

100mm AT ORIGINAL SIZE

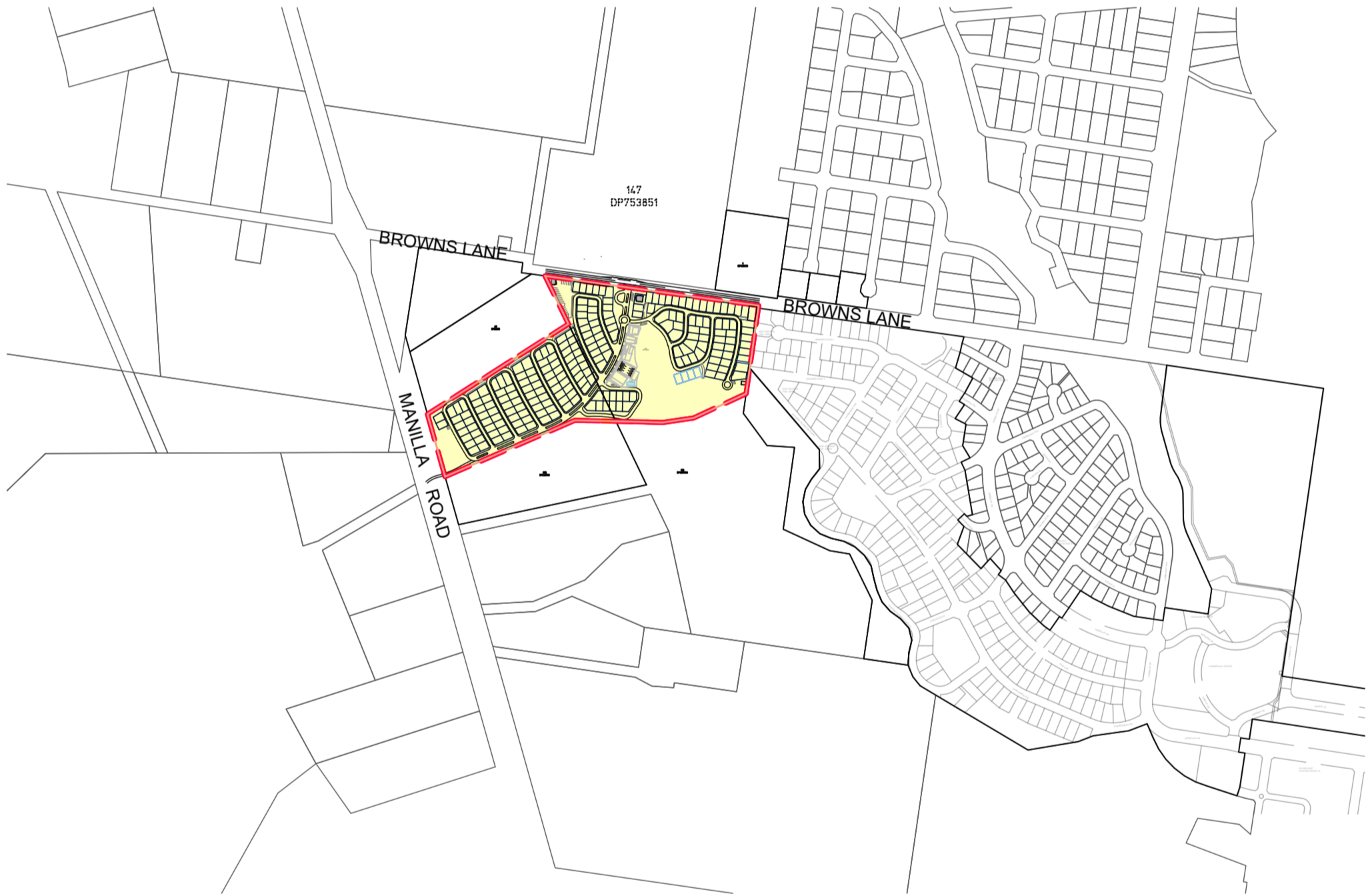
LAND DYNAMICS AUSTRALIA

SURVEYORS, ENGINEERS & PLANNERS

LIFESTYLE COMMUNITY

LOT 39 DP22919 & LOT 349 DP753848 BROWNS LANE TAMWORTH

DRAWING INDEX			
PAGE	DWG NO.	DRAWING NAME	REV.
1	0	COVER SHEET AND DRAWING INDEX	A
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4	0003	PRELIMINARY LAYOUT PLAN	E
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6	0005	DIMENSIONED LAYOUT- EAST PORTION	E
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LOCALITY PLAN
NOT TO SCALE

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	DA SUBMISSION	6.11.24	CM	CM	GB	

SCALES:
0 0.05 0.1 0.2 0.3
Full Size 1:5 ; Half Size 1:10
Scale (m)

