Legend
Site Boundary
Indicative Road Pavement
Indicative Footpath
Indicative Threshold
Indicative Shared Access Driveway
Indicative Verge
Indicative Footpath
Indicative Parallel Parking Bays
Indicative Public Transit Corridor
Dedicated Pedl / Cycle Corridor
Indicative WSUD
Indicative Driveway Location
Indicative Landscaping
Indicative 3m Street Parking for Park
Indicative Street Trees
Future Open Space
Future Community Use
Future Neighbourhood Centre
Future District Activity Centre
Future Residential Apartments
Note:
All details are indicative only and subject for further detail design.
REVISION
A 151213 Layout Changes
B 160315 Layout Changes
C 24/03/16 Layout Changes
Note:
All dimensions, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions shown on this plan should not be used for final detailed engineers design.
Source Information:
Site Boundary: Survey
Adjoining Information: DCDB
Environment constraints: DERM
Road: SCRC
CLIENT
INVESTA
PROJECT
harmony
CONCEPT LAYOUT
PHASE 1
OVERALL
ALL DETAILS
Date 24 MARCH 2016
Drawn By VRM
Checked By FK / PHE
Job No. 22470 - PHASE 1
Job Name 22470
Lead Author SUNSHINE COAST REGIONAL COUNCIL
Locality PALMVIEW
Scale 1 : 2000
Sheet A1
Plan Ref 22470 - 263
Rev C
RPS
ACN 140 292 782 Pty Ltd
ABN 44 140 292 782
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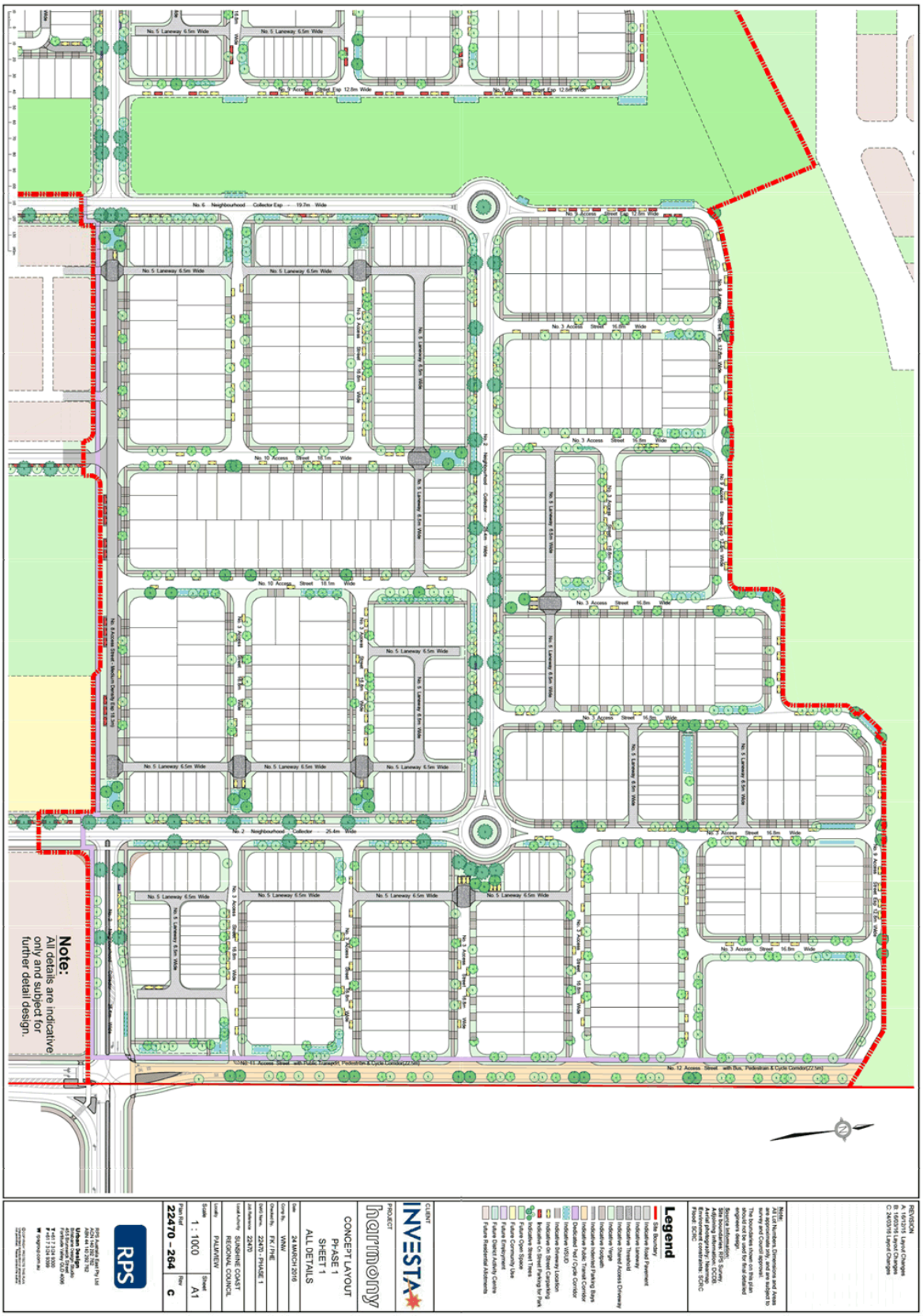
F +61 7 3324 9080
W rpsgroup.com.au
Brisbane Office Address
Fortitude Valley QLD 4006


Note:
All details are indicative only and subject for further detail design.
