Tract

THAGOONA HAIGSLEY STREET

TO WARREGO HI

Rural Residential

LOT 100/SP332699

DAWN WEST
Stage 12 to 33

LOT 31 RP213745

STAGE 5

STAGE 2

STAGE 1

LOT 1/SP331698

STAGE 7 to 11

STAGE 6

LOT 4/SP336196

Low Density Residential

ROHL STREET

STAGE 4

Low Density Residential

STAGE 5

STAGE 3

LOT 997 CC3489

HENRY LAWSON PARK

LOT 441 CC2402

FUTURE WESTERN IPSWICH BYPASS

CALEDONIAN STREET

Rural Residential

LEGEND

- Project Site Boundary
- Dawn West Boundary

Area = 109.83 ha

- Existing Stage Boundaries
- Watercourse

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/C

Date: 9 September 2026

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
CONTEXT PLAN	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:4000 (A1) 0 160 400 640

Tract

LEGEND

- Project Site Boundary
- Sub Stage
- Booster Site
- Balance Lot

OPEN SPACE

- Linear Open Space
- Drainage/ Waterway Corridor
- Local Recreation Park
- Pedestrian/Drainage Connection

STREETS

- Bus Route Collector Street
- Collector Street
- Access Street

Refer to Condition 1(b) – Subdivision Plan and Condition 10(b) – Access for maintenance access.

Proposed Lots ~~3224~~ **3120** and ~~3225~~ **3121** are to be reorientated to provide a 10m wide pedestrian connection from the laneway to the collector road.

Refer to Condition 18 - Roadworks in relation to stage boundaries and Condition 4 - Stages of Development regarding commencement of Stages 31 and 32.

The colour/mark-up of proposed Lots 1710, 2307 and 2616 are to be amended to align with the 'Development Yield' table at the bottom of this plan.

DAWN (STAGE 7-11)
7069/2024/CA

4004 3241m²
4002 4992m²
4003 5009m²

Yield per Stage

Stage	Yield
Stage 12	50
Stage 13	48
Stage 14	41
Stage 15	31
Stage 16	32
Stage 17	41
Stage 18	39
Stage 19	22
Stage 20	46
Stage 21	45
Stage 22	33
Stage 23	51
Stage 24	45
Stage 25	44
Stage 26	30
Stage 27	34
Stage 28	44
Stage 29	37
Stage 30	31
Stage 31	35
Stage 32	53 (inc. 1 booster site)
Total	**832**

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

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Date: 9 September 2026

Land Budget

	Area (ha)	Percentage
Residential lots excluding booster lot	33.94	65.1%
STREET areas - including verge & paths + pedestrian link	15.27	29.3%
Local park	1.32	2.6%
Linear Park	1.58	3.0%
TOTAL	**52.12**	**100%**
DWELLING DENSITY OF STAGES 1 TO 33 (DWELLINGS PER HECTARE)		**14.64**

Development Yield (Stage 12-32)

	≥ 450m² Lots	~~211~~ 210
*	445-449m² Lots	73
	400-444m² Lots	~~198~~ 199
	300-399m² Lots	250
	< 300m² Lots	34
	Terrace Product	65
	Booster Site	1
TOTAL		**832**

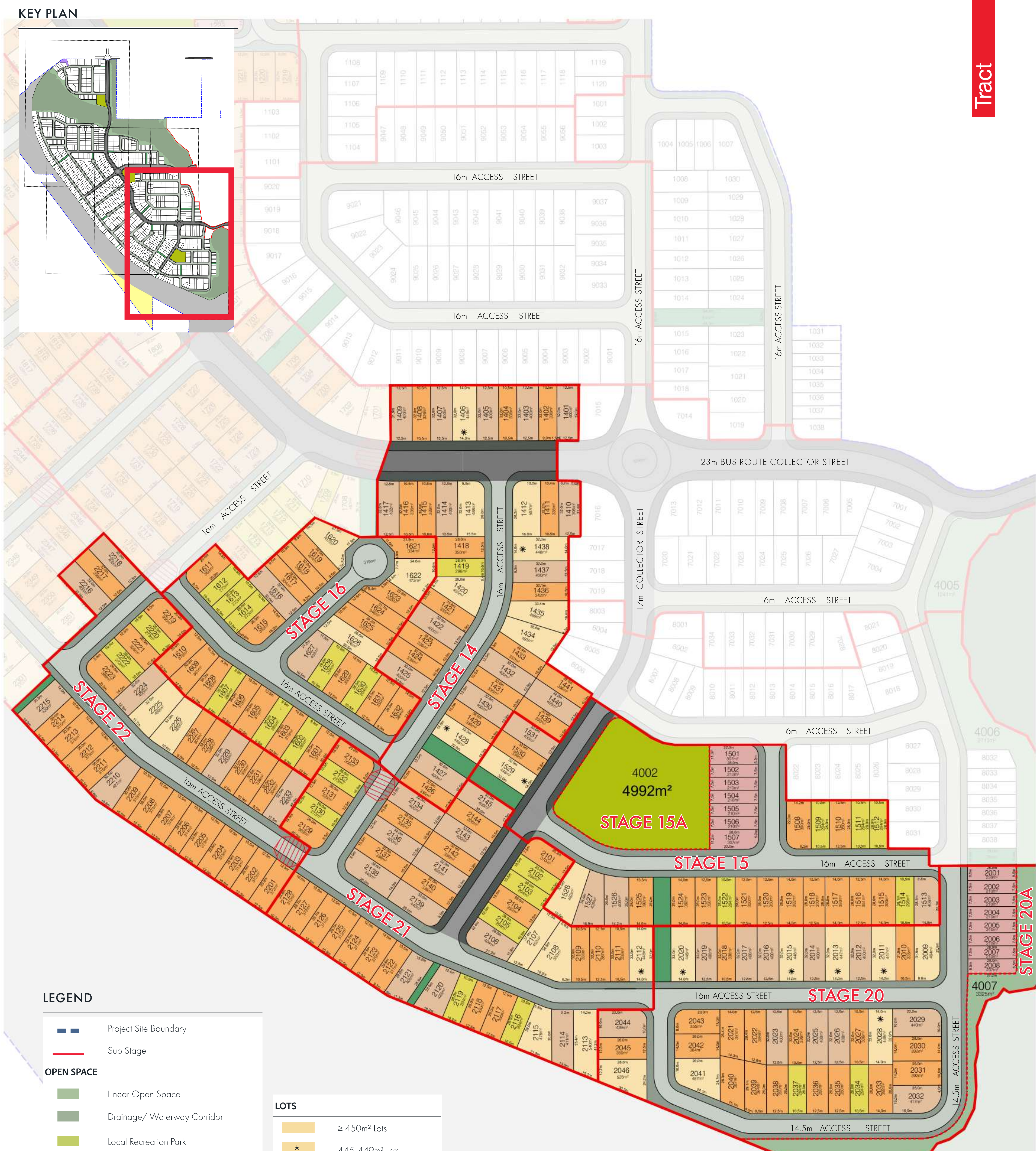
Disclaimer

All areas and dimensions are subject to final engineering design and surveyor verification.

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
STAGE PLAN	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:2500 (A1)

0 50 100 200

Tract



LEGEND

Project Site Boundary

Sub Stage

OPEN SPACE

Linear Open Space

Drainage/ Waterway Corridor

Local Recreation Park

Pedestrian/Drainage Connection

STREETS

Bus Route Collector Street

Collector Street

Access Street

Temporary Turnaround

LOTS

≥ 450m² Lots

* 445-449m² Lots

400-444m² Lots

300-399m² Lots

< 300m² Lots

Terrace Product

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/C

Date: 9 September 2026

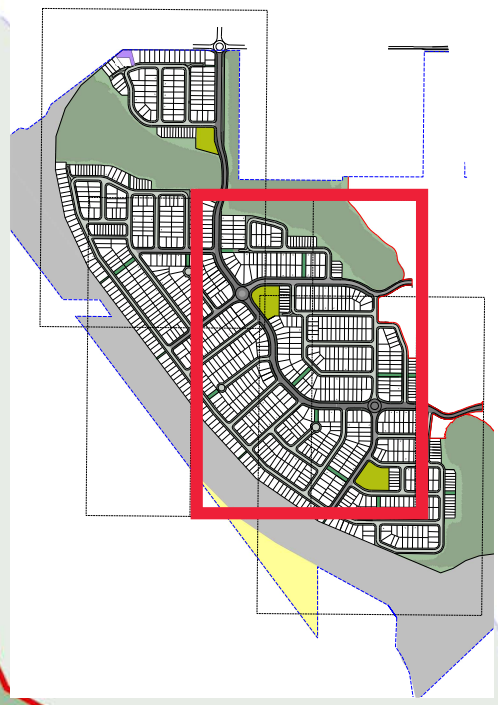
Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
RAL PLAN : STAGE 14,15,16,20,21,22	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:1000 (A1) 0 20 40 80

Tract

KEY PLAN



STAGE 13A

STAGE 13

STAGE 12

STAGE 12A

STAGE 19

STAGE 18

STAGE 17

16m ACCESS STREET

23m BUSROUTE COLLECTOR STREET

23m COLLECTOR STREET

23m BUS ROUTE COLLECTOR STREET

4003
5009m²

4008
5199m²

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/C

Date: 9 September 2026

LEGEND

- Project Site Boundary
- Sub Stage

OPEN SPACE

- Linear Open Space
- Drainage/ Waterway Corridor
- Local Recreation Park
- Pedestrian/Drainage Connection

STREETS

- Bus Route Collector Street
- Collector Street
- Access Street
- Temporary Turnaround

LOTS

- ≥ 450m² Lots
- * 445-449m² Lots
- 400-444m² Lots
- 300-399m² Lots
- < 300m² Lots
- Terrace Product

The colour of proposed Lot 1710 must be amended to align with the legend included on this plan.

