER
- BIORETENTION WITH BUFFER

NOTE :
THIS LAYOUT HAS BEEN PREPARED TO DETERMINE THE NUMBER OF POTENTIAL TITLES FOR THE SITE. THE LAYOUT HAS BEEN PREPARED WITH THE KNOWLEDGE OF SITE CONSTRAINTS. THE SITE IS SUBJECT TO VARIOUS STUDIES AND DETAILED TOPOGRAPHICAL MAPPING AND DETAILED FIELD SURVEY.
THE LAYOUT MAY ALTER TO MEET CLIENT REQUIREMENTS AND REQUIREMENTS OF LOGAN CITY COUNCIL'S PLANNING SCHEME AND POLICIES AND OTHER PLANNING STUDIES REQUIRED.

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES AND MINES.

CLIENT

VILLA WORLD DEVELOPMENTS PTY LTD

PROJECT

PROPOSED RECONFIGURATION OF
LOT4 ON RP224555,
LOT16 ON RP897272,
LOT 15 ON RP880086,
LOT 2 ON RP95718,
LOT 2 ON RP151294

LOCAL AUTHORITY

LOGAN CITY COUNCIL

NOTES

(i) This plan was prepared for the purpose and exclusive use of VILLA WORLD DEVELOPMENTS PTY LTD to accompany an application to LOGAN CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii),(iii) or (iv) hereof.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iv) This plan may not be copied unless these notes are included.

STAGE	No OF LOTS (Titles)	NEW ROAD 20.0m	NEW ROAD 16.0m	AREA OF OPEN SPACE	TOTAL AREA

SCALE BAR

40 0 60 140m

SCALE 1: 3000 (A1) 1: 6000 (A3)

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ISO 9001:2008 FS 535663

LEVEL DATUM	AHD		
LEVEL ORIGIN	DNRM		
CONTOUR INTERVAL	1.0 m		
COMPUTER FILE	2030TTBL		
DRAWN	NME	DATE	5/06/2015
CHECKED	*	DATE	*
APPROVED	*	DATE	*
PLAN NUMBER	BRSS2030.TT-458	REV	B

JD

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