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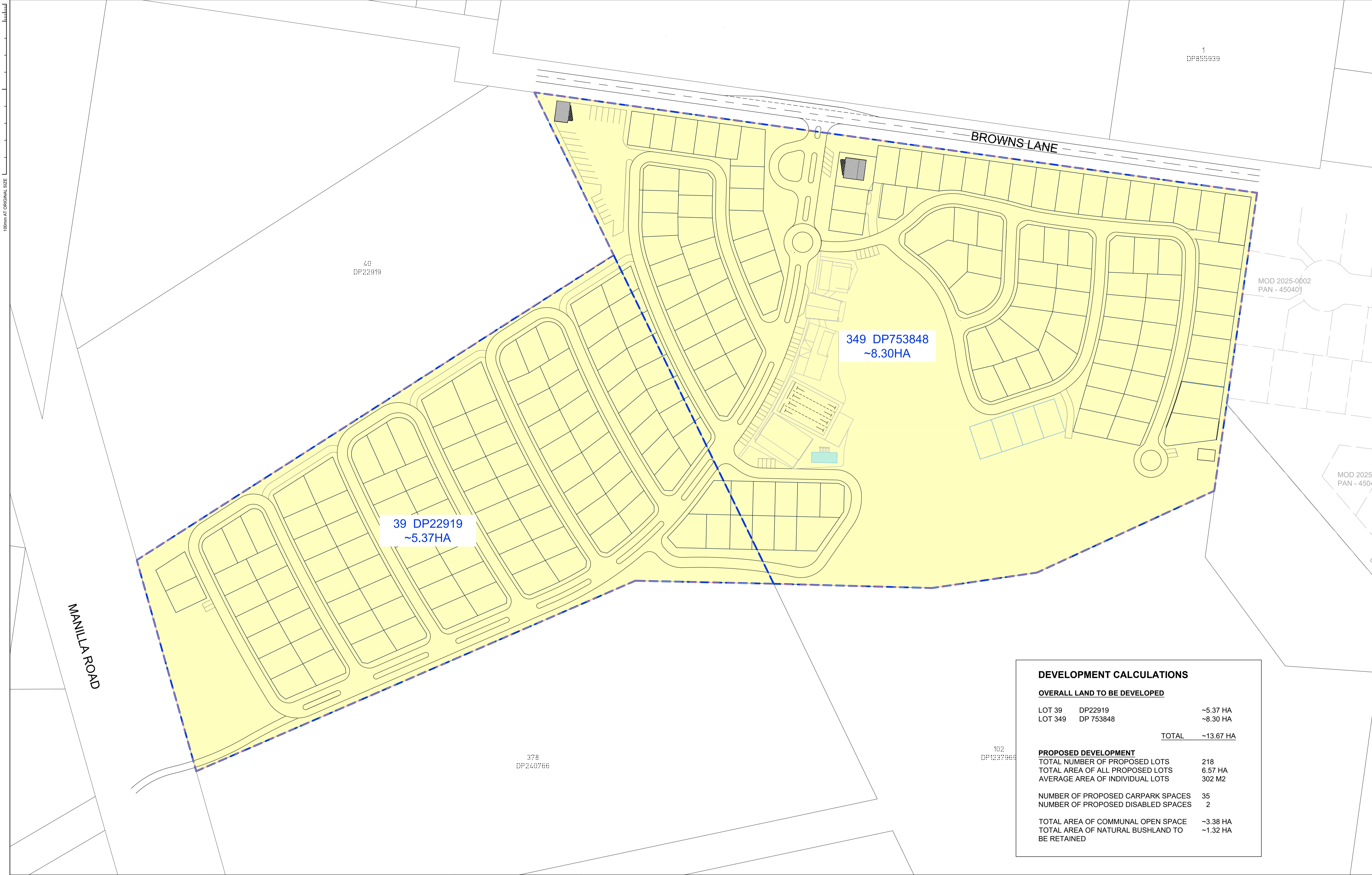
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PROJECT: LIFESTYLE COMMUNITY			
DRAWING TITLE: BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848 COVER SHEET AND DRAWING INDEX			
ORIGINAL SIZE: A1	LAND DYNAMICS JOB No.: 5668	DRAWING No.: 0000	REV: A

100mm AT ORIGINAL SIZE



DEVELOPMENT CALCULATIONS

OVERALL LAND TO BE DEVELOPED

LOT 39	DP22919	~5.37 HA
LOT 349	DP 753848	~8.30 HA
TOTAL		~13.67 HA

PROPOSED DEVELOPMENT

TOTAL NUMBER OF PROPOSED LOTS	218
TOTAL AREA OF ALL PROPOSED LOTS	6.57 HA
AVERAGE AREA OF INDIVIDUAL LOTS	302 M2
NUMBER OF PROPOSED CARPARK SPACES	35
NUMBER OF PROPOSED DISABLED SPACES	2
TOTAL AREA OF COMMUNAL OPEN SPACE	~3.38 HA
TOTAL AREA OF NATURAL BUSHLAND TO BE RETAINED	~1.32 HA

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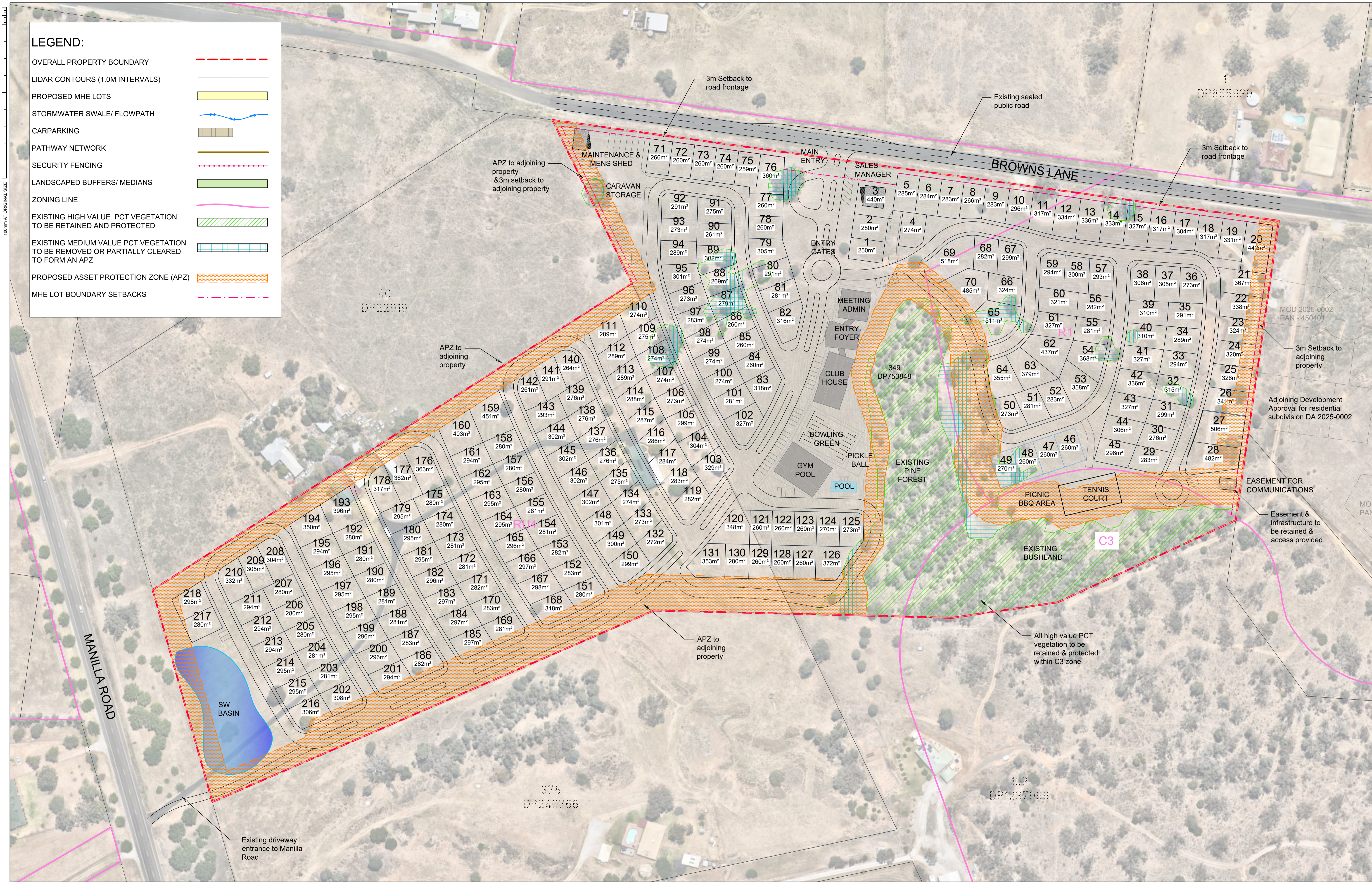
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PROJECT: LIFESTYLE COMMUNITY