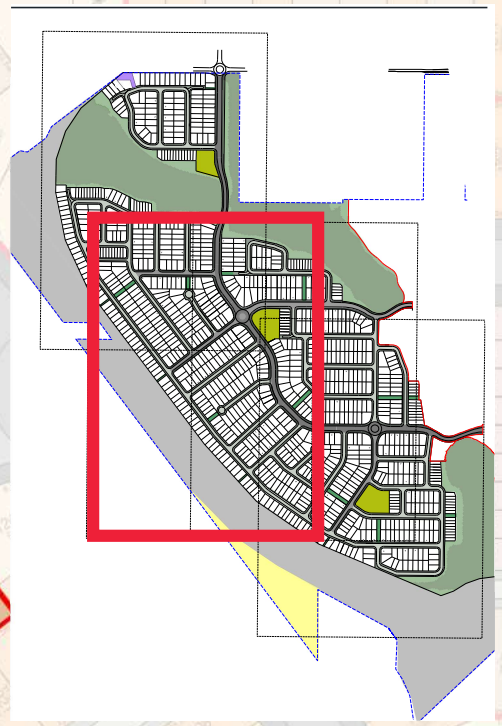
Disclaimer

All areas and dimensions are subject to final engineering design and surveyor verification.

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
RAL PLAN : STAGE 12,13,17,18,19	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:1000 (A1) 0 20 40 80

Tract

KEY PLAN



17m COLLECTOR STREET

16m ACCESS STREET

STAGE 28

STAGE 25

STAGE 24

STAGE 23

The colour of proposed Lot 2307 must be amended to align with the legend included on this plan.

LEGEND

- Project Site Boundary
- Sub Stage

OPEN SPACE

- Linear Open Space
- Drainage/ Waterway Corridor
- Local Recreation Park
- Pedestrian/Drainage Connection

STREETS

- Bus Route Collector Street
- Collector Street
- Access Street
- Temporary Turnaround

LOTS

- ≥ 450m² Lots
- * 445-449m² Lots
- 400-444m² Lots
- 300-399m² Lots
- < 300m² Lots
- Terrace Product

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/C

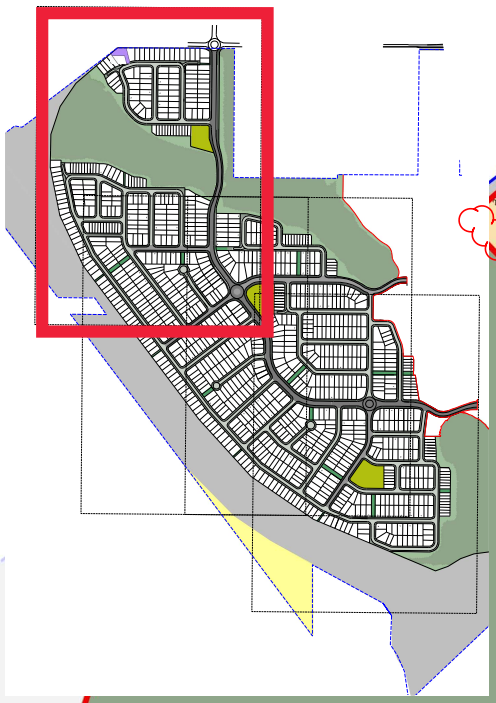
Date: 9 September 2026

Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
RAL PLAN : STAGE 23,24,25,28	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:1000 (A1) 0 20 40 80

KEY PLAN



Tract

Proposed Lots 3120 and 3121 are to be reorientated to provide a 10m wide pedestrian connection from the laneway to the collector road.

Refer to Condition 1(b) – Subdivision Plan and Condition 10(b) – Access for maintenance access.

Refer to Condition 1(b) – Subdivision Plan and Condition 10(b) – Access for maintenance access.

An asterisk must be included on proposed Lot 2616 to align with the legend included on this plan.

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/C

Date: 9 September 2026

LEGEND

- Project Site Boundary
- Sub Stage

OPEN SPACE

- Linear Open Space
- Drainage/ Waterway Corridor
- Local Recreation Park
- Pedestrian/Drainage Connection

STREETS

- Bus Route Collector Street
- Collector Street
- Access Street
- Temporary Turnaround

LOTS

- ≥ 450m² Lots
- * 445-449m² Lots
- 400-444m² Lots
- 300-399m² Lots
- < 300m² Lots
- Terrace Product
- Booster Site

Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
RAL PLAN : STAGE 26,27,29,30,31,32	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:1000 (A1) 0 20 40 80

Tract

LEGEND

- Project Site Boundary
- Sub Stage
- Building Envelope
- Optional Built to Boundary Wall
- Terrace Product Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Tandem parking
- Indicative Preferred Location of Open Space
- ≥ 450m² Lots
- 445-449m² Lot *
- 400-444m² Lot
- 300-399m² Lots
- < 300m² Lots
- Terrace Product
- Booster Site

Proposed Lots 3120 and 3121 are to be reorientated to provide a 10m wide pedestrian connection from the laneway to the collector road.

The colour/mark-up of proposed Lots 1710, 2307 and 2616 are to be amended to align with the legend included on this plan.

DAWN (STAGE 7-11)
7069/2024/CA

4004 3241m²
4003 5009m²
4002 4992m²
4014
4017
4013
4012
4011
4010
4009
4008
4016
4015
4007
4001

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/C

Date: 9 September 2026

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
PLAN OF DEVELOPMENT - OVERALL	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:2500 (A1) 0 50 100 200

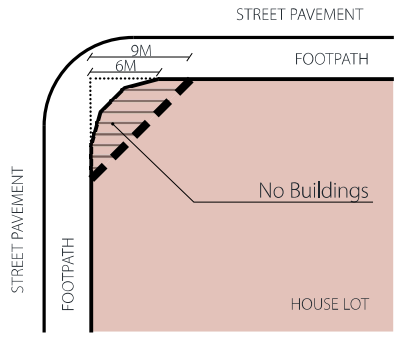
Tract

BUILDING ENVELOPE REQUIREMENTS - DETACHED DWELLINGS

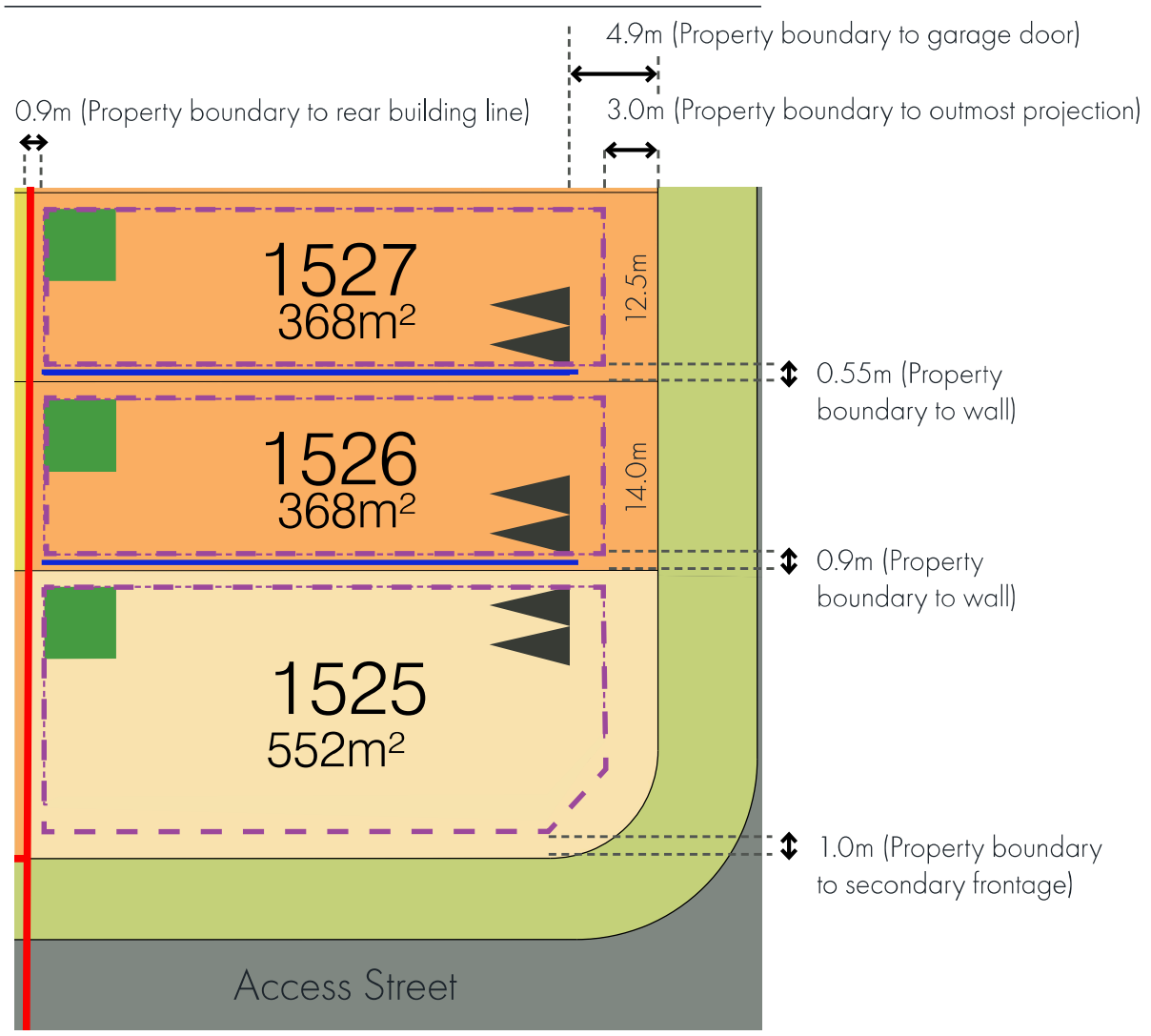
ALLOTMENTS SET			
Allotment type		Detached	
BUILDING ENVELOPE			
FRONT SETBACKS			
Front setback (Primary frontage)	To front building line/dwelling wall	3.5m	
	To outermost projection	3.0m	
	To garage door	4.9m	
REAR SETBACK TO OMP			
Rear setback to OMP	Ground floor	0.9m	
	First floor (if applicable) above 4.5m	1.5m	
SIDE SETBACKS TO OMP			
Built to boundary walls (Optional)	Ground floor	0.0m	
Non built to boundary walls	Ground floor	Frontage ≤ 12.5m	Frontage > 12.5m
		0.55m*	0.9m*
	First floor (if applicable) above 4.5m	1.5m	
CORNER LOTS SETBACK			
Corner lot setback to wall	Minimum side setback for Access Place and Access Street	1.0m	
	Minimum side setback for Collector Street	2.0m	
	Truncation[1]	6.0m x6.0m	
GARAGES, SITE COVER, POS, HEIGHT, WALL LENGTHS			
Preferred garage location		As indicated on the Plan of Development	
Garages		Single, tandem, or double. Garages, carports and other parking structures are sited such that they are located behind the front building setback and designed so as not to dominate the street frontage.	
Third garages may be constructed if set back a minimum of 500mm behind the main garage. Triple garages cannot span more than 50% of the width of the lot.		Single, tandem, or double. Garages, carports and other parking structures are sited such that they are located behind the front building setback and designed so as not to dominate the street frontage. Third garages may be constructed if set back a minimum of 500mm behind the main garage. Triple garages cannot span more than 50% of the width of the lot.	
Site cover		Max. 60%	
Private open space (POS)		Minimum 16m2 at ground level	
Maximum length and height of built to boundary wall		15m long and max 3.5m high	
Fencing	Primary	1200mm high, or 1800mm high with 50% transparency; Front facing fencing must be located 600mm behind the façade of the side the fence is on.	
	Secondary	1200mm high; or 1800m high if the fence has a solid appearance to 1200mm high and comprises a transparent element to 600mm (50% transparent solid to openings);	
	Side & Rear	Max 1800mm;	
	Adjoining parkland/ drainage reserve	1200mm high; or 1800m high if the fence has a solid appearance to 1200mm high and comprises a transparent element to 600mm (50% transparent solid to openings); or 1500mm pool fence style construction	
Building design		For legibility, entries to buildings must be exposed to the main street frontage and be clearly delineated/legible. Building Design, detailing and finishes must provide an appropriate scale to the street and visual interest.	
Street frontage		Buildings must address primary and (if applicable) secondary street frontages. Where applicable, buildings must address parks/open space.	
*Eaves		Eaves must be constructed on dwellings, except on a built to boundary wall, and must provide a minimum eave of 450mm, unless not building to the Minimum OMP allowable.	

