



STAGE SUMMARY	STAGE 2A	STAGE 2B	STAGE 2C	STAGE 2D	STAGE 3	STAGE 5	STAGE 6	STAGE 7A	STAGE 7B
TOTAL STAGE AREA	13.261Ha	47.345Ha	20.531Ha	11.267Ha	24.065Ha	18.457Ha	48.047Ha	44.687Ha	9.814Ha
- Public Use Land Area (including Drainage Reserve areas)	-	42.08Ha	6.339Ha	-	22.066Ha	7.577Ha	33.826Ha	27.754Ha	4.897Ha
- Lot area	11.057Ha	4.632Ha	11.91Ha	9.732Ha	2.0Ha	9.307Ha	12.055Ha	14.706Ha	3.699Ha
- Road area	2.204Ha	6330m²	2.282Ha	1.535Ha	-	1.573Ha	2.166Ha	2.227Ha	1.219Ha

NOTE:  
Equal Area transfer between Lot 912  
(Drainage Reserve) and Lot 900(Pt)  
(Public Use Land)

Client:

**MONTEGO**  
*Hills*

for

Designed for Living

**villawood**  
properties

Site Address:

**MONTEGO HILLS**  
Upper Ormeau Road,  
Kingsholme

RPD:

Lot: 2/RP29994, 2/RP107328,  
1/SP243312  
Plan: Pimpama  
Parish: Pimpama  
County: Gold Coast City  
Local Authority: Council  
Level Datum: AHD of  
Meridian: RP107328

Associated Consultants:

**MORTON**  
urban**solutions**  
Urban & Regional Planning  
Civil Engineering  
Project Coordination

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Property boundaries have not been defined by this survey and have been compiled from RP.

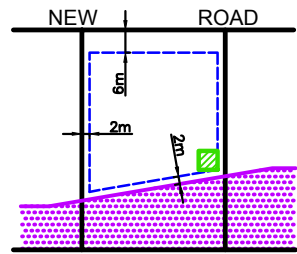
All dimensions are approximate only and subject to survey.

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V	28-03-17	Additional 3 Lots added Upper Ormeau Road	NDB	AWG
U	22-02-17	Building Envelopes Amended	NDB	AWG
T	09-02-17	Lots 114 - 116 Amended	NDB	AWG
S	18-01-17	Amended Fire Trails	RGM	AWG
R	17-11-16	Revised Note 2 & Added PMT to Stage 5	RGM	AWG
Q	13-10-16	Amended Issue	RGM	AWG
P	16-08-16	Effluent Areas Revised and Stage Summary/Details Updated	NDB	AWG
O	21-07-16	Revised Stages 4, 5 & 6	RGM	AWG
N	14-07-16	Stage 2C added to Stage 3	RGM	AWG
M	23-03-16	Additional Drainage Reserve	SJH	BFG
L	02-03-16	Changes to Drainage Reserve	SJH	BFG
K	18-12-15	Stage Summary Table	SJH	BFG
J	14-08-15	Additional note, remove stage line	SJH	BFG
I	20-07-15	Revised Effluent Disposal areas from Biome Consulting	SJH	BFG
Issue	Date	Description	DRN	CHK

#### Typical Building Envelope



#### NOTE:

1. SITE COVER TO NOT EXCEED 40% OF THE LOT SIZE OR 2,000m², WHICHEVER IS THE LESSER.
2. FINAL EFFLUENT DISPOSAL AREAS MUST BE LOCATED WITHIN APPROVED BUILDING ENVELOPE AREAS, OUTSIDE OF APPROVED COVENANT AREAS AND IN ACCORDANCE WITH ALL REQUIRED SETBACKS AS PER THE QUEENSLAND PLUMBING AND WASTEWATER CODE AND AS/NZS 1547.

Scale 1:4000 - Lengths are in Metres @A1

0 50 100 150 200 250 300

Scale 1:8000 - Lengths are in Metres @A3

0 100 200 300 400 500 600

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