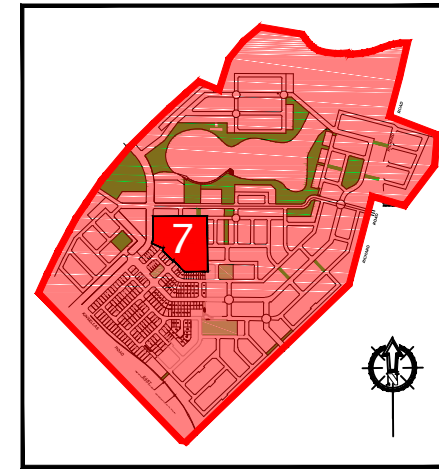


Context Plan (nts)



CAPESTONE

For
URBEX

IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan has been prepared for Urbex for the purposes of Reconfiguration of a Lot Plan. This plan is intended for discussion purposes only and should not be used for any other purposes. No investigations have been undertaken by THG WSG Pty Ltd over this area of land other than to sight the registered plan and topographical map. The Contours, boundaries, creek line, flood lines, building locations have all been scaled and should not have any reliance based on them as they are only intended as a general guide. Any comments contained on this plan should be confirmed by the relevant authorities. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

It is not to be used by any other person or corporation or for any other purposes and is subject to the following limitations:

The title boundaries as shown hereon have been determined from minimum connections to survey marks placed by others and then from measurements by others, the verification of which does not form part of this survey.

No report is made on any underground services on or adjacent to the site.

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September 2014

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Data Sources
Cadastral Boundaries 2474 MGA 12da
Contours / Topographic Tin Design Overall.dwg

Legend

| | |
|------------------------------|--|
| Stage 7 Boundary | |
| Attached Products (in a row) | |
| Mandatory Driveway Locations | |
| Pathway | |

Yield Summary

| | | |
|--------------------------------------|------------|--------------|
| Rear Loaded Product | 30 | 28.6% |
| Front Loaded Product | 28 | 26.6% |
| Duplex | 16 | 15.2% |
| TOTAL NUMBER OF ATTACHED LOTS | 74 | 70.4% |
| Lots 10.0m-12.49m | 12 | 11.4% |
| Lots 12.5m-14.99m | 12 | 11.4% |
| Lots 15.0m-17.99m | 4 | 3.9% |
| Lots 18.0m+ | 3 | 2.9% |
| TOTAL NUMBER OF DETACHED LOTS | 31 | 29.6% |
| TOTAL NUMBER OF LOTS | 105 | 100% |

Development Summary

| | |
|-------------------------------------|----------|
| Total Stage Area | 4.94ha |
| Total Number of Lots | 105 |
| Approx. Area of New Road | 1.7657ha |
| Approx. Length of New Road/Laneways | 1125m |
| Area of Open Space | 0.0ha |

Notes:

Please refer to the following plans for additional information:

| | | |
|-------------------------|--------------------------------|-----------|
| Street Tree Planting | Appendix A | THG Suite |
| Street Lighting | Appendix A | THG Suite |
| Setbacks & Requirements | GP07-D & BLE07-D (Detached) | THG Suite |
| | BLE08-D (Sheet 1&2) (Attached) | THG Suite |
| Vehicle Turning | GP09-D | THG Suite |

Parish: Redcliffe
County: Stanley
Locality: Mango Hill
Local Authority: MBRC
Scale: 1,1000@A3
Designed: PJS/KS
Drawn: TC/KS
Checked: TC/KS
Plot Date: 13 Feb, 2015
Computer File Ref: 30105-LP10-C.dwg

CAPESTONE Stage 7 Reconfiguration of a Lot Plan



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Drawing No 30105-LP10 Issue C