




**NSW GOVERNMENT**  
 Planning  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No. M909.0166  
 granted on the 30-9-2014  
 Signed   
 Sheet No. 10 of 136

DENSITY PROJECTION PLAN

LOT TYPE	DESCRIPTION*	YIELD (AREA)
TRANSITION LOTS	LOTS GREATER THAN 1200m <sup>2</sup>	20
LARGE LOTS	LOTS GREATER THAN 800m <sup>2</sup>	9
SUBURBAN LOTS	LOTS BETWEEN 450-800m <sup>2</sup>	221
MEDIUM DENSITY LOTS	1 UNIT PER 333m <sup>2</sup> OF SITE AREA	4 (52 dw)
COMMUNITY LOT	RESIDENTS CLUB	1 (3658m <sup>2</sup> )
		1 (1208m <sup>2</sup> )
OPEN SPACE		4 (5.6333 ha)
DRAINAGE RESERVE		1 (3.5051 ha)
<b>TOTAL LOTS</b>		<b>261</b>

\*Refer Table 2.1 - Residential Density Targets of Section B24 for detailed description of lot types






**NSW GOVERNMENT**  
 Planning  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No. M909-0166  
 granted on the 30-5-2014  
 Signed [Signature]  
 Sheet No. 11 of 136

**STRUCTURAL SYSTEM PLAN**

SLOPE TYPE	INDICATIVE STRUCTURAL SYSTEM	YIELD
<b>FLAT 0%</b>		
0-7%	SINGLE SLAB ON GROUND*	28 (11.0%)**
7-10%	STEPPED SLAB ON GROUND* (min. 500mm STEP IN SLAB)	56 (22.0%)**
<b>MODERATE 8-12%</b>		
10-14%	STEPPED SLAB ON GROUND*	40 (15.7%)**
14-18%	SPLIT LEVEL*	25 (9.8%)**
18-21%	SLAB AND SUSPENDED FLOOR*	24 (9.4%)**
<b>STEP 25-30.3%</b>		
21-25%	PART SLAB, PART PLATFORM*	36 (14.1%)**
25-30%	PART SLAB, PART PLATFORM*	10 (3.9%)**
28-32%	POLE DESIGN, PLATFORM SYSTEM OR SPLIT LEVEL*	24 (9.4%)**
<b>EXTREME &gt;32%</b>		
32-30%	POLE DESIGN, PLATFORM SYSTEM OR SPLIT LEVEL*	7 (2.7%)**
> 36%	POLE DESIGN, PLATFORM SYSTEM OR SPLIT LEVEL*	5 (2.0%)**
		255 LOTS (100%)

\*Refer Figure 4.7 of Section B24 for detailed description of indicative building types  
 \*\*Percentage figure is based on dwelling numbers

