

# DA OLD EMU MOUNTAIN ROAD Att 1 Proposal Plans

R.P.D. LOT 4 on RP854650  
 PART OF PARCEL 101  
 COUNTY OF CANNING  
 SITE AREA - 33.599ha

**NOTE:-**  
 1. LEVEL DATUM - A.H.D.  
 2. P.S.M. No. 98303 - B.L. 13.186m  
 3. ALL SURVEY INFORMATION ON THESE PLANS  
 SUPPLIED BY MURRAY & ASSOCIATES Pty. Ltd.



**REDUCED SCALE**

00 20 40 60 80 1 : 1500 @ A1  
 Scale (m) 1 : 3000 @ A3

Check all dimensions before commencement of work.  
 Check Site boundary dimensions from the title plan.  
 Check Building Boundary clearances by set out.

DATE	REVISION	BY	CHKD
11/01/2007	1	AMC	NSC
24/06/11	2	AMC	NSC
17/01/09	3	AMC	NSC
11/01/08	4	AMC	NSC
11/01/08	5	AMC	NSC
11/01/08	6	AMC	NSC
11/01/08	7	AMC	NSC
11/01/08	8	AMC	NSC
11/01/08	9	AMC	NSC
11/01/08	10	AMC	NSC
11/01/08	11	AMC	NSC
11/01/08	12	AMC	NSC
11/01/08	13	AMC	NSC
11/01/08	14	AMC	NSC
11/01/08	15	AMC	NSC
11/01/08	16	AMC	NSC
11/01/08	17	AMC	NSC
11/01/08	18	AMC	NSC
11/01/08	19	AMC	NSC
11/01/08	20	AMC	NSC
11/01/08	21	AMC	NSC
11/01/08	22	AMC	NSC
11/01/08	23	AMC	NSC
11/01/08	24	AMC	NSC
11/01/08	25	AMC	NSC
11/01/08	26	AMC	NSC
11/01/08	27	AMC	NSC
11/01/08	28	AMC	NSC
11/01/08	29	AMC	NSC
11/01/08	30	AMC	NSC
11/01/08	31	AMC	NSC
11/01/08	32	AMC	NSC
11/01/08	33	AMC	NSC
11/01/08	34	AMC	NSC
11/01/08	35	AMC	NSC
11/01/08	36	AMC	NSC
11/01/08	37	AMC	NSC
11/01/08	38	AMC	NSC
11/01/08	39	AMC	NSC
11/01/08	40	AMC	NSC
11/01/08	41	AMC	NSC
11/01/08	42	AMC	NSC
11/01/08	43	AMC	NSC
11/01/08	44	AMC	NSC
11/01/08	45	AMC	NSC
11/01/08	46	AMC	NSC
11/01/08	47	AMC	NSC
11/01/08	48	AMC	NSC
11/01/08	49	AMC	NSC
11/01/08	50	AMC	NSC
11/01/08	51	AMC	NSC
11/01/08	52	AMC	NSC
11/01/08	53	AMC	NSC
11/01/08	54	AMC	NSC
11/01/08	55	AMC	NSC
11/01/08	56	AMC	NSC
11/01/08	57	AMC	NSC
11/01/08	58	AMC	NSC
11/01/08	59	AMC	NSC
11/01/08	60	AMC	NSC
11/01/08	61	AMC	NSC
11/01/08	62	AMC	NSC
11/01/08	63	AMC	NSC
11/01/08	64	AMC	NSC
11/01/08	65	AMC	NSC
11/01/08	66	AMC	NSC
11/01/08	67	AMC	NSC
11/01/08	68	AMC	NSC
11/01/08	69	AMC	NSC
11/01/08	70	AMC	NSC
11/01/08	71	AMC	NSC
11/01/08	72	AMC	NSC
11/01/08	73	AMC	NSC
11/01/08	74	AMC	NSC
11/01/08	75	AMC	NSC
11/01/08	76	AMC	NSC
11/01/08	77	AMC	NSC
11/01/08	78	AMC	NSC
11/01/08	79	AMC	NSC
11/01/08	80	AMC	NSC
11/01/08	81	AMC	NSC
11/01/08	82	AMC	NSC
11/01/08	83	AMC	NSC
11/01/08	84	AMC	NSC
11/01/08	85	AMC	NSC
11/01/08	86	AMC	NSC
11/01/08	87	AMC	NSC
11/01/08	88	AMC	NSC
11/01/08	89	AMC	NSC
11/01/08	90	AMC	NSC
11/01/08	91	AMC	NSC
11/01/08	92	AMC	NSC
11/01/08	93	AMC	NSC
11/01/08	94	AMC	NSC
11/01/08	95	AMC	NSC
11/01/08	96	AMC	NSC
11/01/08	97	AMC	NSC
11/01/08	98	AMC	NSC
11/01/08	99	AMC	NSC
11/01/08	100	AMC	NSC