DRAWING TITLE: BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848 COVER SHEET AND DRAWING INDEX

ORIGINAL SIZE: A1	LAND DYNAMICS JOB No.: 5668	DRAWING No.: 0001	REV: A
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C	PRELIMINARY DA PLAN UPDATES	21.08.24	LL	CM	GB	
D	PRELIMINARY DA PLAN UPDATES	02.09.24	LL	CM	GB	
E	DA SUBMISSION	6.11.24	CM	CM	GB	

SCALES:

0 10 20 40 60

Full Size 1:1000 ; Half Size 1:2000

Scale (m)

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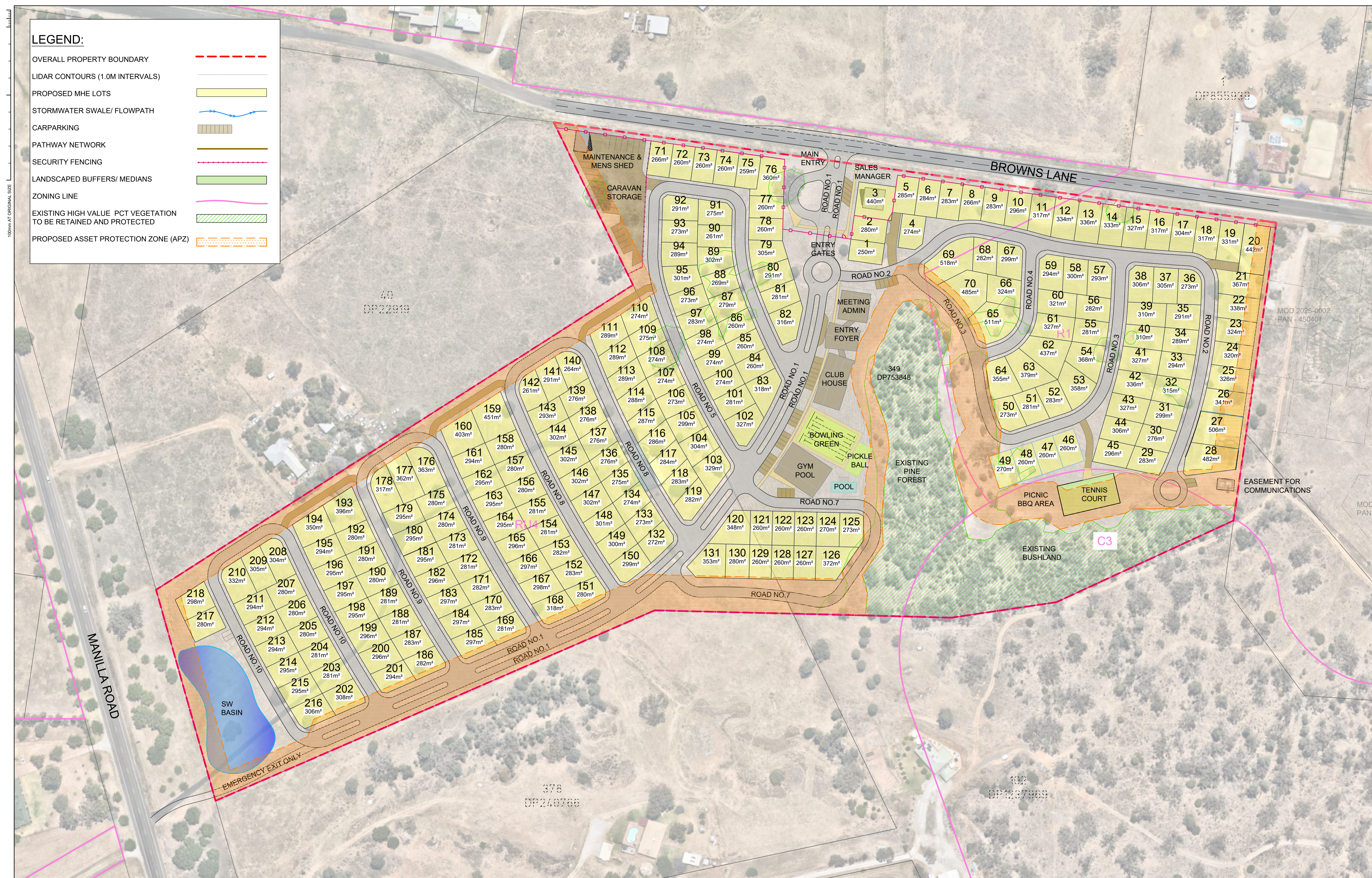
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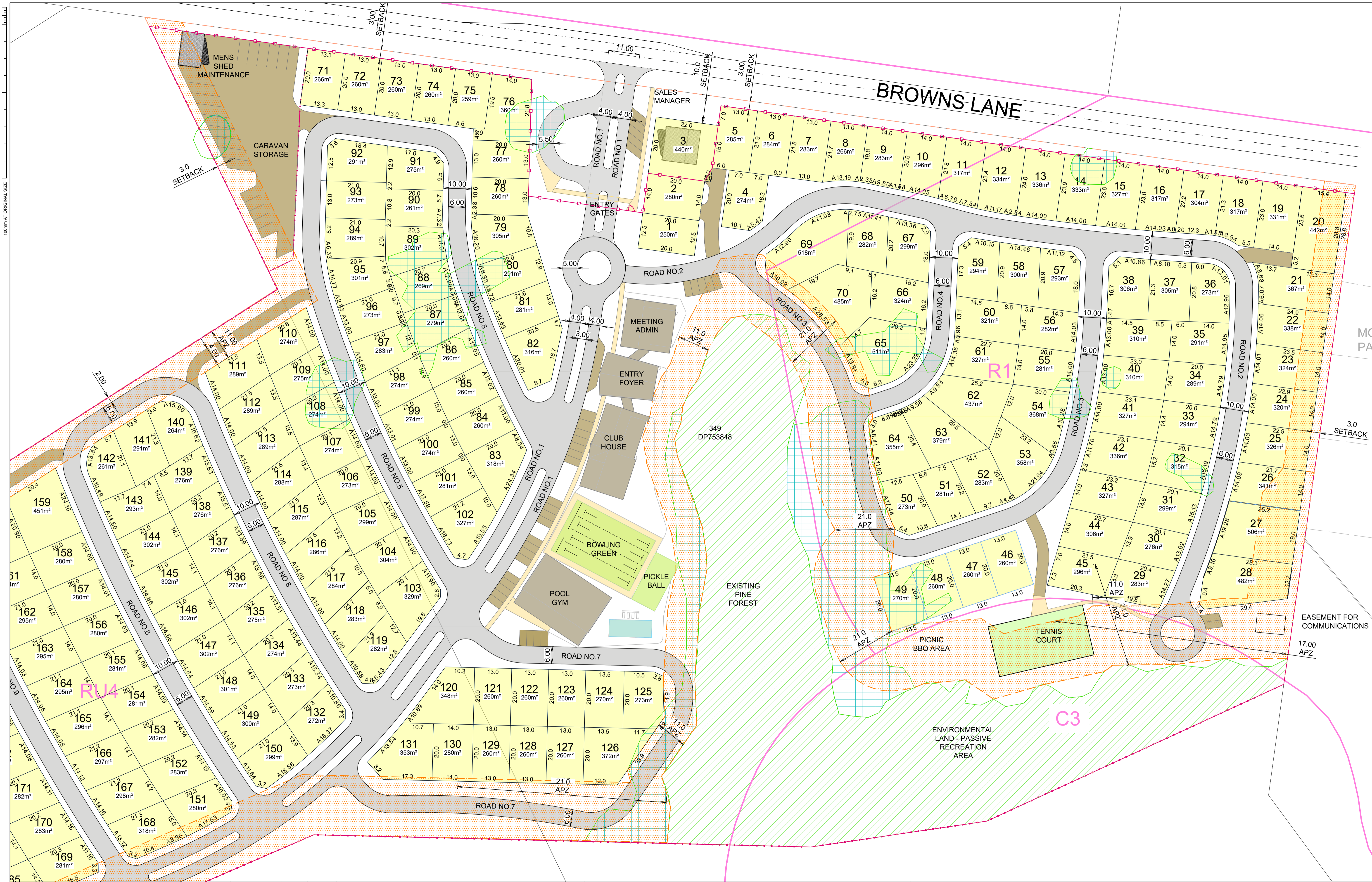
PROJECT: LIFESTYLE COMMUNITY