DESIGN DETAILS

[1] CORNER LOT BUILDING ENVELOPE TRUNCATION DIAGRAM



BUILDING SETBACKS



Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/C

Date: 9 September 2026

LEGEND

- Building Envelope
- Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Indicative Preferred Location of Open Space

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
POD DETACHED DWELLING - SETBACK & DETAIL	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:200 (A1) 0 4 10 16

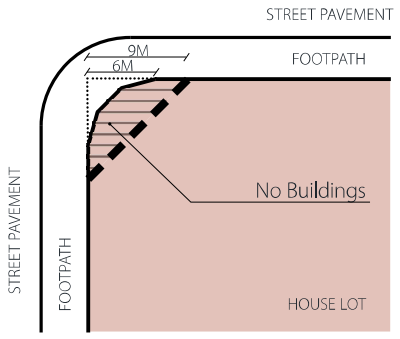
Tract

BUILDING ENVELOPE TERRACE PRODUCT

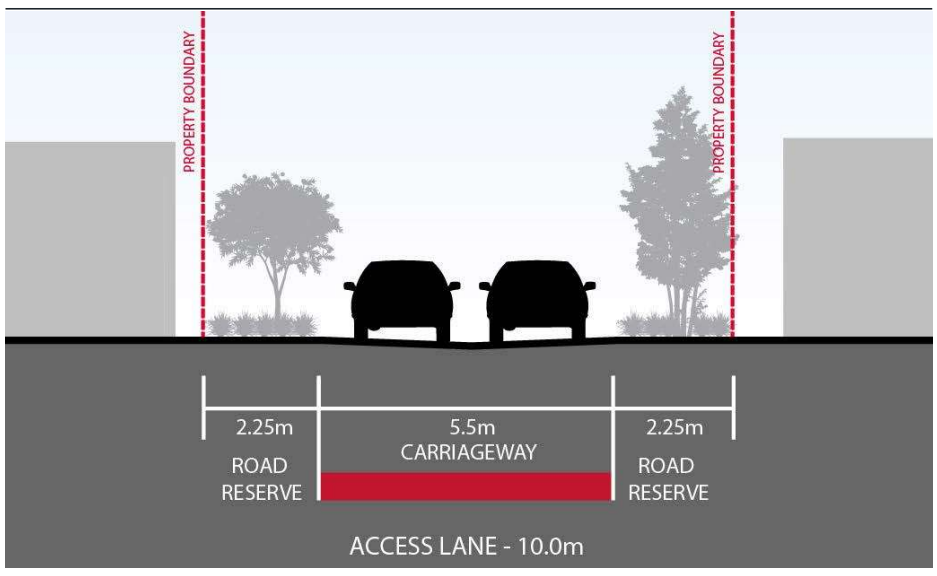
ALLOTMENTS SET			
Allotment type		Attached – Park Fronting	Attached – Street Fronting
BUILDING ENVELOPE			
FRONT SETBACKS		Park Frontage	Street Frontage (no vehicle access)
Front setback (Primary frontage)	To front building line/dwelling wall	2.4m	2.4m
	To outermost projection	1.0m	1.0m
REAR SETBACK TO OMP		Street Frontage	Street Frontage (vehicle access)
Rear setback to wall	To front building line/dwelling wall	2.4m	0.9m
	Ground level verandah/patio	2.0m	0.5m
	To garage door	4.9m	0m
	First floor (if applicable) above 4.5m	1.5m	1.5m
SIDE SETBACKS			
Side setback to wall (Built to boundary wall)	Ground floor	Build to boundary – 0.0m	
	First floor (if applicable) above 4.5m	Build to boundary – 0.0m	
Side setbacks to OMP (optional non built to boundary wall)		0.55m	
CORNER LOTS SETBACK			
Corner lot setback to wall	Minimum side setback for Access Place and Access Street	1.0m	
	Minimum side setback for Collector Street	1.5m	
	Truncation[1]	6.0m x6.0m	
GARAGES, SITE COVER, POS, HEIGHT, WALL LENGTHS			
Preferred garage location		As indicated on the Plan of Development	
Garages		Single or tandem. Garages, carports and other parking structures are sited such that they are located behind the front building setback and designed so as not to dominate the street frontage.	
Site cover		Max. 75%	
Private open space (POS)		For one bedroom – Min. 5m² at ground level (min. dimension 1.2m)	
		For two bedroom – Min. 9m² at ground level (min. dimension 2.4m)	
For three + bedroom – Min. 12m2 at ground level (min. dimension 2.4m)		15m long and max 3.5m high	
Maximum length and height of built to boundary wall		75% of the length of the boundary	
Fencing	Primary	1200mm high, or 1800mm high with 50% transparency	
	Secondary	1200mm high, or 1800mm high with 50% transparency	
	Side & Rear	Max 1800mm;	
	Adjoining parkland/ drainage reserve	1200mm high; or 1800m high if the fence has a solid appearance to 1200mm high and comprises a transparent element to 600mm (50% transparent solid to openings); or 1500mm pool fence style construction	
Letterbox		To be placed as indicated in the POD	
Pedestrian entrances		To be placed as indicated in the POD	
Building design		For legibility, entries to buildings must be exposed to the main street frontage and be clearly delineated/legible. Building Design, detailing and finishes must provide an appropriate scale to the street and visual interest.	
Street frontage		Buildings must address primary and (if applicable) secondary street frontages. Where applicable, buildings must address parks/open space.	
*Eaves		Eaves (minimum width of 450mm) must be constructed on dwellings (excluding built to boundary walls) and must not encroach within the minimum boundary setbacks.	
Refuse Storage		Refuse storage to be provided either within a screened area or within the garage.	
Front Door		Terrace lots that have frontage to a park (local or linear) are to have an entry door fronting the road which is clearly visible for emergency services and visitors to the sites.	