This Document is copyright and shall not be copied without written approval, nor shall it be used except for the Development and the Site Specified.



Subdivisions (old) Pty Ltd.  
 CONSULTING CIVIL ENGINEERS

68 Howard St. Ph: (07) 5476 4008  
 100/100 Ph: (07) 5476 4016  
 P.O. Box 502, Mailbag: 3426 26 08 01  
 MANDALAY DR. #200, A/pt: (07) 5446 7011  
 aqm@subdivisions.com.au  
 Noel Covey R.P.E.O. No. 1181

Project Title -  
**SUBDIVISION LAYOUT PLAN**

Project -  
**PROPOSED RESIDENTIAL SUBDIVISION**

Client -  
**PAM COX**

Site -  
**OLD EMU MOUNTAIN ROAD, PEREGIAN BEACH**

Design - N.R.C. Checked - N.R.C.  
 Drawn - G.S.R./J.D.C. Approved -  
 Scales - 1:1500 (A1) Date - MARCH 2007  
 Document Stage - DEVELOPMENT APPLICATION  
 Job No. 0917 Sheet No. 1 of 14  
 DWG REF. 0917-DA-S0-1E



DEVELOPMENT PARAMETERS	
TOTAL SITE AREA	- 33.599ha
TOTAL PARKLAND/RESERVE AREA	- 4.700ha
NEIGHBOURHOOD PARK (LOT 300)	- 0.47ha
OPEN SPACE RESERVE (LOT 301)	- 2.24ha
WETLAND AREA	- 1.94ha
NETT DEVELOPMENT AREA	- 28.89ha
TOTAL LENGTH OF NEW ROAD	- 474.4m
TOTAL LENGTH OF NEW LANEWAY	- 760.0m
AREA OF NEW ROAD RESERVE	- 6.13ha
TOTAL AREA OF LOTS	- 28.89ha
TOTAL No. OF RESIDENTIAL LOTS	- 319
RESIDENTIAL LOTS 800m <sup>2</sup> & GREATER	- 3
RESIDENTIAL LOTS 600m <sup>2</sup> to 799m <sup>2</sup> (NON. 26/20)	- 52
RESIDENTIAL LOTS 540m <sup>2</sup> to 599m <sup>2</sup> (NON. 16/20)	- 103
RESIDENTIAL LOTS 450m <sup>2</sup> to 539m <sup>2</sup> (NON. 15/20)	- 49
CONTEMPORARY LIVING LOTS (NON. 19/27)	- 118
DUPLEX SITE LOTS	- 20
LOCAL CENTRE SITE	- 2
TOTAL No. OF LOTS	- 319
RESERVE No. OF ENCLOSURES	- 419

