

LOT AND BUILDING ENVELOPE AREAS

LOT No.	AREA (m ²)	ENVELOPE AREA (m ²)	LOT No.	AREA (m ²)	ENVELOPE AREA (m ²)
1	625	317	19	726	274
2	658	382	20	635	266
3	661	385	21	609	246
4	652	378	22	648	314
5	588	269	23	643	343
6	566	234	24	658	343
7	630	266	25	647	335
8	781	355	26	645	334
9	794	333	27	669	350
10	779	380	28	545	299
11	727	378	29	584	346
12	684	400	30	535	316
13	701	402	31	521	320
14	672	330	32	604	436
15	954	547	33	701	487
16	880	508	34	557	336
17	744	415	35	639	374
18	720	354	36	621	346

GENERAL NOTES :

DEVELOPMENT PARAMETERS :

- Buildings shall be constructed in the envelopes as shown
- Maximum building heights - 2 storeys
- 8 metres
- or maximum roof level as shown
whichever is the lesser height.
- Maximum building levels - 3
- Maximum site coverage - 40%
- Maximum dwelling unit floor area 350m² (including garage space) and one Manager's office 40m²

USE RIGHTS :

- Permitted Development Subject to Conditions
- Dwelling units (1 for each of 36 lots)
- Manager's Office
- Ancillary facilities

Total Site Area - 3.749 ha
Total Park Area - 3749 m² (10% Site Area)

NOTES: Envelope areas indicated in the above table are approximate only and are subject to final survey.
Allotment areas taken from Survey Plan 111721 prepared by Downes Survey Group.



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

DATE	AMENDMENT
08-09-99	D - NOTES AMENDED A.D.
08-06-99	C - COUNCIL AMENDMENTS A.D.
24-2-99	B - REMOVE INDICATIVE NOTES G.B.S.
11-11-98	A - ORIGINAL ISSUE A.D.

Drawing title -
AS CONSTRUCTED ALLOTMENT DETAILS

Project -
MARCUS DUNES GROUP TITLE DEVELOPMENT

Client -
PRONOR PTY LTD

Site -
Lot 69 on MCH 5480 DAVID LOW WAY MARCUS BEACH
Council file reference : 00067

Consulting Civil & Structural Engineers
COVEY & ASSOCIATES PTY LTD Project Management & Planning
ACN 066 650 666

KEVIN COVEY BEng,CPEng,MIEAust,RPSEQ,MSPEPENG
124 DUPORTH AVENUE
PO BOX 16
MAROOCHYDORRE QLD 4558
Ph (07) 5443 7777 Fax (07) 5443 7577

Checked - B.A.T. Approved -
Design - G.B.S. Drawn - A.J.D.
Scales - AS SHOWN Date - NOV 1998
Document Stage - AS CONSTRUCTED

Project **94408** Sheet No. **ACA-1**

Digital Ref.: 40B-aca1d ISSUE No. D

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.

LEGEND

- Building/yield envelopes
- Natural vegetation in lots to remain untouched
- Public Park
- Common Property
- Roads



ALL LEVEL AND SURVEY INFORMATION SUPPLIED BY DOWNES SURVEYS GROUP PTY. LTD.
Ph. (07) 5441 6455

DATUM ORIGIN :- PSM No. 2512, RL 21.85
LEVEL DATUM :- AHD

Pod 65