DESIGN DETAILS

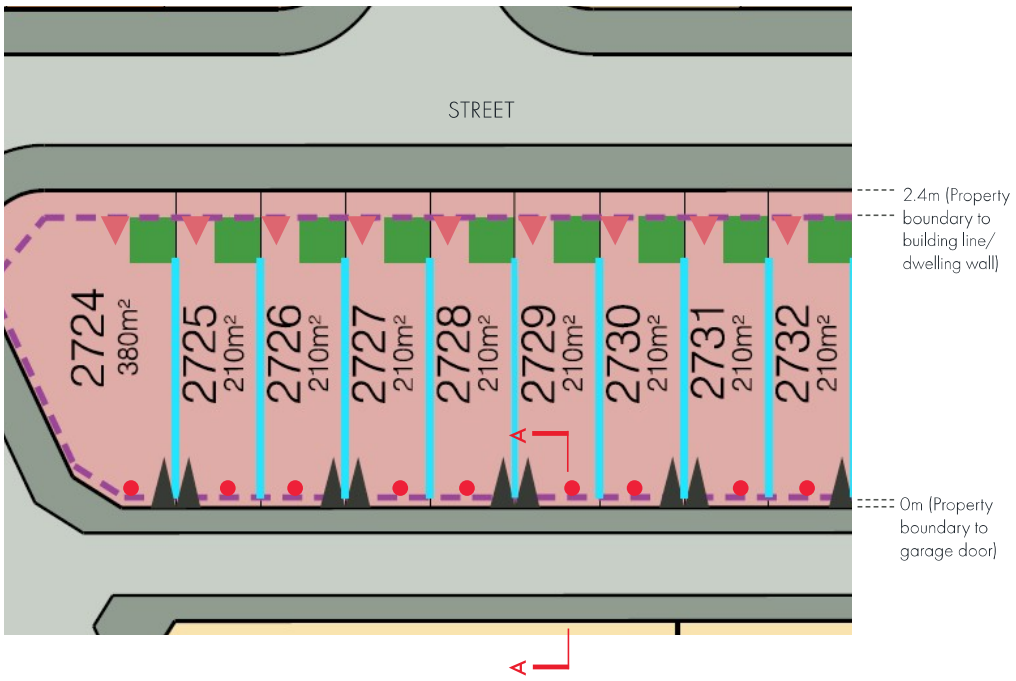
[1]CORNER LOT BUILDING ENVELOPE TRUNCATION DIAGRAM



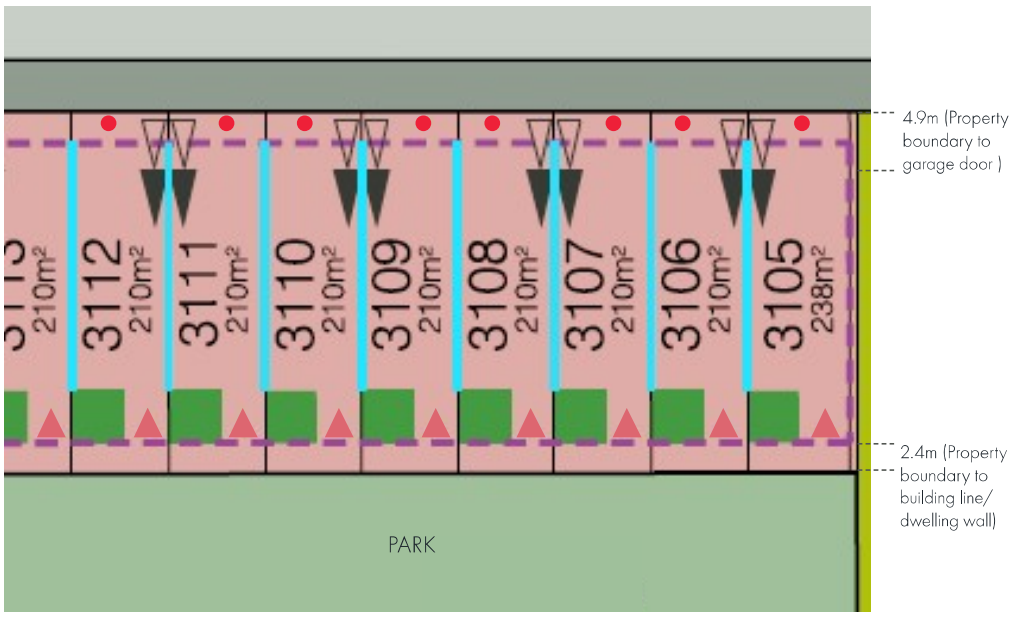
SECTION A-A



BUILDING SETBACKS (Rear Loaded Fronting Street)



BUILDING SETBACKS (Rear Loaded Fronting Park)



Sub Stage

Building Envelope

Terrace Product Optional Built to Boundary Wall

Preferred Driveway / Garage Location

Tandem parking

Indicative Preferred Location of Open Space

Main Pedestrian Entry on This Frontage

Letterbox Location

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

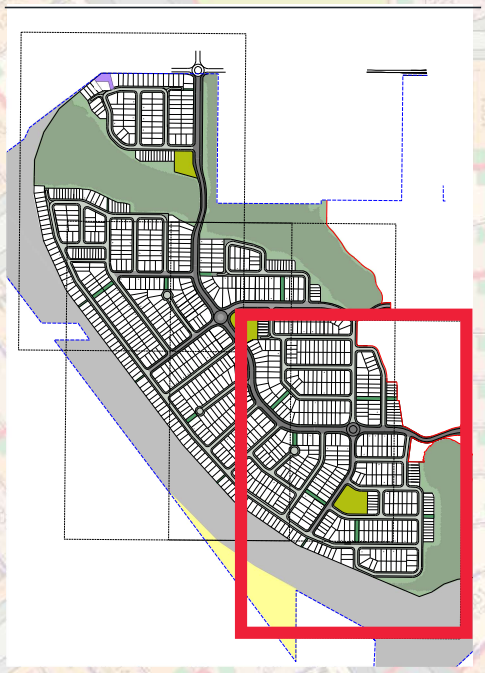
Approval No.: 6309/2022/MAMC/C

Date: 9 September 2026

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
POD TERRACE PRODUCT-SETBACK & DETAIL	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:200 (A1)

Tract

KEY PLAN



STAGE 11

STAGE 9

STAGE 10

STAGE 7

23m BUS ROUTE COLLECTOR STREET

STAGE 16

STAGE 14

16m ACCESS STREET

STAGE 22

16m ACCESS STREET

STAGE 21

17m COLLECTOR STREET

4002
4992m²
STAGE 15A

STAGE 15

16m ACCESS STREET

16m ACCESS STREET

STAGE 20

STAGE 20A

4007
3325m²

14.5m ACCESS STREET

14.5m ACCESS STREET

STAGE 8

LEGEND

- Project Site Boundary
- Sub Stage
- Building Envelope
- Optional Built to Boundary Wall
- Terrace Product Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Tandem parking
- Indicative Preferred Location of Open Space
- ≥ 450m² Lots
- * 445-449m² Lot
- 400-444m² Lot
- 300-399m² Lots
- < 300m² Lots
- Terrace Product
- Indicative on-street car park location (note: locations only shown in areas of higher density to demonstrate sufficient provision)

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/C

Date: 9 September 2026

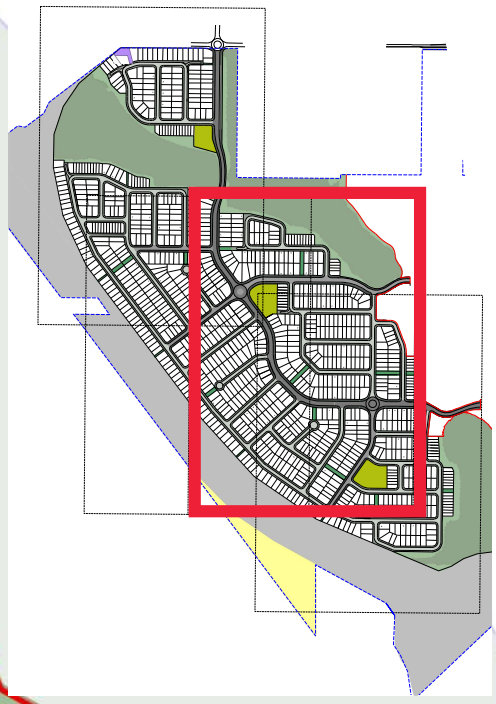
Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
PLAN OF DEVELOPMENT - STAGE 14,15,16,20,21,22	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:1000 (A1) 0 20 40 80

Tract

KEY PLAN



STAGE 13A

STAGE 13

STAGE 12

STAGE 12A

STAGE 19

STAGE 18

STAGE 17

23m BUSROUTE COLLECTOR STREET

16m ACCESS STREET

23m COLLECTOR STREET

23m BUS ROUTE COLLECTOR STREET

16m ACCESS STREET

LEGEND

- Project Site Boundary
- Sub Stage
- Building Envelope
- Optional Built to Boundary Wall
- Terrace Product Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Tandem parking
- Indicative Preferred Location of Open Space
- ≥ 450m² Lots
- 445-449m² Lot
- 400-444m² Lot
- 300-399m² Lots
- < 300m² Lots
- Terrace Product
- Indicative on-street car park location (note: locations only shown in areas of higher density to demonstrate sufficient provision)

The colour of proposed Lot 1710 must be amended to align with the legend included on this plan.

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/C

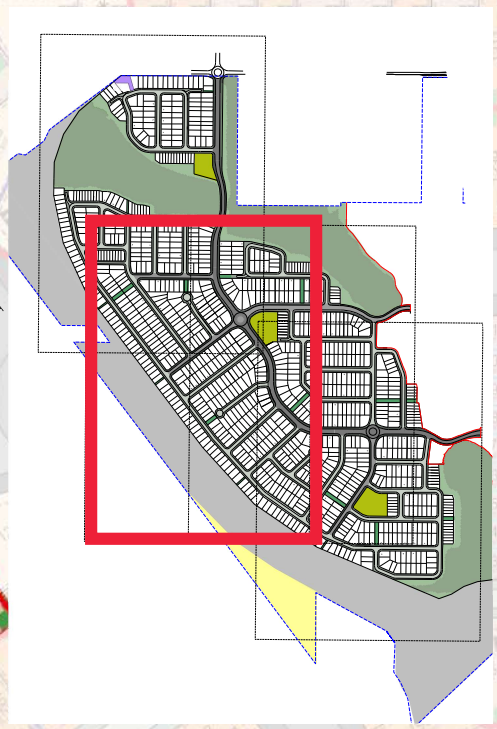
Date: 9 September 2026

Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
PLAN OF DEVELOPMENT - STAGE 12,13,17,18,19	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:1000 (A1) 0 20 40 80

Tract



17m COLLECTOR STREET

23m BUS ROUTE COLLECTOR STREET

16m ACCESS STREET

STAGE 28

STAGE 25

STAGE 24

STAGE 23

STAGE 12

The colour of proposed Lot 2307 must be amended to align with the legend included on this plan.

LEGEND

- Project Site Boundary
- Sub Stage
- Building Envelope
- Optional Built to Boundary Wall
- Terrace Product Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Tandem parking
- Indicative Preferred Location of Open Space
- ≥ 450m² Lots
- * 445-449m² Lot
- 400-444m² Lot
- 300-399m² Lots
- < 300m² Lots
- Terrace Product
- Indicative on-street car park location (note: locations only shown in areas of higher density to demonstrate sufficient provision)

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/C

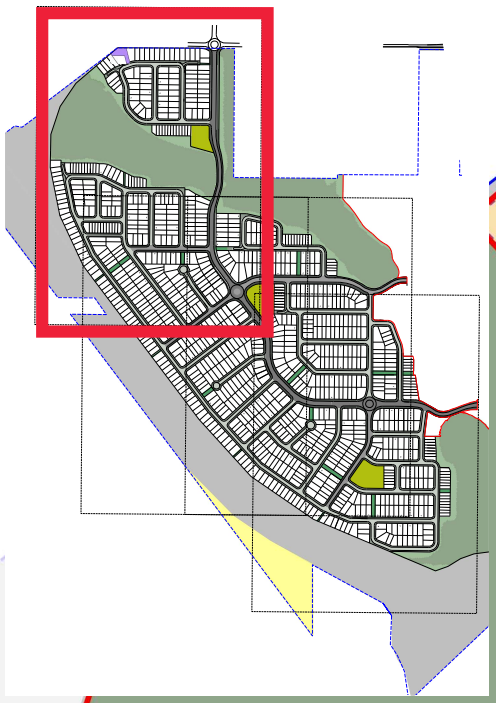
Date: 9 September 2026

Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
PLAN OF DEVELOPMENT - STAGE 23,24,25,28	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:1000 (A1) 0 20 40 80

KEY PLAN



Tract

Proposed Lots ~~3224~~ **3120** and ~~3225~~ **3121** are to be reorientated to provide a 10m wide pedestrian connection from the laneway to the collector road.