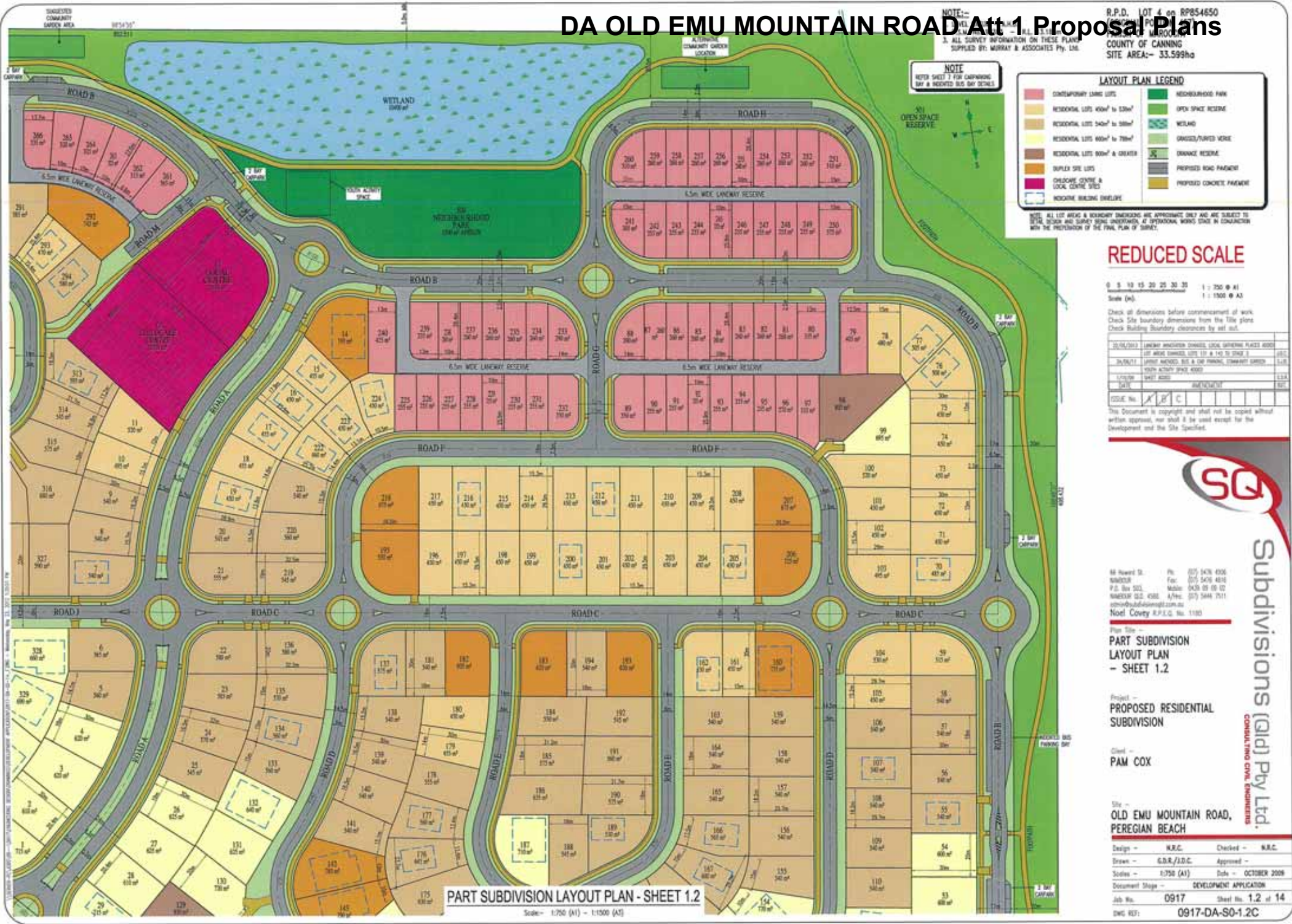
LAYOUT PLAN LEGEND	
CONTEMPORARY LIVING LOTS	NEIGHBOURHOOD PARK
RESIDENTIAL LOTS 450m <sup>2</sup> to 539m <sup>2</sup>	OPEN SPACE RESERVE
RESIDENTIAL LOTS 540m <sup>2</sup> to 599m <sup>2</sup>	WETLAND
RESIDENTIAL LOTS 600m <sup>2</sup> to 799m <sup>2</sup>	ORANGE/TURFED WARE
RESIDENTIAL LOTS 800m <sup>2</sup> & GREATER	DRAINAGE RESERVE
DUPLEX SITE LOTS	PROPOSED ROAD PAVEMENT
CHILDREN CENTRE & LOCAL CENTRE SITES	PROPOSED CONCRETE FINISH
WOGANE WALKING ENVELOPE	