DRAWING TITLE: BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848 OVERALL CONSTRAINTS PLAN

ORIGINAL SIZE: A1	LAND DYNAMICS JOB No.: 5668	DRAWING No.: 0002	REV: E
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DRAWING TITLE: BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848 PRELIMINARY LAYOUT PLAN																
ORIGINAL SIZE: A1 LAND DYNAMICS JOB No.: 5668 DRAWING No.: 0003 REV: E																



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C	PRELIMINARY DA PLAN UPDATES	21.08.24	LL	CM	GB	
D	PRELIMINARY DA PLAN UPDATES	02.09.24	LL	JOK	GB	
E	DA SUBMISSION	6.11.24	CM	CM	GB	

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1:600@A1 AND 1:1200@A3:

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PROJECT:

LIFESTYLE COMMUNITY

DRAWING TITLE:

BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848 DIMENSIONED LAYOUT- EAST PORTION

ORIGINAL SIZE: A1

LAND DYNAMICS JOB No.: 5668

DRAWING No.: 0005

REV: E

CAD FILE: J:\5668 - BROWNS LANE TAMMORTH\8. ENGINEERING (WIP)\1. CIVIL DESIGN\2. DA & S985668_BROWNS LANE_DA PLANSET_22.10.24.DWG PLOTTED BY: CLAIREMATHIESON PLOT DATE: 26/11/2024 10:58:18 AM

100mm AT ORIGINAL SIZE

LEGEND:

- OVERALL PROPERTY BOUNDARY
- LIDAR CONTOURS (1.0M INTERVALS)
- PROPOSED MHE LOTS
- STORMWATER SWALE/ FLOWPATH
- CARPARKING
- PATHWAY NETWORK
- SECURITY FENCING
- LANDSCAPED BUFFERS/ MEDIANS
- ZONING LINE
- EXISTING HIGH VALUE PCT VEGETATION TO BE RETAINED AND PROTECTED
- EXISTING MEDIUM VALUE PCT VEGETATION TO BE REMOVED OR PARTIALLY CLEARED TO FORM AN APZ
- PROPOSED ASSET PROTECTION ZONE (APZ)
- MHE LOT BOUNDARY SETBACKS