STAGE 29A

STAGE 29

STAGE 27A

STAGE 26A

STAGE 30A

STAGE 32

STAGE 31

STAGE 32A

STAGE 27

STAGE 26

STAGE 30

16m ACCESS STREET

23m BUS ROUTE COLLECTOR STREET

10m LANEWAY

An asterisk must be included on proposed Lot 2616 to align with the legend included on this plan.

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Date: 9 September 2026

LEGEND

- Project Site Boundary
- Sub Stage
- Building Envelope
- Optional Built to Boundary Wall
- Terrace Product Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Tandem parking
- Indicative Preferred Location of Open Space

- ≥ 450m² Lots
- * 445-449m² Lot
- 400-444m² Lot
- 300-399m² Lots
- < 300m² Lots
- Terrace Product
- Booster Site
- Indicative on-street car park location (note: locations only shown in areas of higher density to demonstrate sufficient provision)

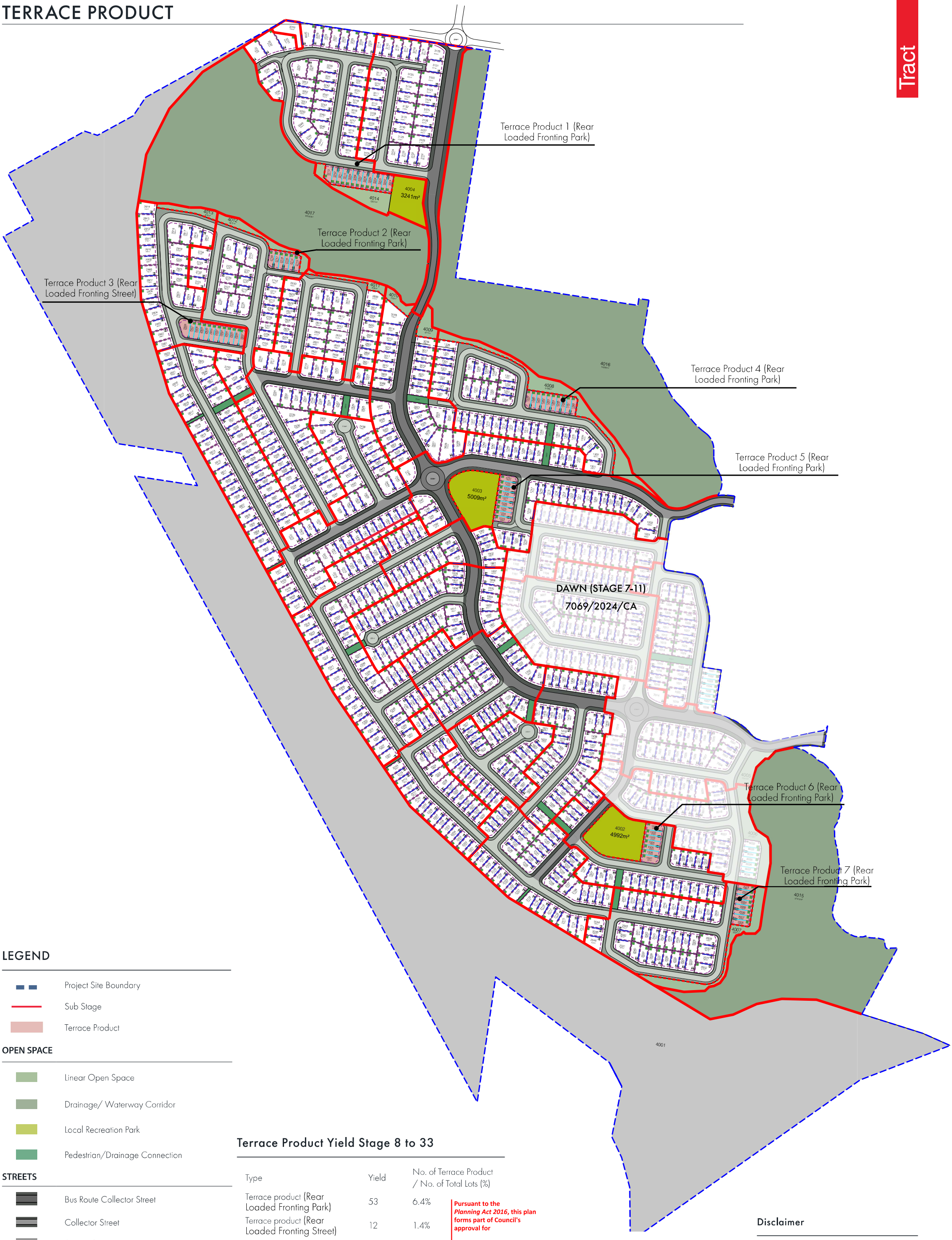
Disclaimer

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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
PLAN OF DEVELOPMENT - STAGE 26,27,29,30,31,32	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:1000 (A1) 0 20 40 80

TERRACE PRODUCT

Tract



LEGEND

- Project Site Boundary
- Sub Stage
- Terrace Product

OPEN SPACE

- Linear Open Space
- Drainage/ Waterway Corridor
- Local Recreation Park
- Pedestrian/Drainage Connection

STREETS

- Bus Route Collector Street
- Collector Street
- Access Street

Terrace Product Yield Stage 8 to 33

Type	Yield	No. of Terrace Product / No. of Total Lots (%)
Terrace product (Rear Loaded Fronting Park)	53	6.4%
Terrace product (Rear Loaded Fronting Street)	12	1.4%
Total	**65**	**7.8%**

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Disclaimer

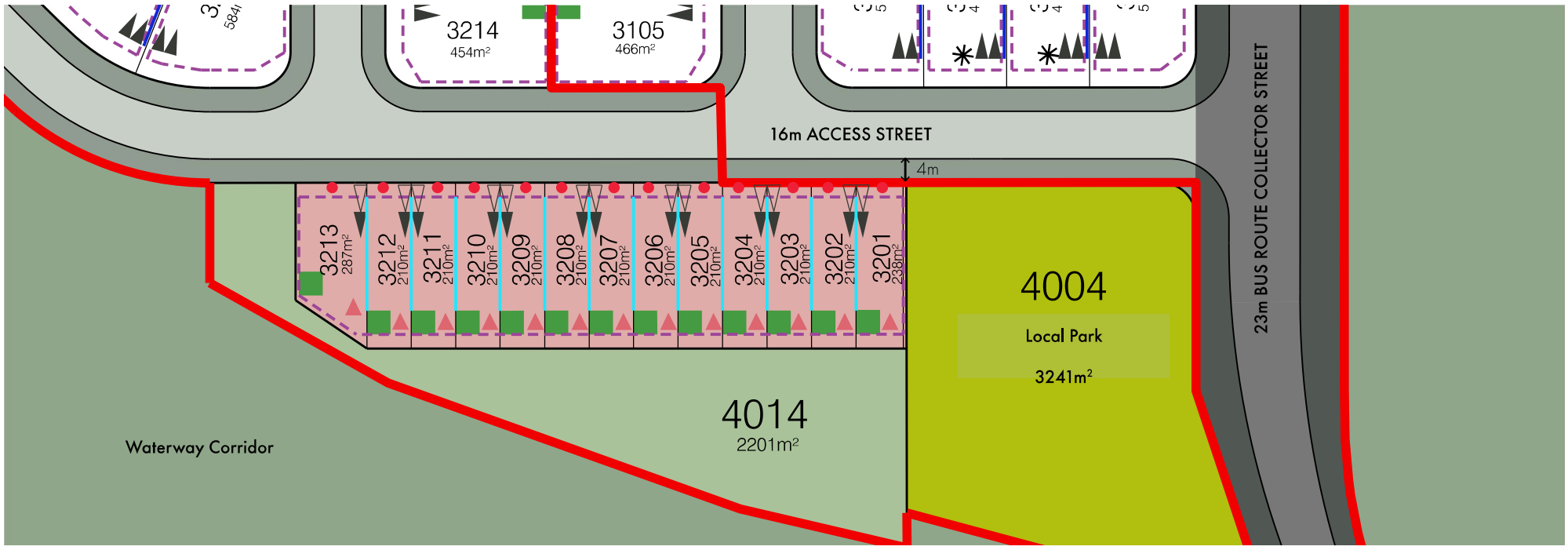
All areas and dimensions are subject to final engineering design and surveyor verification.

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
TERRACE PRODUCT LOCATION PLAN	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:2500 (A1) 0 50 100 200