Legend
Site Boundary
Indicative Road Pavement
Indicative Laneway
Indicative Threshold
Indicative Vehicle Access/Driveway
Indicative Verge
Indicative Footpath
Indicative Internal Parking Bays
Indicative Public Transit Corridor
Indicative Vehicle Cycle Corridor
Indicative Driveway Location
Indicative On Street Carparking
Indicative On Street Parking for Park
Indicative Street Trees
Future Neighbourhood Shops
Future Community Use
Future Employment
Future Grand Activity Centre
Future Residential Allotments
CLIENT
INVESTA
PROJECT
harmony
CONCEPT LAYOUT
PHASE 1
SHEET 1
ALL DETAILS
24 MARCH 2016
VRNW
FK / PHE
22470 - PHASE 1
22470
SUNSHINE COAST
REGIONAL COUNCIL
PALMVIEW
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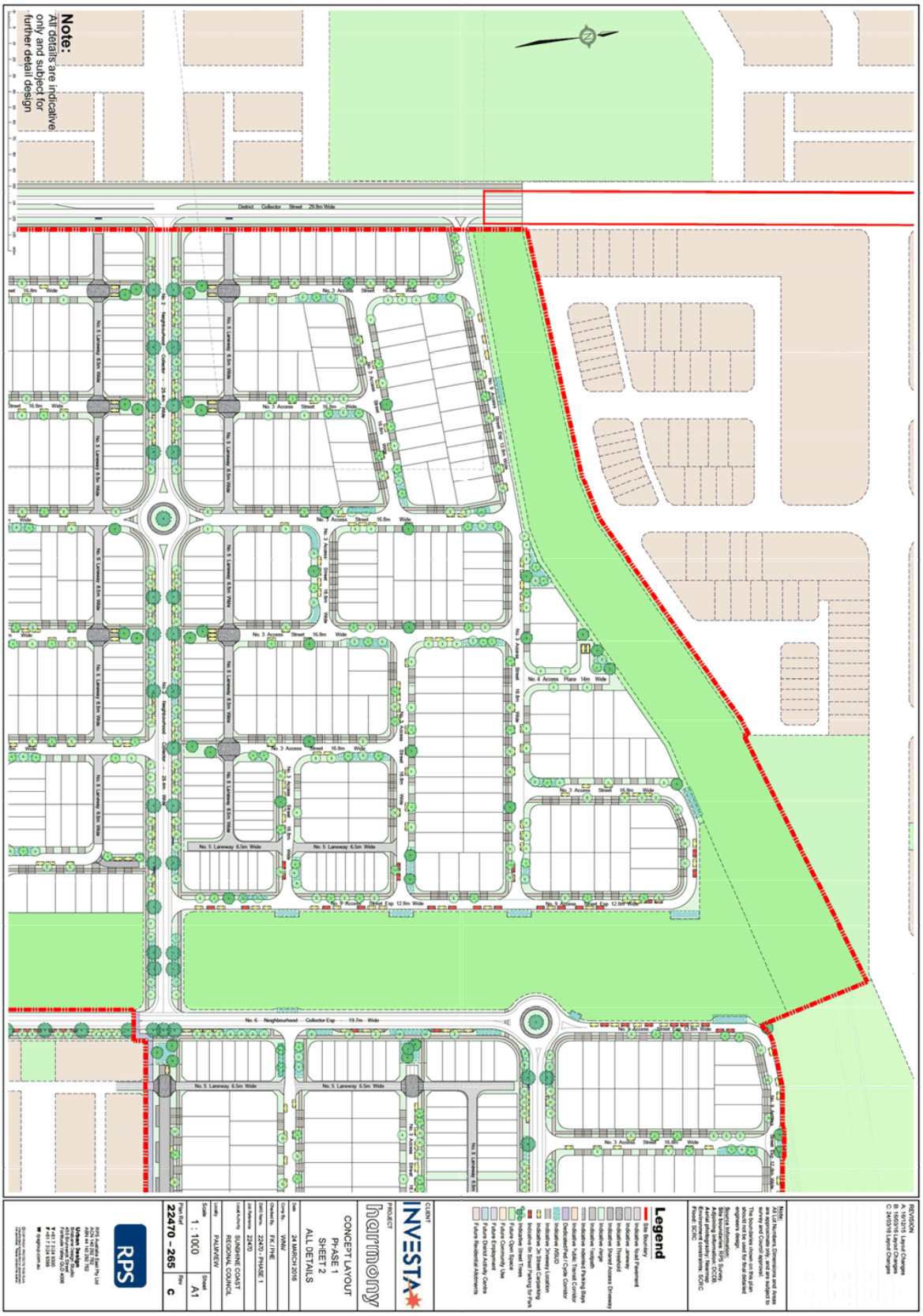
A1
22470 - 264
C
RPS
REVISION
A 18/12/15 Layout Changes
B 18/01/16 Layout Changes
C 24/03/16 Layout Changes


Note:
All details are indicative only and subject for further detail design
District Collector Street 29.8m Wide
No. 2 Neighbourhood Collector 25.4m Wide
No. 3 Access Street 16.8m Wide