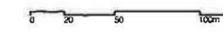
CLIENT: NEWLAND DEVELOPERS

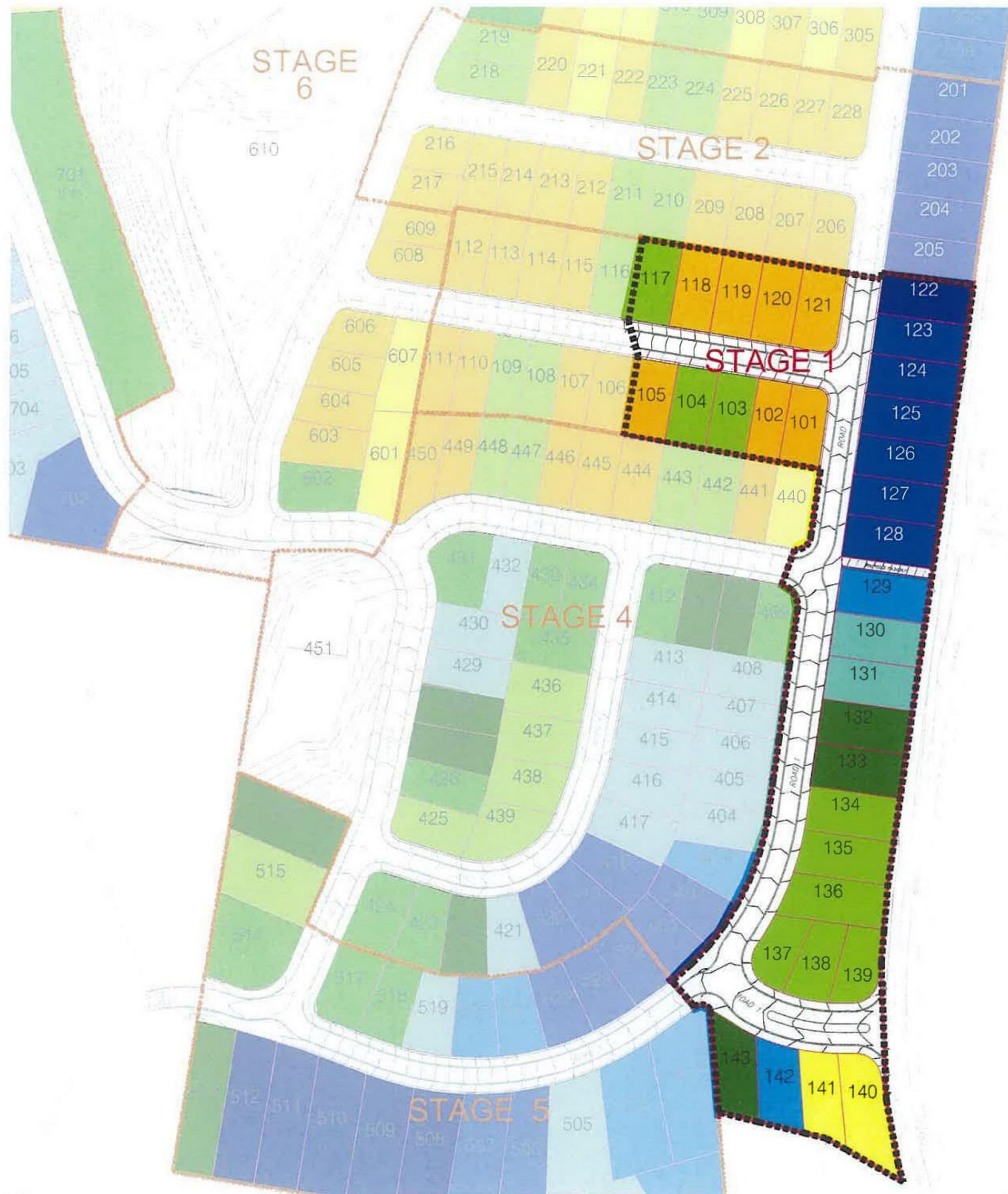
DRAWING: STRUCTURAL SYSTEM PLAN  
 PROJECT NUMBER: 130300  
 SCALE: 1:4000@A3  
 DATE: MARCH 2013

DRAWING NUMBER: SK.0002  
 ISSUE: D



LOCAL OFFICE ARCHITECTURE  
 PO Box 536  
 COOLANGATTA QLD 4225  
 m. 0400 904 107  
 e. cameron@local-office.com.au





 **NSW GOVERNMENT**  
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MPO9-0166

granted on the 30-5-2014

Signed 

Sheet No. 12 of 136

 OUTLINE OF PROPOSED DISPLAY VILLAGE

**STRUCTURAL SYSTEM PLAN - DISPLAY VILLAGE**

SLOPE TYPE	INDICATIVE STRUCTURAL SYSTEM	YIELD
FLAT 0-6°		
0-7%	SINGLE SLAB ON GROUND*	2 (6.3%)
7-10%	STEPPED SLAB ON GROUND* (min. 500mm STEP IN SLAB)	7 (21.9%)
MODERATE 8-12°		
10-14%	STEPPED SLAB ON GROUND*	9 (28.1%)
15-21%	SLAB AND SUSPENDED FLOOR*	3 (9.4%)
STEEP 25-36.3%		
21-25%	PART SLAB, PART PLATFORM*	2 (6.3%)
25-28%	PART SLAB, PART PLATFORM*	2 (6.3%)
28-32%	POLE DESIGN, PLATFORM SYSTEM OR SPLIT LEVEL*	6 (18.8%)
EXTREME >32%		
32-36%	POLE DESIGN, PLATFORM SYSTEM OR SPLIT LEVEL*	1 (3.1%)

32 LOTS (100%)

\*Refer Table 4.7 of Section B24 for detailed description of indicative building types





NSW GOVERNMENT  
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No... MP09-0166 .....

granted on the... 30-5-2014 .....

Signed... [Signature] .....