NOTE: ALL LOT AREAS & BOUNDARY DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO DETAILED DESIGN AND SURVEY BEING UNDERTAKEN, AT OPERATIONAL WORKS STAGE IN CONFORMANCE WITH THE PRESCRIPTION OF THE FINAL PLAN OF SURVEY.

**SUBDIVISION LAYOUT PLAN**  
 Scale - 1:1500 (A1) - 1:3000 (A3)

L:\2007\0917\0917-DA-S0-1E\0917-DA-S0-1E.dwg - Subdivisions (old) Pty Ltd. 11/03/2007 13:45:00

# DA OLD EMU MOUNTAIN ROAD Att 1 Proposal Plans



NOTE: 1. ALL SURVEY INFORMATION ON THESE PLANS SUPPLIED BY: MURRAY & ASSOCIATES Pty. Ltd.  
 R.P.D. LOT 4 on RP854650  
 P.O. BOX 1000  
 MAROOCHY BEACH  
 COUNTY OF CANNING  
 SITE AREA:- 33.599ha

NOTE: REFER SHEET 1 FOR EXPANDED LAY & BODIED BUS BAY DETAILS

**LAYOUT PLAN LEGEND**

- CONTEMPORARY LIVING LOTS
- RESIDENTIAL LOTS 400m<sup>2</sup> to 520m<sup>2</sup>
- RESIDENTIAL LOTS 540m<sup>2</sup> to 580m<sup>2</sup>
- RESIDENTIAL LOTS 600m<sup>2</sup> to 750m<sup>2</sup>
- RESIDENTIAL LOTS 800m<sup>2</sup> & GREATER
- DUPLEX SITE LOTS
- CHILDREN'S CENTRE & LOCAL CENTRE SITES
- ROCKING BUILDING ENVELOPE
- NEIGHBOURHOOD PARK
- OPEN SPACE RESERVE
- WETLAND
- GRASSED/TURFED SPACE
- DRAINAGE RESERVE
- PREPARED ROAD PAVEMENT
- PREPARED CONCRETE PAVEMENT

## REDUCED SCALE

0 5 10 15 20 25 30 35 1 : 700 @ A1  
 Scale (m) 1 : 1500 @ A2

Check all dimensions before commencement of work  
 Check Site boundary dimensions from the Title plans  
 Check Building Boundary dimensions by set out

DATE	DESCRIPTION	BY	CHECKED
	ISSUED FOR PERMIT		
	FOR APPROVAL		
	FOR APPROVAL		
	FOR APPROVAL		
	FOR APPROVAL		
	FOR APPROVAL		

This Document is copyright and shall not be copied without written approval, nor used in any way except for the Development and the Site Specified.



Subdivisions (Qld) Pty Ltd.  
 CONSULTING CIVIL ENGINEERS

66 Howard St. Ph: (07) 5478 4206  
 QLD 4810  
 P.O. Box 502, Ph: (07) 5478 4810  
 MAROOCHY BEACH, QLD 4810  
 MURRAY & ASSOCIATES Ph: (07) 5444 7011  
 www.murrayandassociates.com.au  
 Noel Covey R.P.L.C. No. 1180