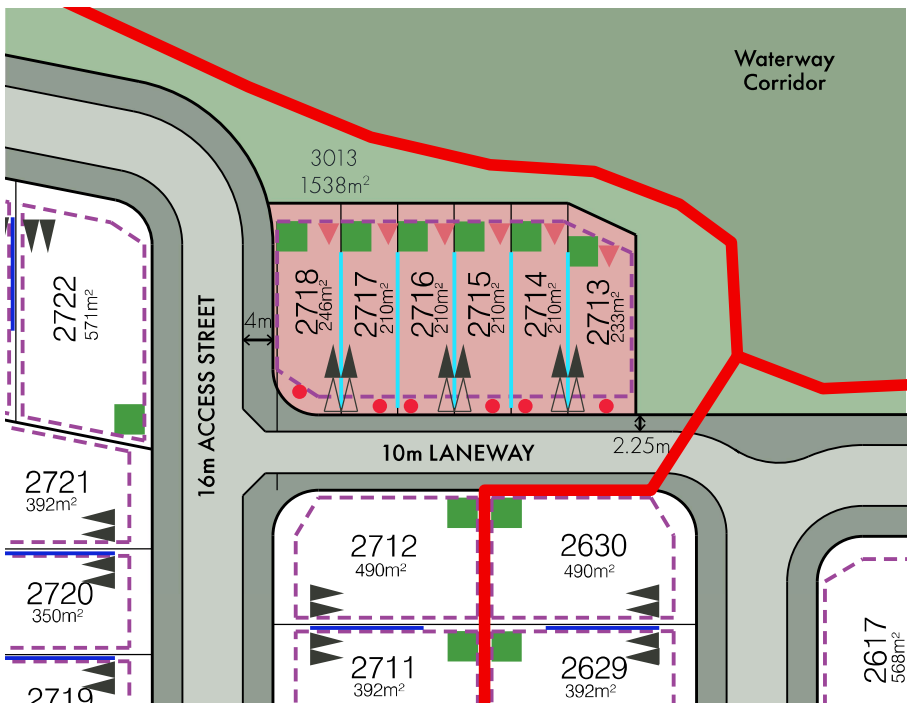
TERRACE PRODUCT

Tract

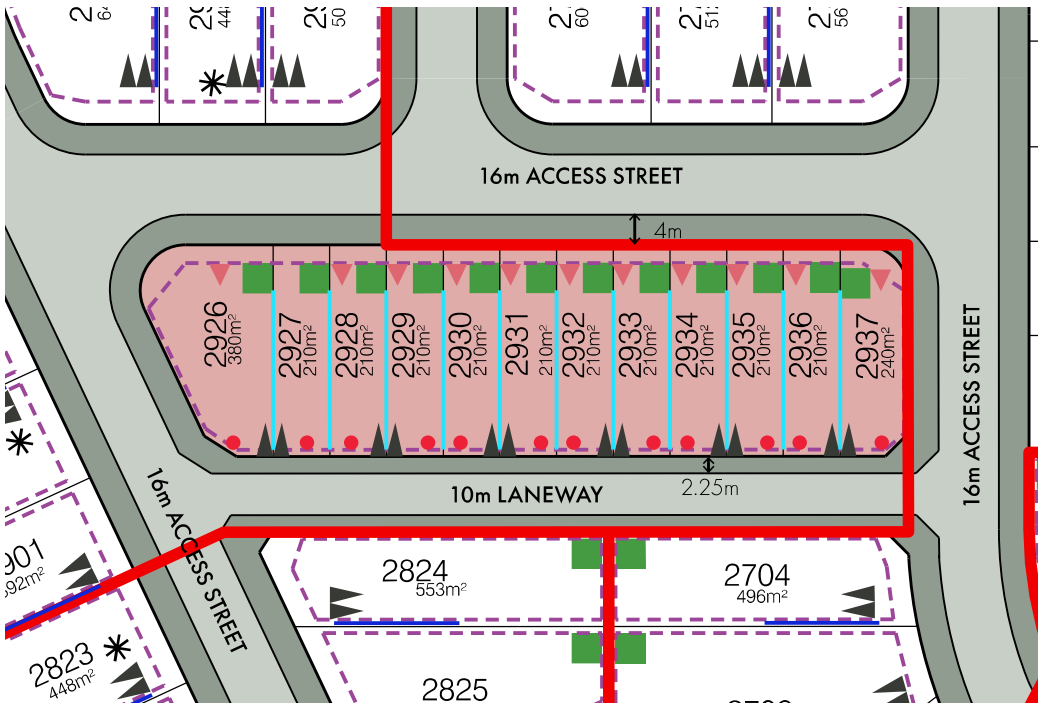
Terrace Product 1 - (Rear Loaded Fronting Park)



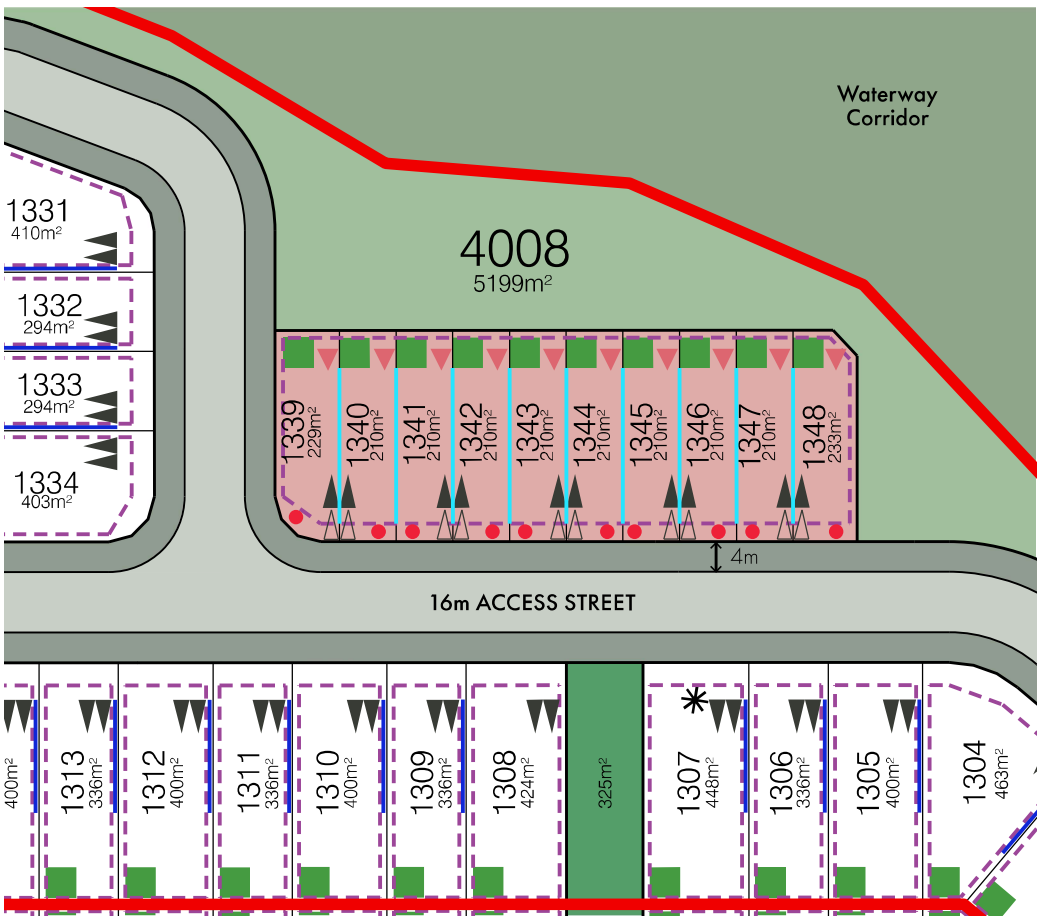
Terrace Product 2 - (Rear Loaded Fronting Park)



Terrace Product 3 - (Rear Loaded Fronting Street)



Terrace Product 4 - (Rear Loaded Fronting Park)



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LEGEND

- Project Site Boundary
- Sub Stage
- Building Envelope
- Terrace Product Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Tandem parking
- Indicative Preferred Location of Open Space
- Main Pedestrian Entry on This Frontage
- Letterbox Location

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
TERRACE PRODUCT POD	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:500 (A1)

0 10 20 40

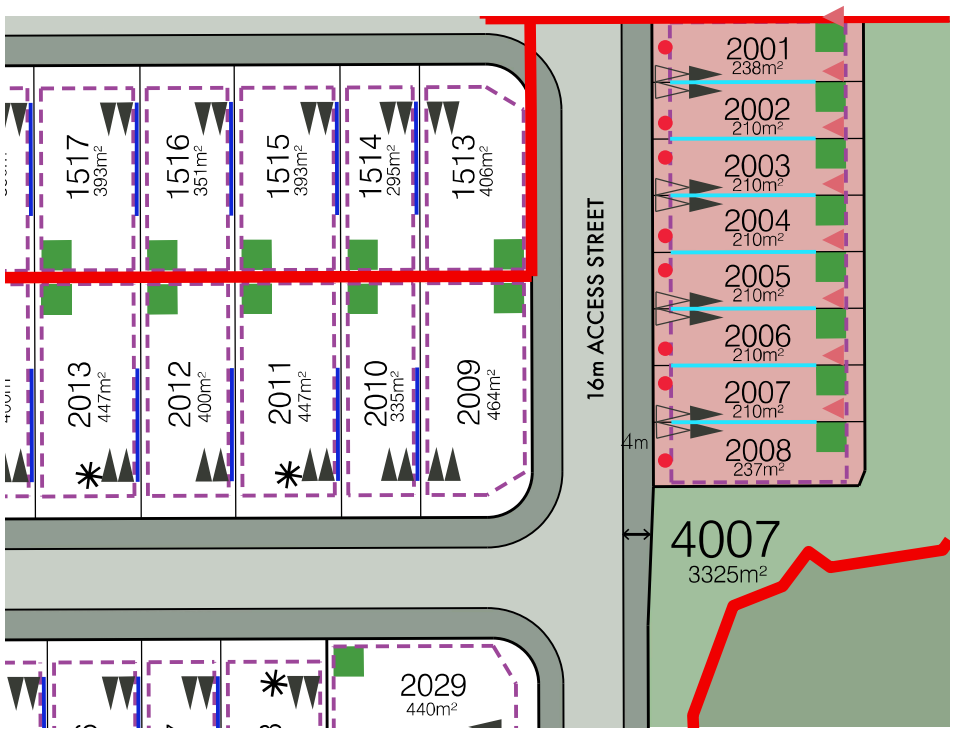
TERRACE PRODUCT

Tract

Terrace Product 5 - (Rear Loaded Fronting Park)



Terrace Product 7 - (Rear Loaded Fronting Park)



Terrace Product 6 - (Rear Loaded Fronting Park)



LEGEND

- Project Site Boundary
- Sub Stage
- Building Envelope
- Terrace Product Optional Built to Boundary Wall
- Preferred Driveway / Garage Location
- Tandem parking
- Indicative Preferred Location of Open Space
- Main Pedestrian Entry on This Frontage
- Letterbox Location