MANILLA ROAD

SW BASIN

EMERGENCY EXIT ONLY

SETBACK

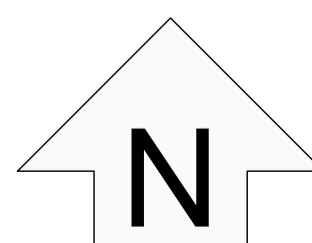
378
DP240766

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
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D	PRELIMINARY DA PLAN UPDATES	02.09.24	LL	JOK	GB	
E	DA SUBMISSION	6.11.24	CM	CM	GB	

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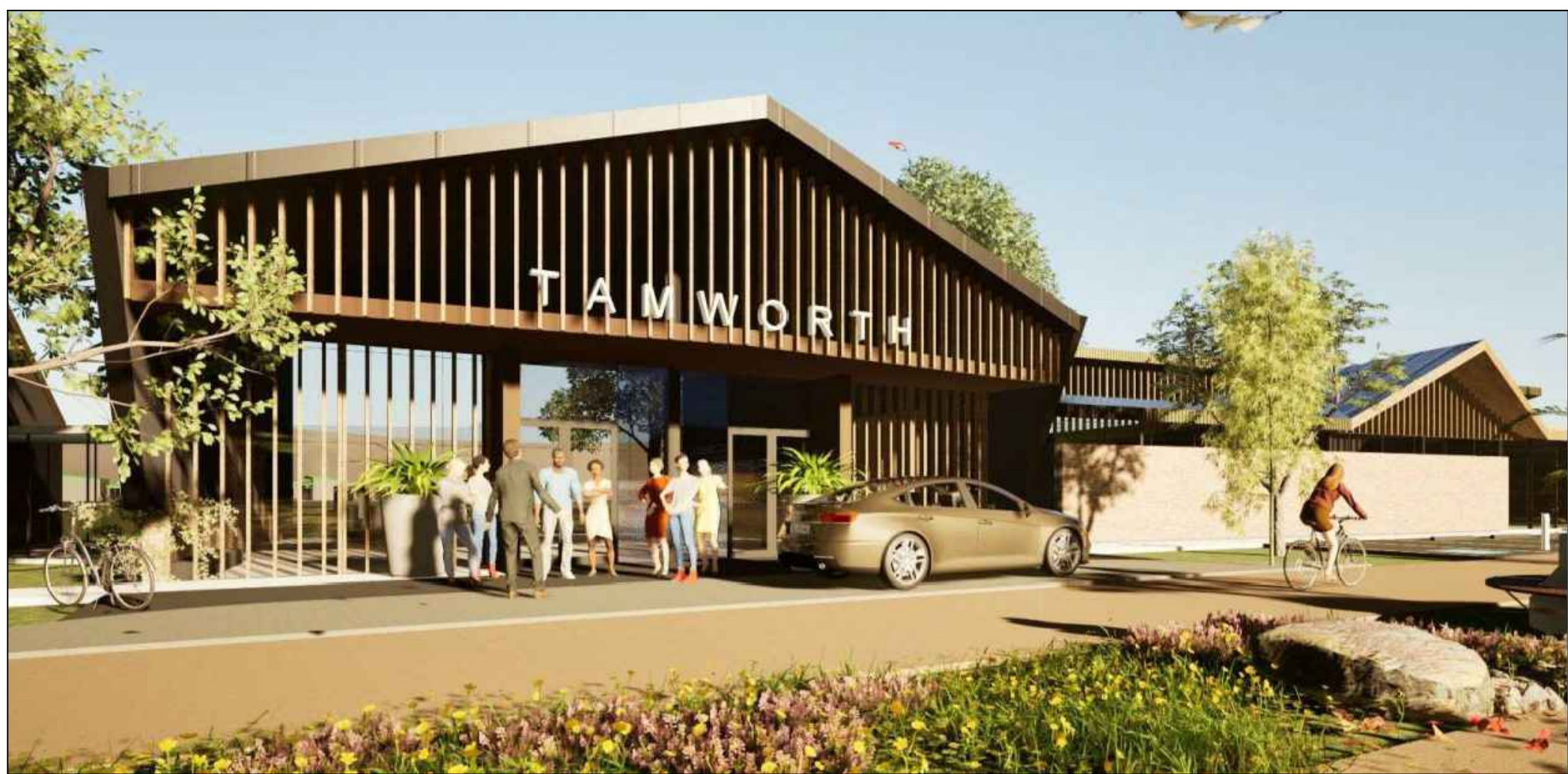
DRAWING TITLE:
BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848
DIMENSIONED LAYOUT- WEST PORTION