Plan Title -  
**PART SUBDIVISION LAYOUT PLAN - SHEET 1.2**

Project -  
**PROPOSED RESIDENTIAL SUBDIVISION**

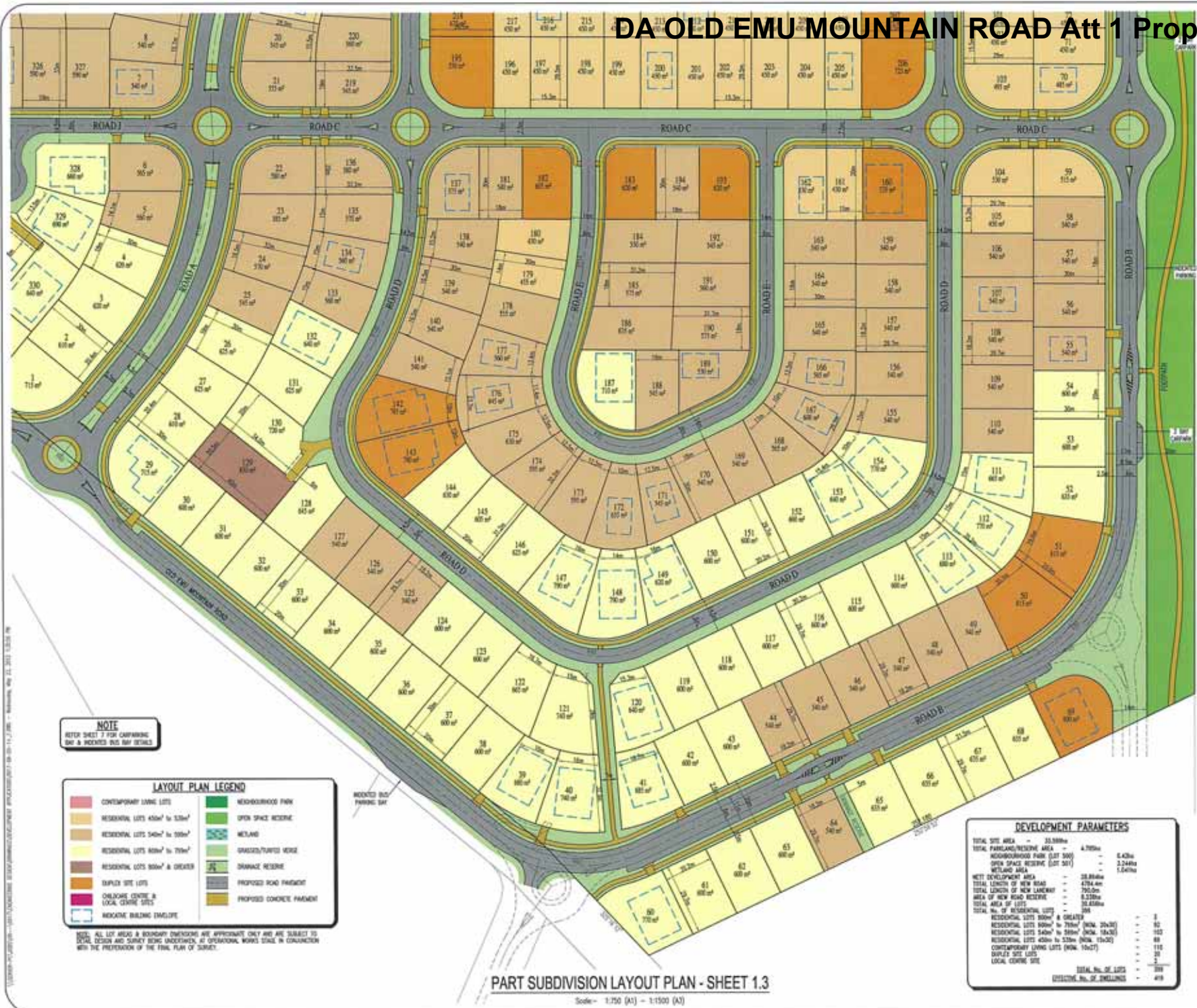
Client -  
**PAM COX**

Site -  
**OLD EMU MOUNTAIN ROAD, PEREGRINE BEACH**

Design - N.R.C. Checked - N.R.C.  
 Drawn - G.D.R./J.D.C. Approved -  
 Scales - 1:750 (A1) Date - OCTOBER 2009  
 Document Stage - DEVELOPMENT APPLICATION  
 Job No. 0917 Sheet No. 1.2 of 14  
 DWG REF: 0917-DA-S0-1.2C