No. 4 Access Place 14m Wide
No. 5 Laneway 6.5m Wide
No. 6 Neighbourhood Collector Esp 19.2m Wide
No. 9 Access Street Esp 12.8m Wide
Legend
Site Boundary
Indicative Road Pavement
Indicative Jetty
Indicative Threshold
Indicative Shared Access Driveway
Indicative Verge
Indicative Footpath
Indicative Angled Parking Bays
Indicative Public Transit Corridor
Indicative PDA/D Cycle Corridor
Indicative Driveway Location
Indicative On Street Parking for Park
Indicative Bus Stop
Future Open Space
Future Community Use
Future Employment
Future District Activity Centre
Future Residential Allotments
Note
All dimensions, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Plans and Specifications
should not be used for final detailed engineers design.
Source Information:
Aerial Photography Survey
Adjoining Information: DCDB
Adjoining Information: DCDB
Environment constraints: DERM
Road: SCRC
REVISION
A 18/12/13 Layout Changes
B 30/01/14 Layout Changes
C 24/03/16 Layout Changes
CLIENT
INVESTA
PROJECT
harmony
CONCEPT LAYOUT
PHASE 1
SHEET 2
ALL DETAILS
Date 24 MARCH 2016
Drawn By VRNV
Checked By FK / PHE
DWG Name 22470 - PHASE 1
Job Number 22470
Lead Authority SUNSHINE COAST REGIONAL COUNCIL
Locality PALMVIEW
Scale 1 : 1000
Sheet A1
File Ref 22470 - 265
Rev C
RPS
ACN 140 080 798 Pty Ltd
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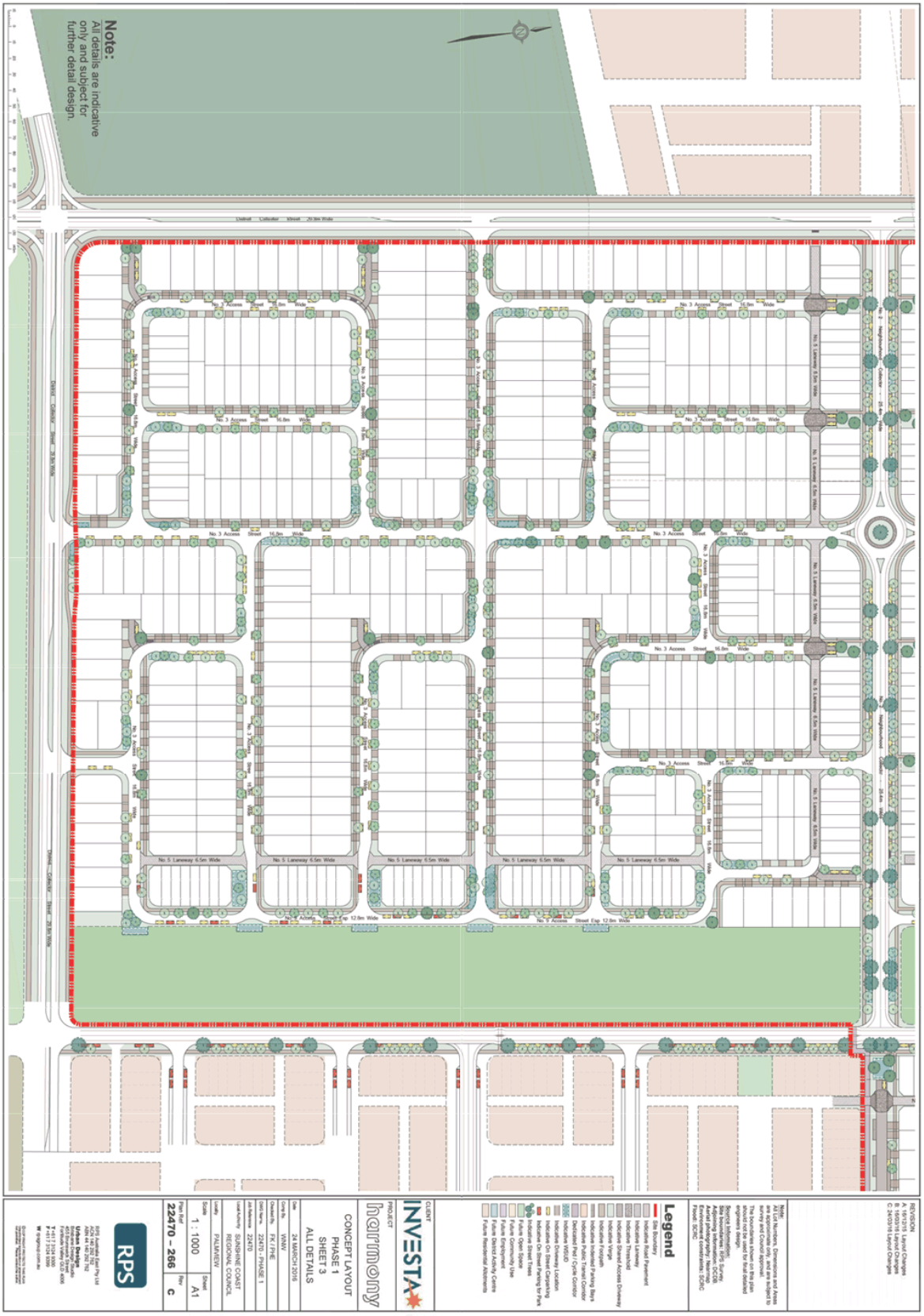
Note:
All details are indicative only and subject for further detail design.
Legend
Site Boundary
Indicative Road Pavement
Indicative Laneway
Indicative Threshold
Indicative Shared Access Driveway
Indicative Footpath
Indicative Indented Parking Bays
Indicative Public Transit Corridor
Dedicated Pedi Cycle Corridor
Indicative Driveway Location
Indicative On Street Carparking
Indicative On Street Parking for Park
Indicative Street Trees
Indicative Open Space
Future Community Uses
Future Employment
Future District Activity Centre
Future Residential Attachments
Note
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
This plan is not to scale and should not be used for final detailed engineers design.