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

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Date: 9 September 2026

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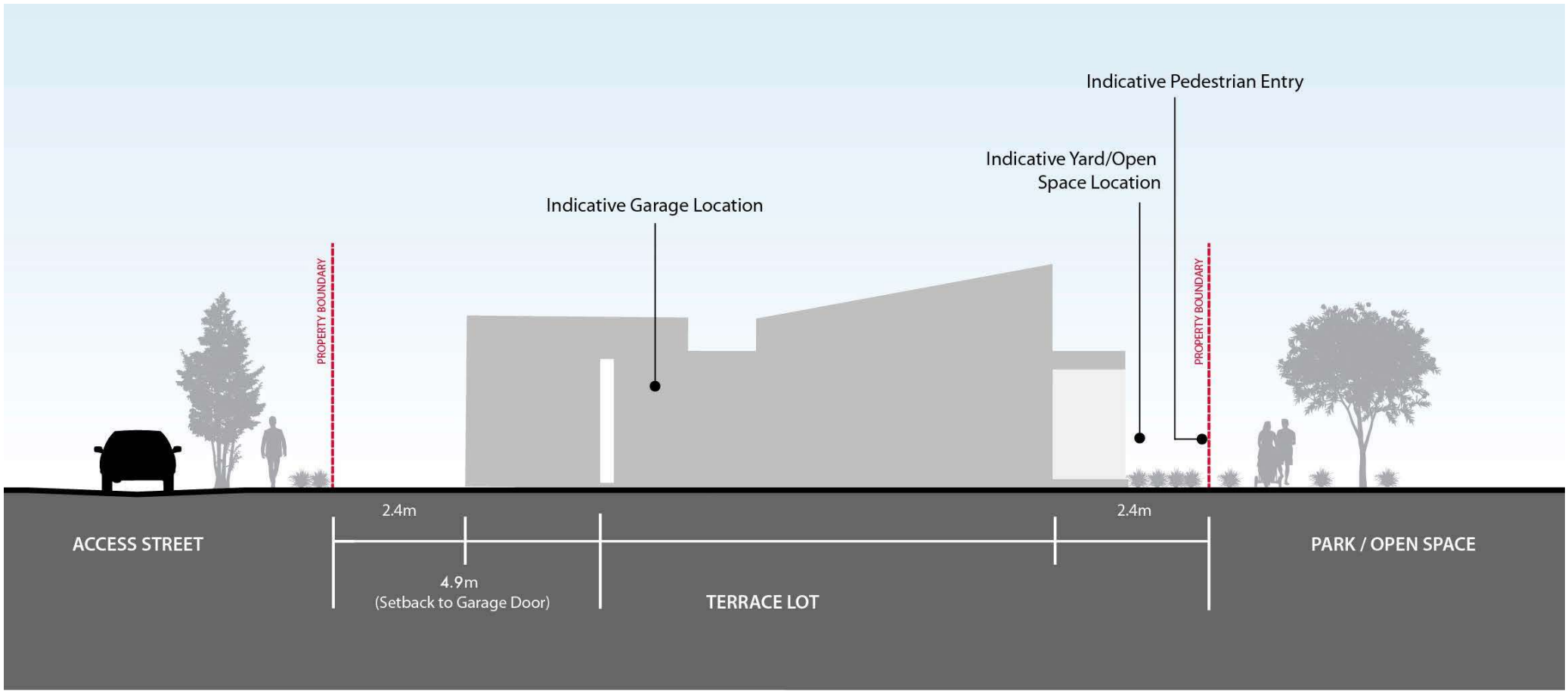
Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
TERRACE PRODUCT POD	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:500 (A1)

0 10 20 40

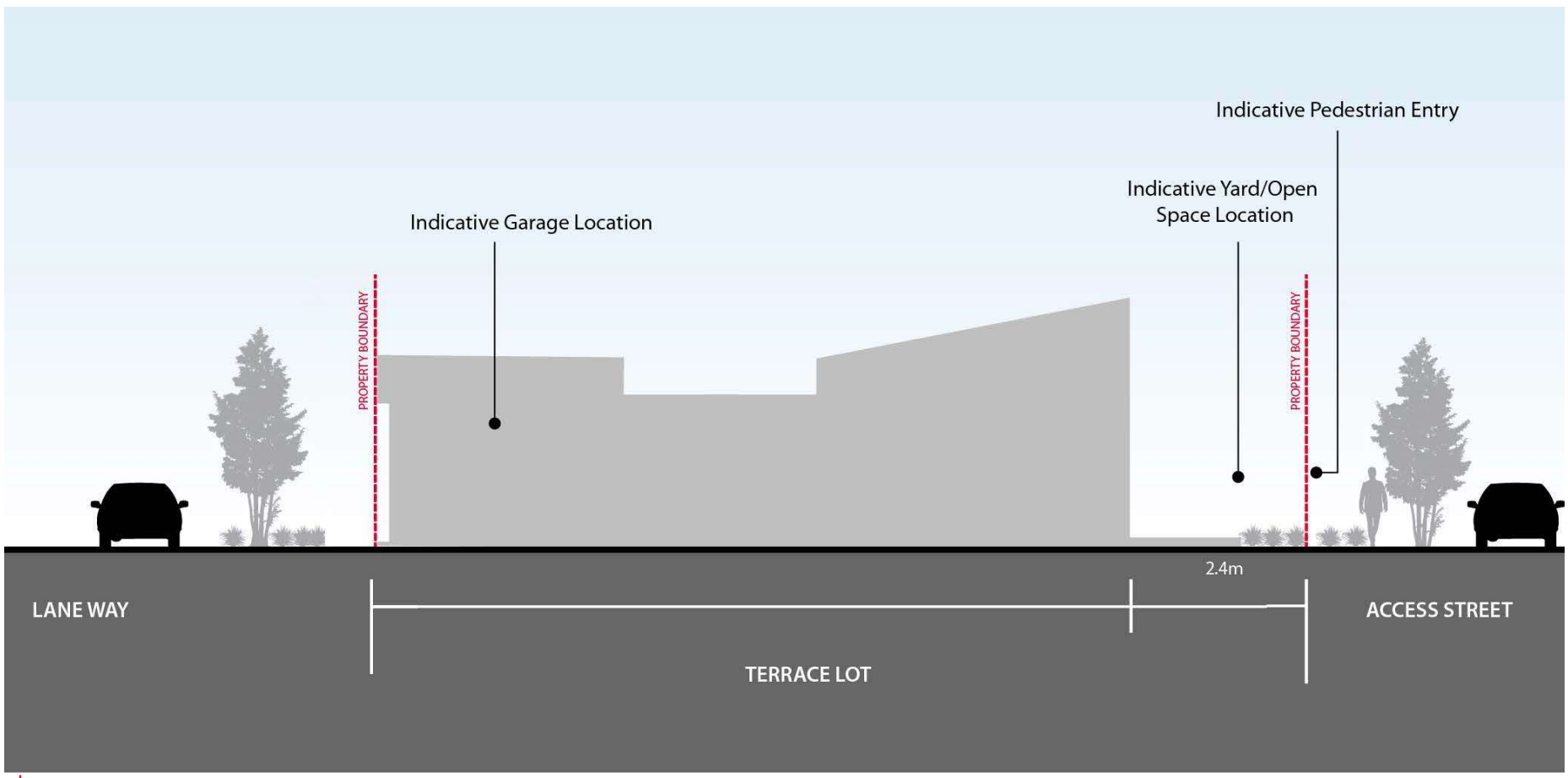
Tract

INDICATIVE LONG SECTIONS OF TERRACE PRODUCT

Rear Loaded Terrace Product - Fronting Park



Rear Loaded Terrace Product - Fronting Street



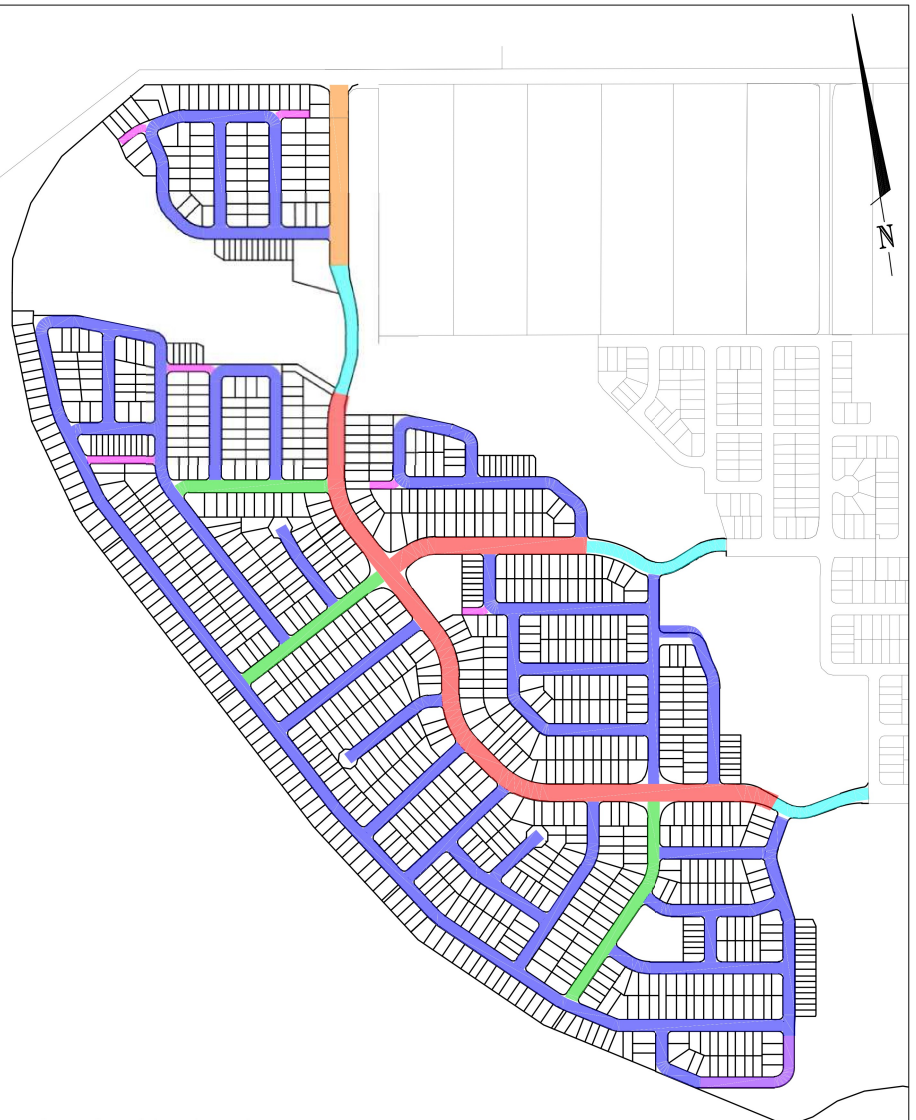
Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 6309/2022/MAMC/C