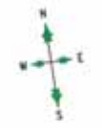
**PART SUBDIVISION LAYOUT PLAN - SHEET 1.2**  
 Scale:- 1:750 (A1) - 1:1500 (A2)

# DA OLD EMU MOUNTAIN ROAD Att 1 Proposal Plans



R.P.D. LOT 4 on RP854650  
 PART OF PARCEL  
 COUNTY OF CANNING  
 SITE AREA:- 33.599ha

**NOTE:-**  
 1. LEVEL DATUM - A.H.I.  
 2. P.S.M. No. 38303 - B.L. 1.186m  
 3. ALL SURVEY INFORMATION ON THESE PLANS SUPPLIED BY MURRAY & ASSOCIATES Pty. Ltd.



**REDUCED SCALE**

0 5 10 15 20 25 30 35    1 : 750 @ A1  
 Scale (m)                                    1 : 1500 @ A1

Check all dimensions before commencement of work.  
 Check Site boundary dimensions from the title plans.  
 Check Building Boundary dimensions by set out.

24/07/2011	UPPER MEMPHIS STREET, LOCAL GOVERNMENT TRAIL 4000	1:100	1:100
24/07/2011	UPPER MEMPHIS STS 121 & 141 TO STAG 1	1:100	1:100
12/09/09	UPPER MEMPHIS STS & SP PRINCE ALBERT	1:100	1:100
DATE	MANAGEMENT	DATE	MANAGEMENT
DATE	MANAGEMENT	DATE	MANAGEMENT

The Document is copyright and shall not be copied without written approval, nor shall it be used except for the Development and the Site Specified.



**Subdivisions (and) Pty Ltd.**  
CONSULTING CIVIL ENGINEERS

88 Howard St. Ph: (07) 5478 4308  
 MANSELD Fax: (07) 5478 4818  
 P.O. Box 302, Wodeah SA30 26 SA 32  
 MANSELD S.S. 480 A/P/Ph: (07) 5448 2011  
 admin@subdivisionsptd.com.au  
 Noel Cowley R.P.E.O. No. 1185

Plan Title -  
**PART SUBDIVISION LAYOUT PLAN - SHEET 1.3**

Project -  
**PROPOSED RESIDENTIAL SUBDIVISION**

Client -  
**PAM COX**

Site -  
**OLD EMU MOUNTAIN ROAD, PEREGRINE BEACH**

Design -	N.R.C.	Checked -	N.R.C.
Drawn -	G.S.R./J.D.E.	Approved -	
Scales -	1:750 (A1)	Date -	OCTOBER 2008
Document Stage -	DEVELOPMENT APPLICATION		
Job No.	0917	Sheet No.	1.3 of 14
DWG REF:	0917-DA-S0-1.3C		

**NOTE**  
 REFER SHEET 7 FOR CARPARKING BAY & INDICATED BUS BAY DETAILS

LAYOUT PLAN LEGEND	
	CONTEMPORARY LIVING LOTS
	RESIDENTIAL LOTS 450m <sup>2</sup> to 530m <sup>2</sup>
	RESIDENTIAL LOTS 540m <sup>2</sup> to 600m <sup>2</sup>
	RESIDENTIAL LOTS 600m <sup>2</sup> to 750m <sup>2</sup>
	RESIDENTIAL LOTS 800m <sup>2</sup> & GREATER
	EMULPH SITE LOTS
	ONLY/DUAL CENTRE & LOCAL CENTRE SITES
	INDICATE BUILDING FOOTPRINT
	NEIGHBOURHOOD PARK
	OPEN SPACE RESERVE
	WETLAND
	GRASS/TURFED RESERVE
	DRAINAGE RESERVE
	PROPOSED ROAD FRONTAGE
	PROPOSED CONCRETE FRONTAGE

NOTE:- ALL LOT AREA & BOUNDARY DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL DESIGN AND SURVEY FIELD CHECKS AND ADJUSTMENTS, WORKS DONE IN CONJUNCTION WITH THE PREPARATION OF THE FINAL PLAN OF SURVEY.