ORIGINAL SIZE:	LAND DYNAMICS JOB No.:	DRAWING No.:	REV:
A1	5668	0006	E

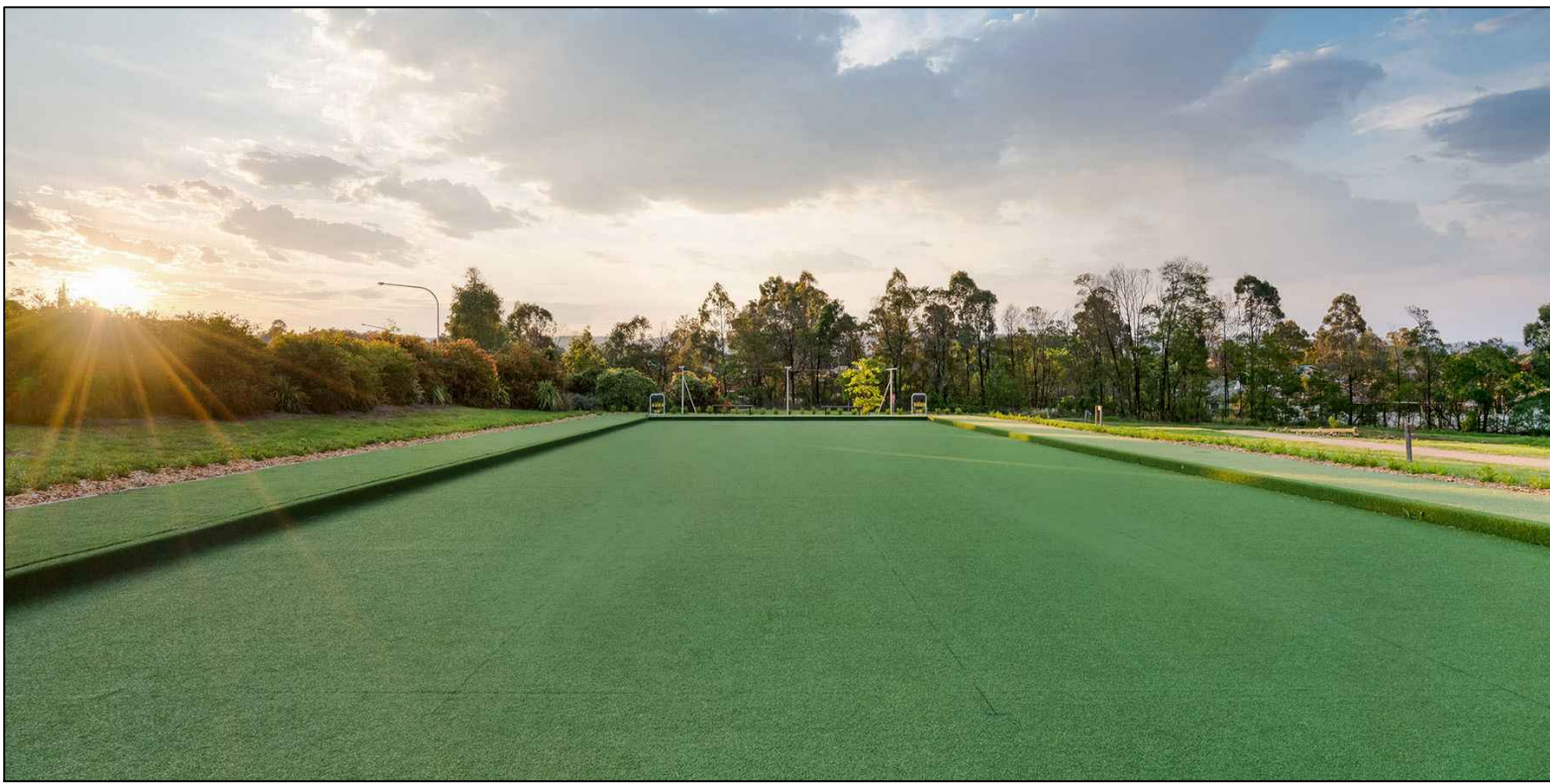


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A	PRELODGEEMENT MEETING	08.03.24	CM	CM	GB		0 10 20 40 60 Full Size 1:1000 ; Half Size 1:2000 Scale (m)					DRAWING TITLE: BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848 LANDSCAPE CONCEPT PLAN
B	PRELIMINARY DA PLANS	03.08.24	CM	CM	GB							ORIGINAL SIZE: A1
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D	PRELIMINARY DA PLAN UPDATES	02.09.24	LL	CM	GB							DRAWING No.: 0007
E	DA SUBMISSION	6.11.24	LL	CM	GB							REV: E