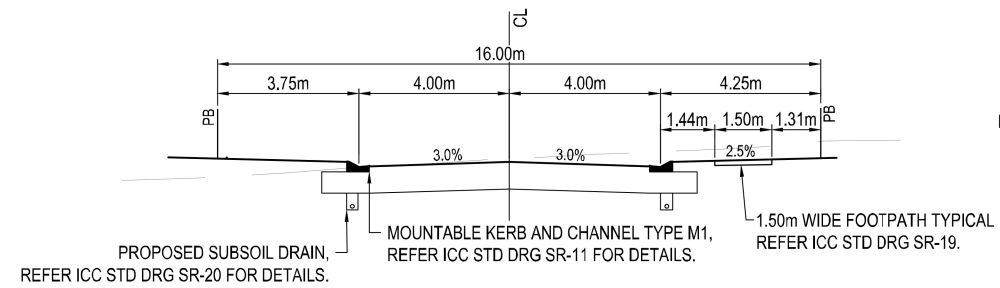
Date: 9 September 2026

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
TERRACE PRODUCT POD	DAWN WEST	0714-0279-60-U-01-RP01	16	18.06.2026	AC	MK	MH	1:500 (A1)

0 10 20 40

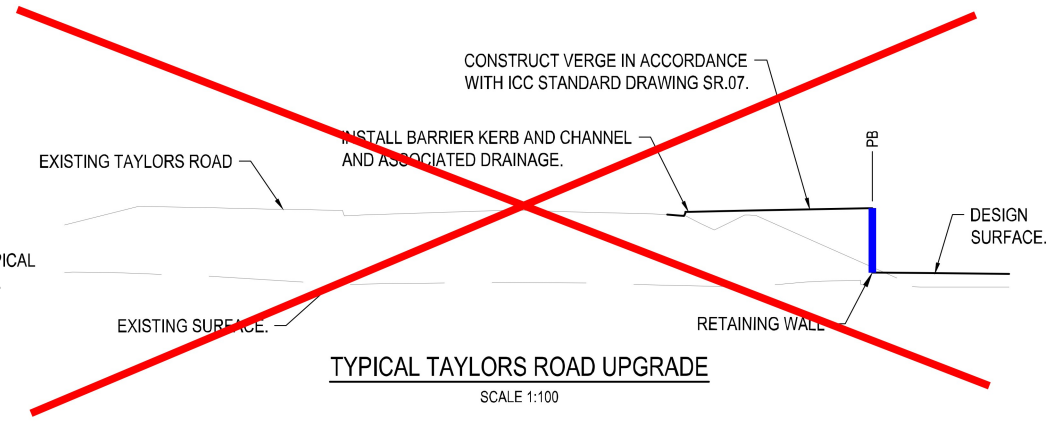


ROAD CLASSIFICATION KEY PLAN



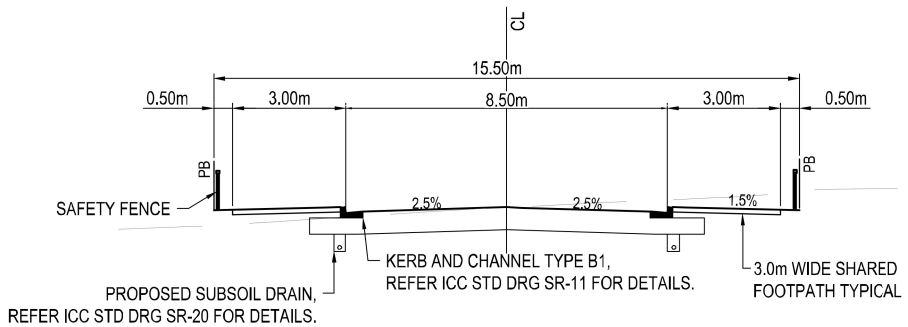
16m ROAD RESERVE

SCALE 1:100



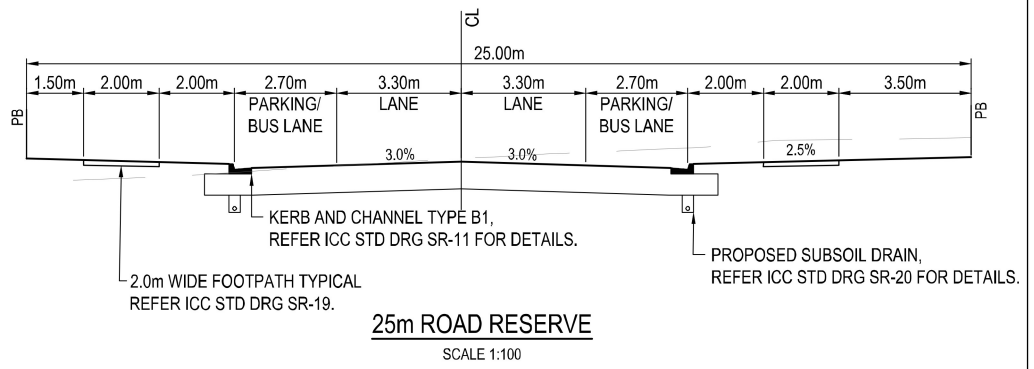
TYPICAL TAYLORS ROAD UPGRADE

SCALE 1:100



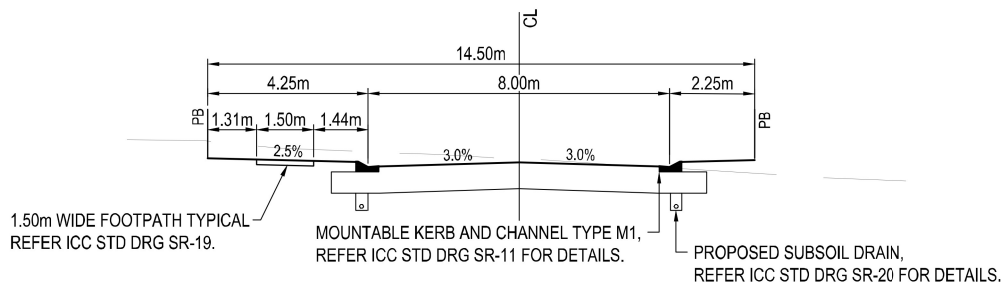
15.5m ROAD RESERVE

SCALE 1:100



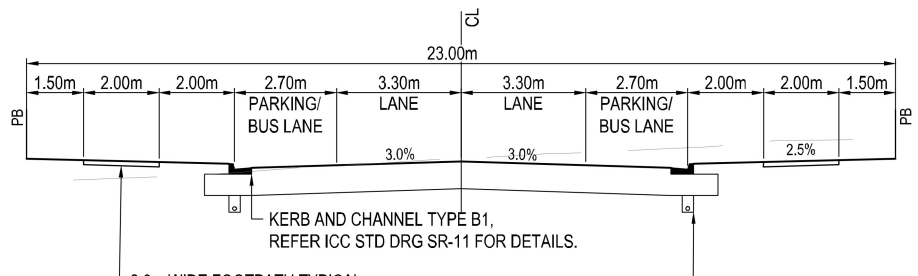
25m ROAD RESERVE

SCALE 1:100



14.5m ROAD RESERVE

SCALE 1:100



23m ROAD RESERVE

SCALE 1:100

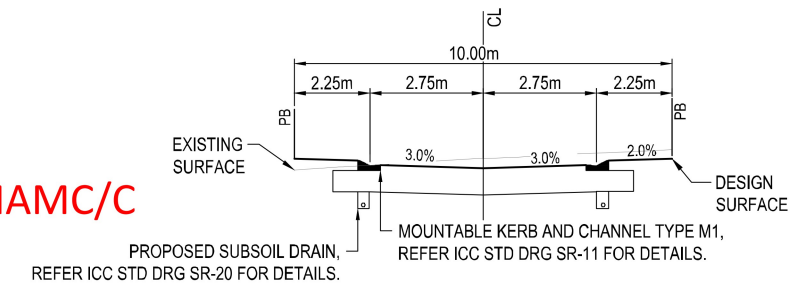
LEGEND

- PROPOSED LOT BOUNDARY
- 10m WIDE LANEWAY
- 14.5m WIDE ROAD RESERVE
- 15.5m WIDE ROAD RESERVE
- 16m WIDE ROAD RESERVE
- 17m WIDE ROAD RESERVE
- 23m WIDE ROAD RESERVE
- 25m WIDE ROAD RESERVE

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

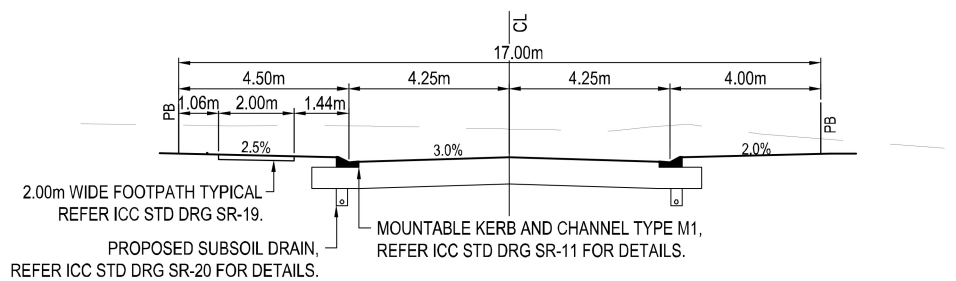
Approval No.: 6309/2022/MAMC/C

Date: 9 September 2026



10m LANEWAY

SCALE 1:100



17m ROAD RESERVE

SCALE 1:100

NOTE

1. ALL INFORMATION PRESENTED ON THIS DRAWING IS CONCEPTUAL ONLY & TO BE CONFIRMED IN SUBSEQUENT DETAILED DESIGN.

REVISION	DATE	ISSUE DETAILS	DRAWN	DESIGN
A	01.06.22	ISSUED FOR APPROVAL	IB	AA
B	27.06.22	LOTS REVISED, LANEWAY SECTION REVISED	IB	AA
C	19.12.22	SECTION UPDATED	NM	NM
D	03.11.23	AMENDED TO SUIT IR RESPONSE	LH	AA
E	10.05.24	AMENDED TO SUIT RFI RESPONSE	LH	NM
F	21.02.25	RFI RESPONSE	IB	IB

DRAWN CHECK

DESIGN CHECK

STATUS: ISSUED FOR APPROVAL

APPROVED

SCALE

1:5000 100 50 0 100 200m A1
1:10000 A3

1:100 1 0 1 2 3 4 5m A1
1:200 A3

CLIENT: ID_LAND

egis

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www.egis-group.com

PROJECT: DAWN, WALLOON WESTERN PRECINCT

DISCLAIMER
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE.

DRAWING TITLE: TYPICAL ROAD SECTIONS PLAN

PROJECT No.	DRAWING No.	REVISION
22-000031	DA1500	F