Source Information:
Topographic Survey
Adjoining Information: DCDB
Environment constraints: SDIC
Flood: SDIC
REVISION
A 151215 Layout Changes
B 160315 Layout Changes
C 24/03/16 Layout Changes
CLIENT
INVESTA
PROJECT
harmony
CONCEPT LAYOUT
PHASE 1
SHEET 3
ALL DETAILS
24 MARCH 2016
VRMV
FK / PHE
22470 - PHASE 1
22470
SUNSHINE COAST REGIONAL COUNCIL
PALMVIEW
1 : 1000
A1
22470 – 266
C
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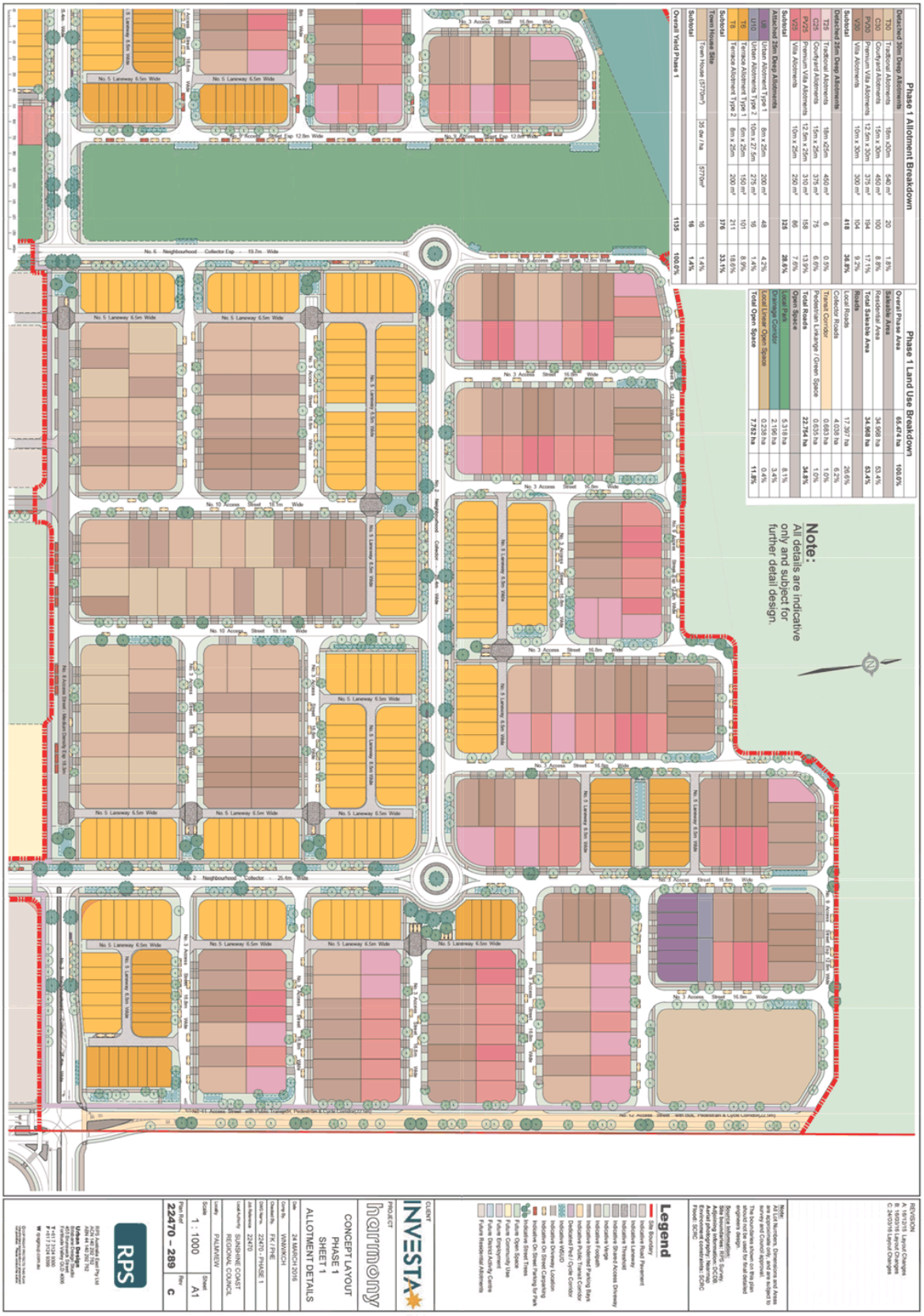
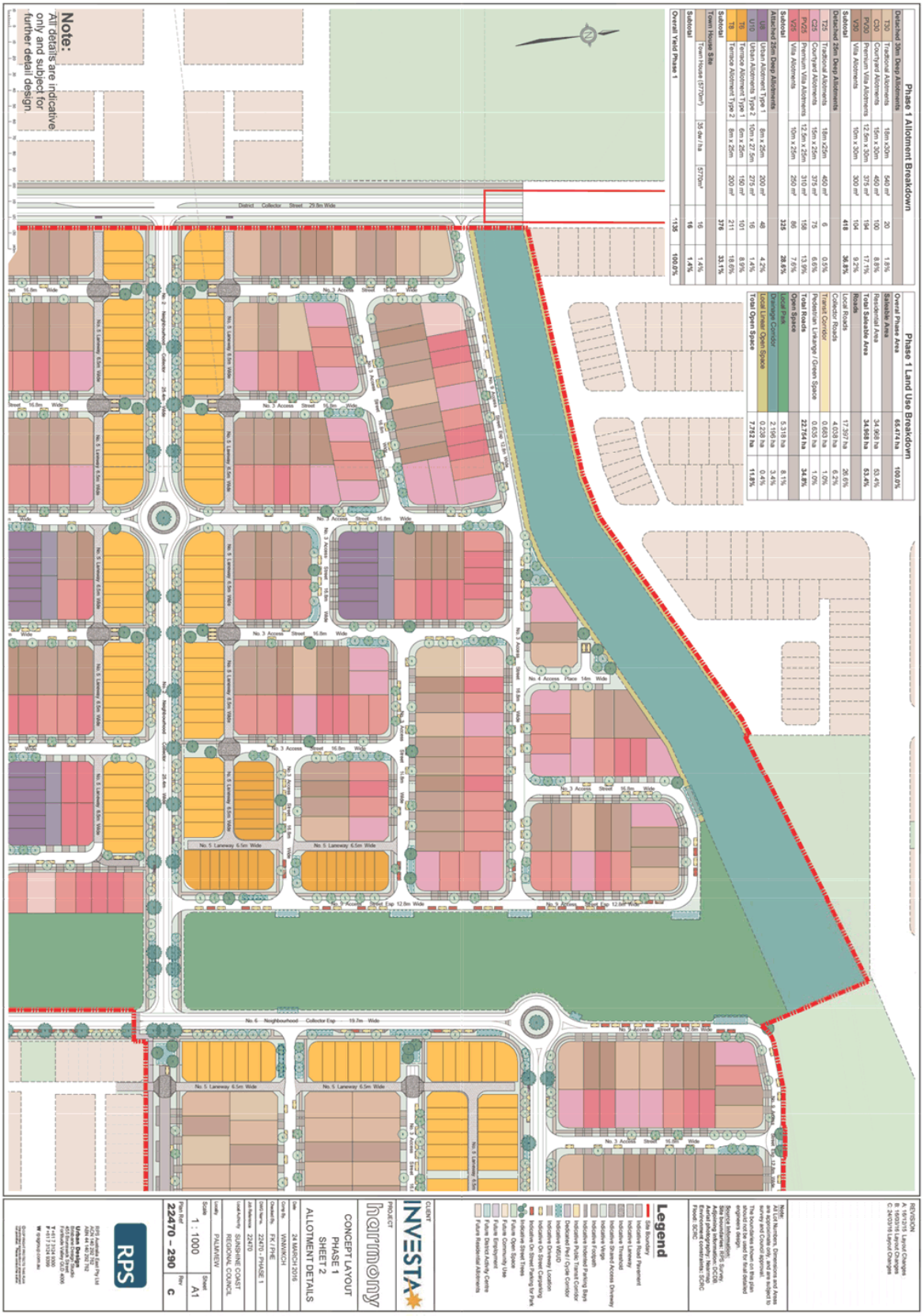