100mm AT ORIGINAL SIZE



EXAMPLE IMAGE OF COMMUNITY CLUB HOUSE



EXAMPLE IMAGE OF COMMUNITY FACILITIES



EXAMPLE IMAGE OF LANDSCAPED RETENTION BASIN



EXAMPLE IMAGERY OF HOUSING



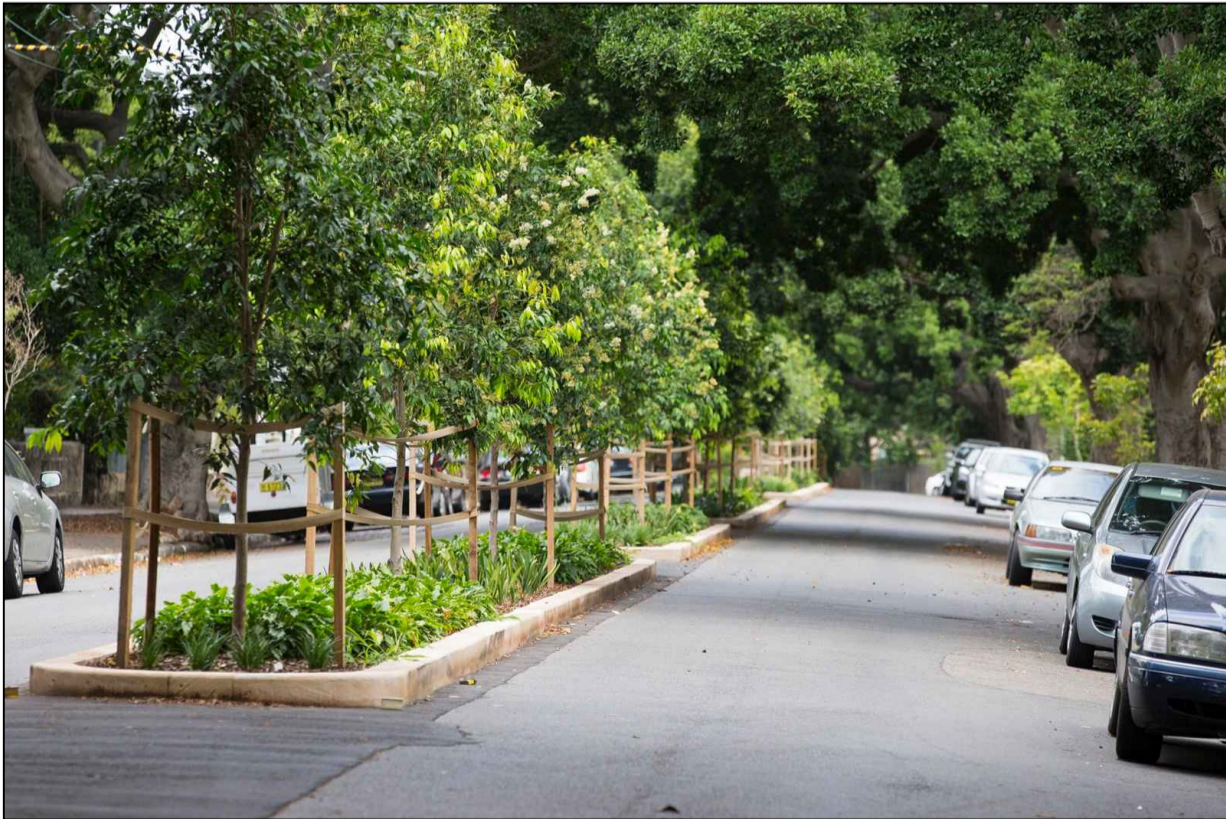
EXAMPLE IMAGE OF TENNIS COURT



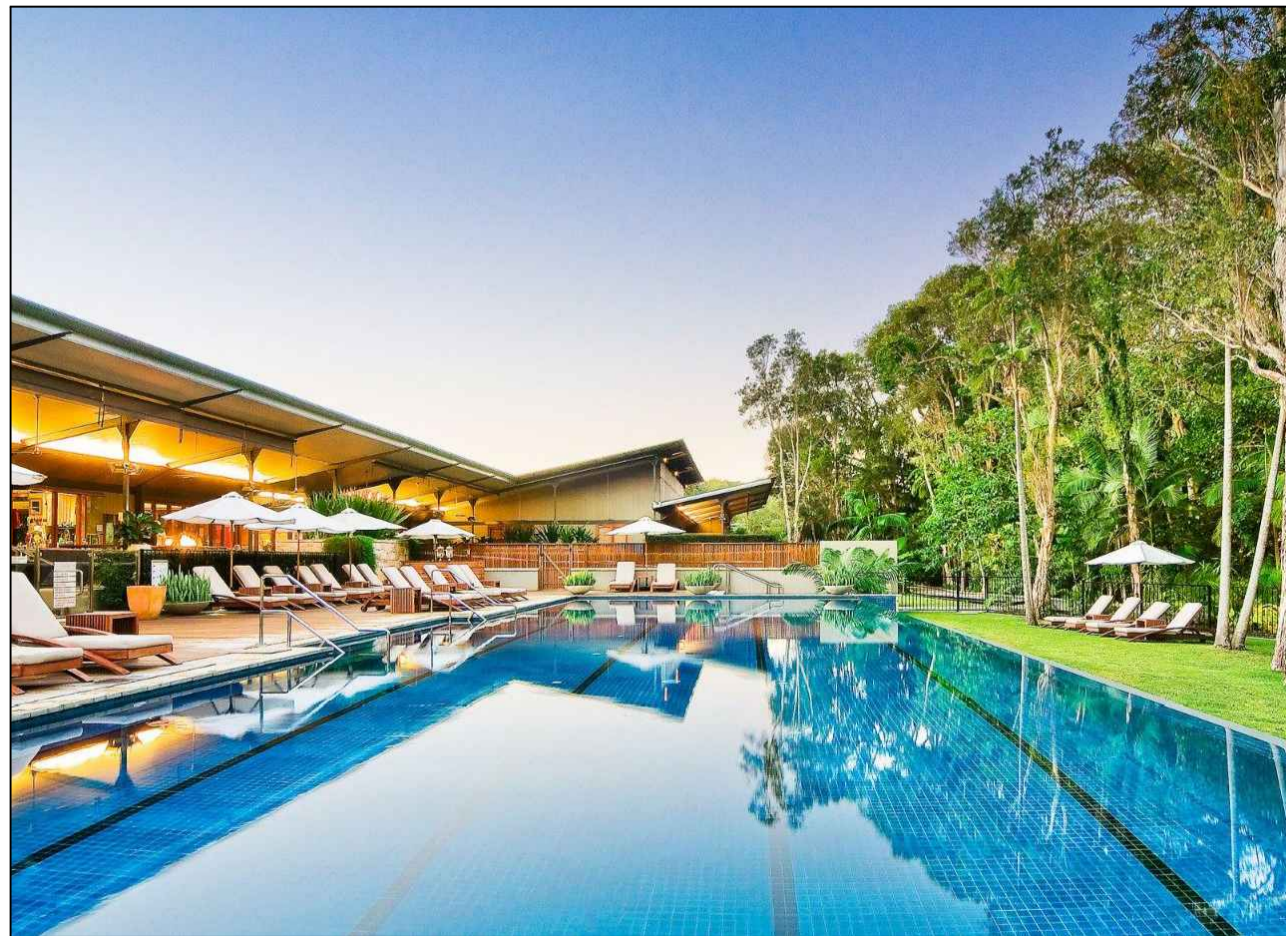
EXAMPLE IMAGE OF RECREATION AREAS



EXAMPLE IMAGE OF STREETScape



EXAMPLE IMAGE OF LANDSCAPE PALETTE



EXAMPLE IMAGE OF POOL FACILITIES



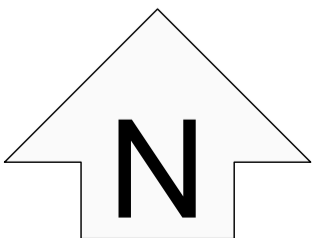
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B	PRELIMINARY DA PLANS	03.08.24	CM	CM	GB	
C	PRELIMINARY DA PLAN UPDATES	21.08.24	LL	CM	GB	
D	PRELIMINARY DA PLAN UPDATES	02.09.24	LL	CM	GB	
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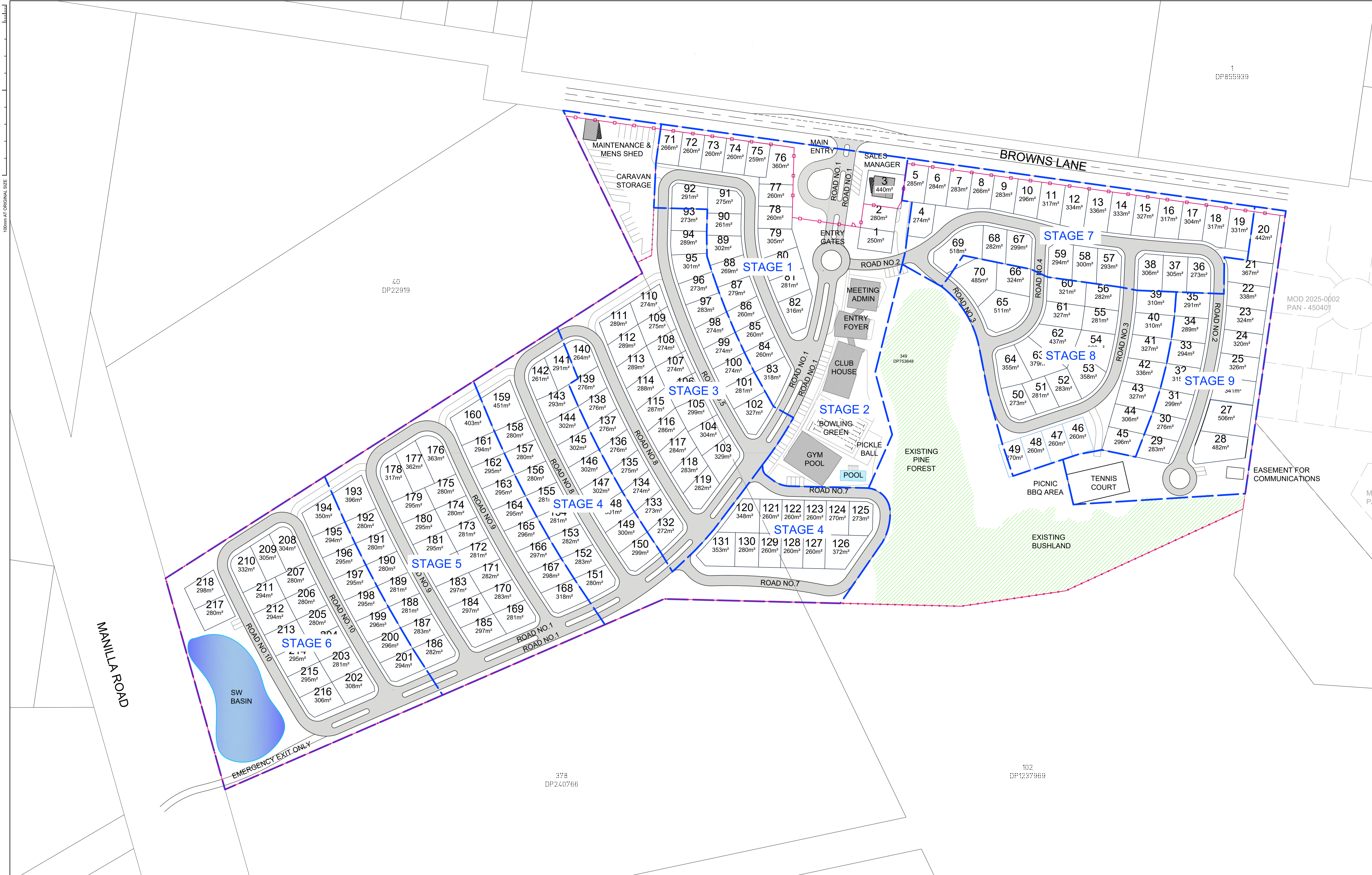
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DRAWING TITLE: BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848 CONCEPT IMAGE SHEET			
ORIGINAL SIZE: A1	LAND DYNAMICS JOB No.: 5668	DRAWING No.: 0008	REV: E

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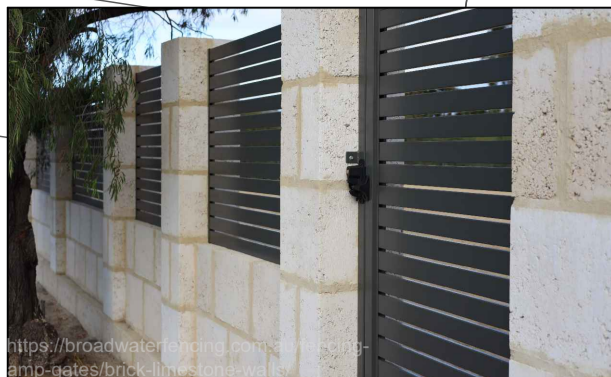
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PROJECT: LIFESTYLE COMMUNITY

DRAWING TITLE: BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848 STAGING PLAN