Sheet No... 13 ... of... 136 .....

LEGEND

LOT 926  
SITE AREA: 7729m<sup>2</sup>  
SITE YIELD: 20 dwellings

-  PEDESTRIAN ACCESS
-  CAR PARK ACCESS
-  CAR PARK
-  CAR PARK (UNDER)



CLIENT:  
NEWLAND DEVELOPERS

DRAWING:  
MEDIUM DENSITY - LOT 926  
PROJECT NUMBER:  
130300  
SCALE:  
1:500@A3  
DATE:  
MARCH 2013

DRAWING NUMBER:  
SK.0004  
ISSUE:  
B

LOCAL OFFICE  
ARCHITECTURE

PO Box 536  
COOLANGATTA QLD 4225  
m. 0400 904 107  
e. cameron@local-office.com.au





**LEGEND**

LOT 925  
 SITE AREA: 2938m<sup>2</sup>  
 SITE YIELD: 8 dwellings

-  PEDESTRIAN ACCESS
-  CAR PARK ACCESS
-  CAR PARK
-  CAR PARK (UNDER)

 **NSW GOVERNMENT**  
 Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MPO90166 .....

granted on the 30-5-2014 .....

Signed [Signature] .....

Sheet No. 14 ..... of 136 .....

CLIENT:  
 NEWLAND DEVELOPERS

DRAWING:  
 MEDIUM DENSITY - LOT 925  
 PROJECT NUMBER:  
 130300  
 SCALE:  
 1:500@A3  
 DATE:  
 MARCH 2013

DRAWING NUMBER:  
**SK.0005**  
 ISSUE:  
 B



**LOCAL OFFICE**  
**ARCHITECTURE**

PO Box 536  
 COOLANGATTA QLD 4225  
 m. 0400 904 107  
 e. cameron@local-office.com.au

0 2 5 15m





LEGEND

LOT 711  
 SITE AREA: 3745m<sup>2</sup>  
 SITE YIELD: 10 dwellings

-  PEDESTRIAN ACCESS
-  CAR PARK ACCESS
-  CAR PARK
-  CAR PARK (UNDER)

 **NSW GOVERNMENT**  
 Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MP09-0166

granted on the 30-5-2014

Signed 

Sheet No. 15 of 136

CLIENT:  
 NEWLAND DEVELOPERS

DRAWING:  
 MEDIUM DENSITY - LOT 711  
 PROJECT NUMBER:  
 130300  
 SCALE:  
 1:500@A3  
 DATE:  
 MARCH 2013

DRAWING NUMBER:  
**SK.0006**  
 ISSUE:  
 A



LOCAL OFFICE  
 ARCHITECTURE

PO Box 536  
 COOLANGATTA QLD 4225  
 m. 0400 904 107  
 e. cameron@local-office.com.au



0 2 5 15m



LEGEND

LOT 701  
 SITE AREA: 5269m<sup>2</sup>  
 SITE YIELD: 14 dwellings

-  PEDESTRIAN ACCESS
-  CAR PARK ACCESS
-  CAR PARK
-  CAR PARK (UNDER)

 NSW GOVERNMENT  
 Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MP09-0166

granted on the 30-5-2014

Signed 

Sheet No. 16 of 136

CLIENT:  
 NEWLAND DEVELOPERS

DRAWING:  
 MEDIUM DENSITY - LOT 701  
 PROJECT NUMBER:  
 130300  
 SCALE:  
 1:500@A3  
 DATE:  
 MARCH 2013

DRAWING NUMBER:  
 SK.0007  
 ISSUE:  
 A



LOCAL OFFICE  
 ARCHITECTURE

PO Box 536  
 COOLANGATTA QLD 4225  
 m. 0400 904 107  
 e. cameron@local-office.com.au



0 2 5 15m




**NSW GOVERNMENT**  
 Planning  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No. MP09/0156  
 granted on the 30-5-2014  
 Signed [Signature]  
 Sheet No. 17 of 136

**SOLAR ORIENTATION PLAN**

LOT	DESCRIPTION	%
COMPLY	LOTS THAT MEET OPTIMUM SOLAR ORIENTATION*	98%
DO NOT COMPLY	LOTS THAT DONT MEET OPTIMUM SOLAR ORIENTATION*	2%

\*In accordance with Clause 2.10: Design Principle 8: Solar Orientation for Lots