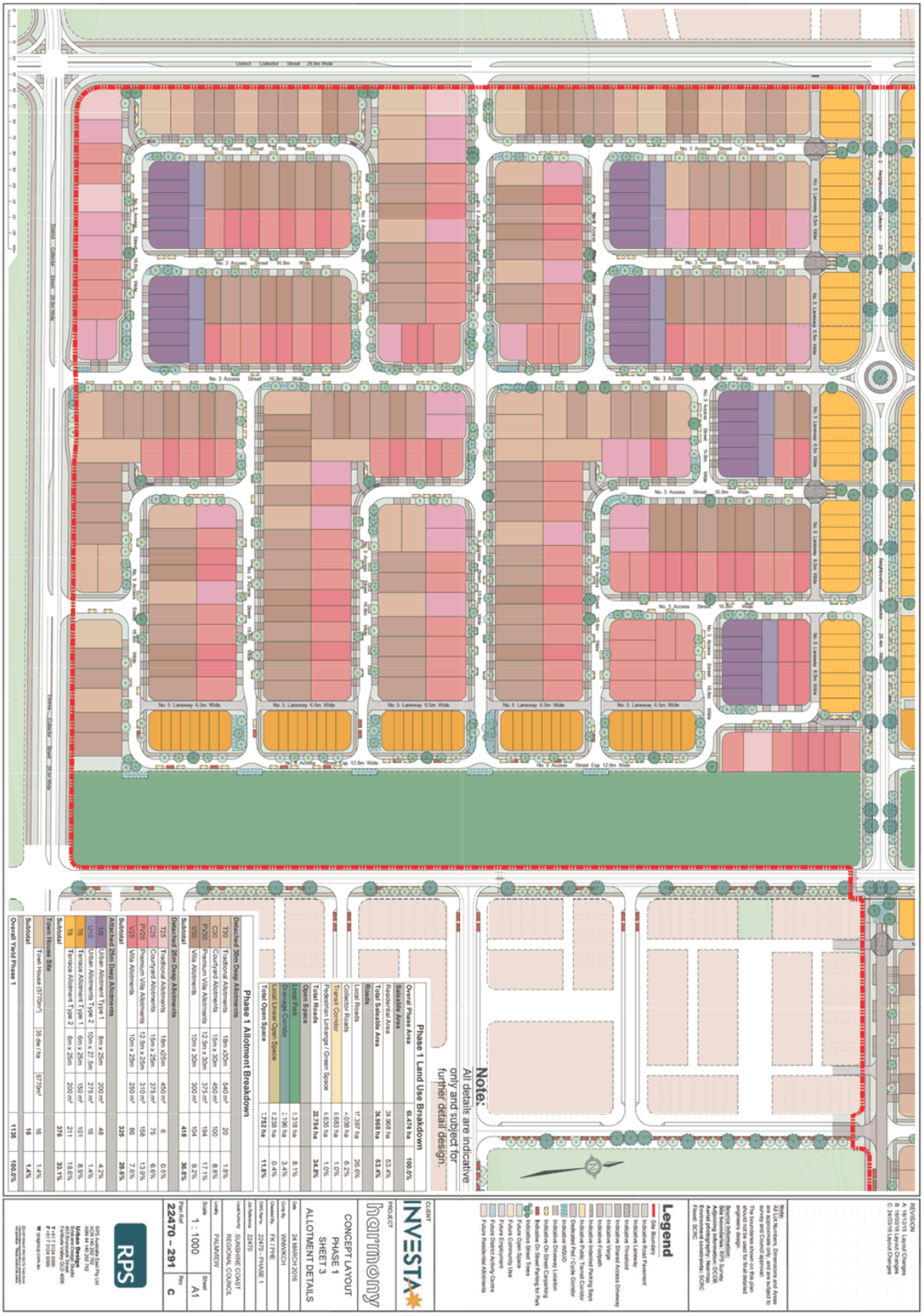

Phase 1 Allotment Breakdown
Phase 1 Land Use Breakdown
Note:
All details are indicative only and subject for further detail design.
Legend
CONCEPT LAYOUT
PHASE 1
SHEET 1
ALLOTMENT DETAILS
RPS
22470 – 289
C


Note:
All details are indicative only and subject for further detail design
Legend
Site Boundary
Indicative Road Pavement
Indicative Laneway
Indicative Footpath
Indicative Street Access Driveway
Indicative Verge
Indicative Inset Parking Bays
Indicative Footpath
Dedicated Pedi Cycle Corridor
Indicative WSUD
Indicative Driveway Location
Indicative On Street Carparking
Indicative Other Trees
Indicative Shade Trees Planting for Park
Future Open Space
Future Community Use
Future Employment
Future District Activity Centre
Future Residential Allotments
Phase 1 Allotment Breakdown
Phase 1 Land Use Breakdown
CONCEPT LAYOUT
PHASE 1
SHEET 2
ALLOTMENT DETAILS
harmony
INVESTA
RPS
22470 - 290
C


Note:
All details are indicative only and subject for further detail design.