ORIGINAL SIZE: A1	LAND DYNAMICS JOB No.: 5668	DRAWING No.: 0010	REV: A
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100mm AT ORIGINAL SIZE



INDICATIVE FENCING CONCEPT IMAGES

SCREENING FENCE
CARAVAN STORAGE AREA,
SUCH AS TIMBER /COLOR BOND

43
DP22919
SCREENING FENCE 1800MM HIGH
TO BOUNDARY EGTIMBER
/COLOR BOND

DECORATIVE STREET FENCING
ALONG BROWNS LANE, SUCH AS
RENDER BRICK WITH PIERS
MAX. HEIGHT OF 1.8 M

FORMAL LANDSCAPED ENTRANCE WITH
VEHICLE AND PEDESTRIAN GATED ENTRY.

DECORATIVE STREET FENCING
ALONG BROWNS LANE, SUCH AS
RENDER BRICK WITH PIERS
MAX. HEIGHT OF 1.8 M

FORMAL AVENUE AND SCREEN PLANTING
WITHIN 3M SETBACK ALONG BROWNS LANE

BROWNS LANE

MOD 2025-0002
PAN - 450401

SCREENING FENCING
TO 1800MM HIGH
TO EASTERN
BOUNDARY EG.
TIMBER /COLOR BOND

OPEN STYLE SECURITY FENCING
TO 1800MM HIGH ALONG
SOUTHERN BOUNDARY

OPEN STYLE SECURITY
FENCING TO 1800MM HIGH
ADJACENT TO MANILLA ROAD
FRONTAGE

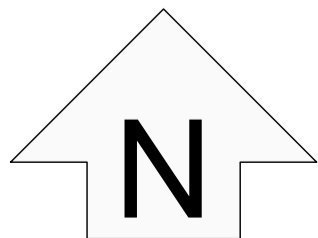
MANILLA ROAD

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	DA SUBMISSION	5.11.24	LL	LL	GB	

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ORIGINAL SIZE: A1	LAND DYNAMICS JOB No.: 5668	DRAWING No.: 0011	REV: A