DEVELOPMENT PARAMETERS	
TOTAL SITE AREA	- 33.599ha
TOTAL PARKING/RESERVE AREA	- 4.789ha
NEIGHBOURHOOD PARK (LOT 300)	- 0.43ha
OPEN SPACE RESERVE (LOT 301)	- 3.249ha
WETLAND AREA	- 1.101ha
NET DEVELOPMENT AREA	- 28.810ha
TOTAL LENGTH OF NEW ROAD	- 4784.4m
TOTAL LENGTH OF NEW LANEWAY	- 766.0m
AREA OF NEW ROAD RESERVE	- 0.533ha
TOTAL AREA OF LOTS	- 32.810ha
TOTAL NO. OF RESIDENTIAL LOTS	- 104
RESIDENTIAL LOTS 800m <sup>2</sup> & GREATER	- 3
RESIDENTIAL LOTS 600m <sup>2</sup> to 750m <sup>2</sup> (W/L 20/20)	- 62
RESIDENTIAL LOTS 540m <sup>2</sup> to 600m <sup>2</sup> (W/L 15/15)	- 32
RESIDENTIAL LOTS 450m <sup>2</sup> to 530m <sup>2</sup> (W/L 15/20)	- 69
CONTEMPORARY LIVING LOTS (W/L 15x21)	- 118
DUAL SITE LOTS	- 1
LOCAL CENTRE SITE	- 1
TOTAL NO. OF LOTS	- 288
EXCLUSIVE NO. OF BUILDINGS	- 418

**PART SUBDIVISION LAYOUT PLAN - SHEET 1.3**  
 Scale:- 1:750 (A1) - 1:1500 (A1)

# DA OLD EMU MOUNTAIN ROAD Att 1 Proposal Plans

R.P.D. LOT 4 on RP854650  
 Planning Permit No. 1000100  
 COUNTY OF CANNING  
 SITE AREA: ~ 33.599ha

**NOTE:-**  
 1. LEVEL DATUM - A.H.D.  
 2. P.S.M. No. 98205 = B.L. 13.186m  
 3. ALL SURVEY INFORMATION ON THESE PLANS  
 SUPPLIED BY MURRAY & ASSOCIATES Pty. Ltd.

PEREGIAN BEACH  
 WATER TOWER



## REDUCED SCALE

0 50 100 150 200 1 : 4000 @ A1  
 Scale (m) 1 : 8000 @ A2

Check all dimensions before commencement of work.  
 Check Site boundary dimensions from the Title plans.  
 Check Building Boundary clearances by set out.

NO.	DESCRIPTION	DATE	BY	CHKD BY

This Document is copyright and shall not be copied without  
 written approval, nor shall it be used except for the  
 Development and the Site Specified.



66 Howard St. Ph: (07) 5476 9328  
 MANDUR Ph: (07) 5476 8878  
 P.O. Box 543. Mobile: 0438 08 08 42  
 MANDUR Q.D. 4560. A/Fax: (07) 5448 7071  
 email: subdivisions@sq.com.au  
 Noel Covey R.P.E.G. No. 1180.

### Plan Title - OPPORTUNITIES & CONSTRAINTS PLAN

Project -  
 PROPOSED RESIDENTIAL  
 SUBDIVISION

Client -  
 PAM COX

Site -  
 OLD EMU MOUNTAIN ROAD,  
 PEREGIAN BEACH

Design -	N.R.C.	Checked -	N.R.C.
Drawn -	G.D.A./J.B.C.	Approved -	
Scale -	1:4000 (A1)	Date -	MARCH 2007
Document Stage -	DEVELOPMENT APPLICATION		
Job No.	0917	Sheet No.	5 of 14
DWG REF:	0917-DA-S0-5B		

Subdivisions (Qld) Pty Ltd.  
 CONSULTING CIVIL ENGINEERS



## OPPORTUNITIES & CONSTRAINTS PLAN

Scale:- 1:4000 (A1) - 1:8000 (A2)