Phase 1 Land Use Breakdown
Phase 1 Allotment Breakdown
Legend
CONCEPT LAYOUT
PHASE 1
SHEET 3
ALLOTMENT DETAILS
harmony
INVESTA
RPS
22470 – 291
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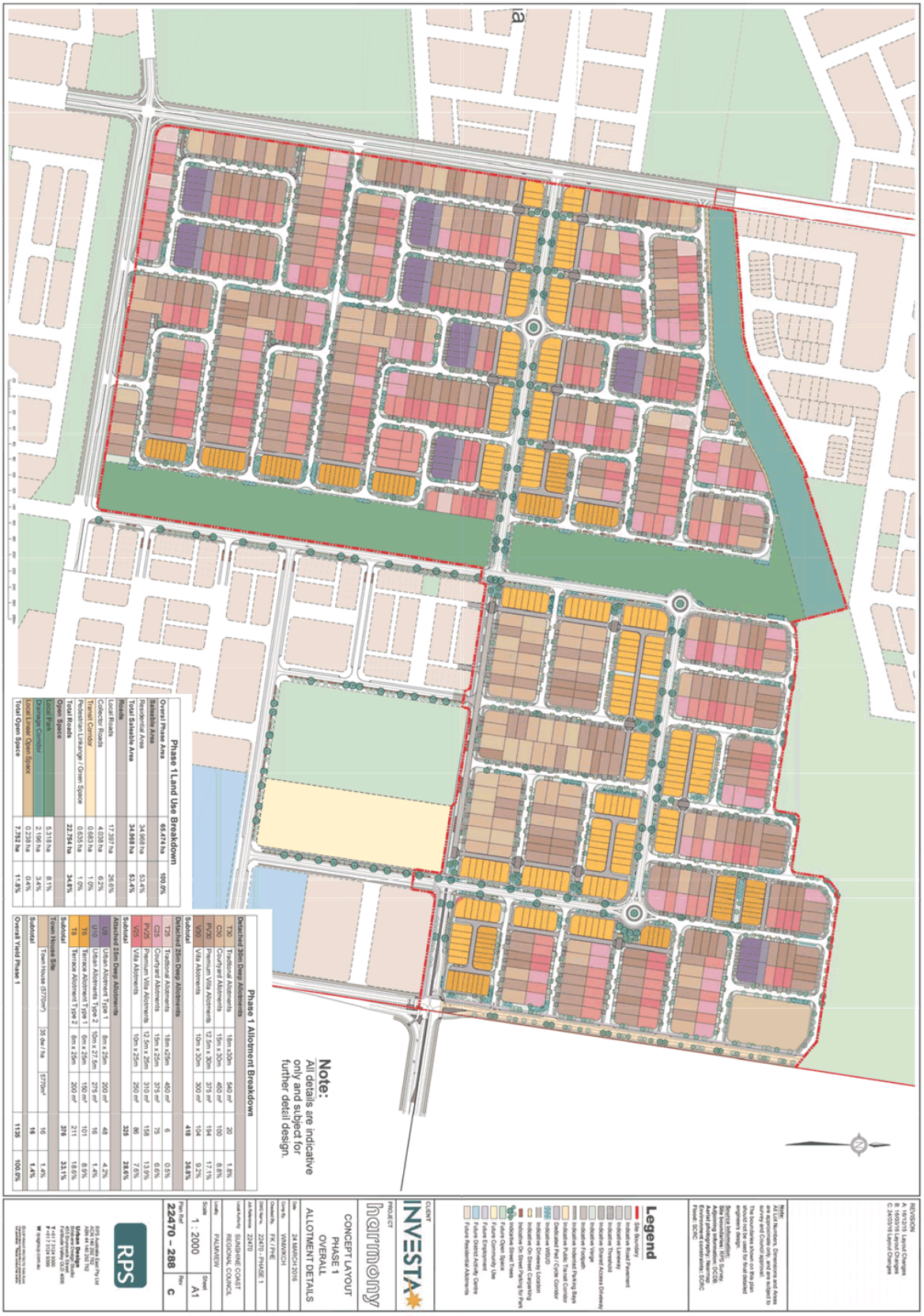
Note:
All details are indicative only and subject for further detail design.
Phase 1 Land Use Breakdown
Phase 1 Allotment Breakdown
Legend
CONCEPT LAYOUT
PHASE 1
OVERALL
ALLOTMENT DETAILS
harmony
INVESTA
RPS
22470 – 288
A1
1 : 2000