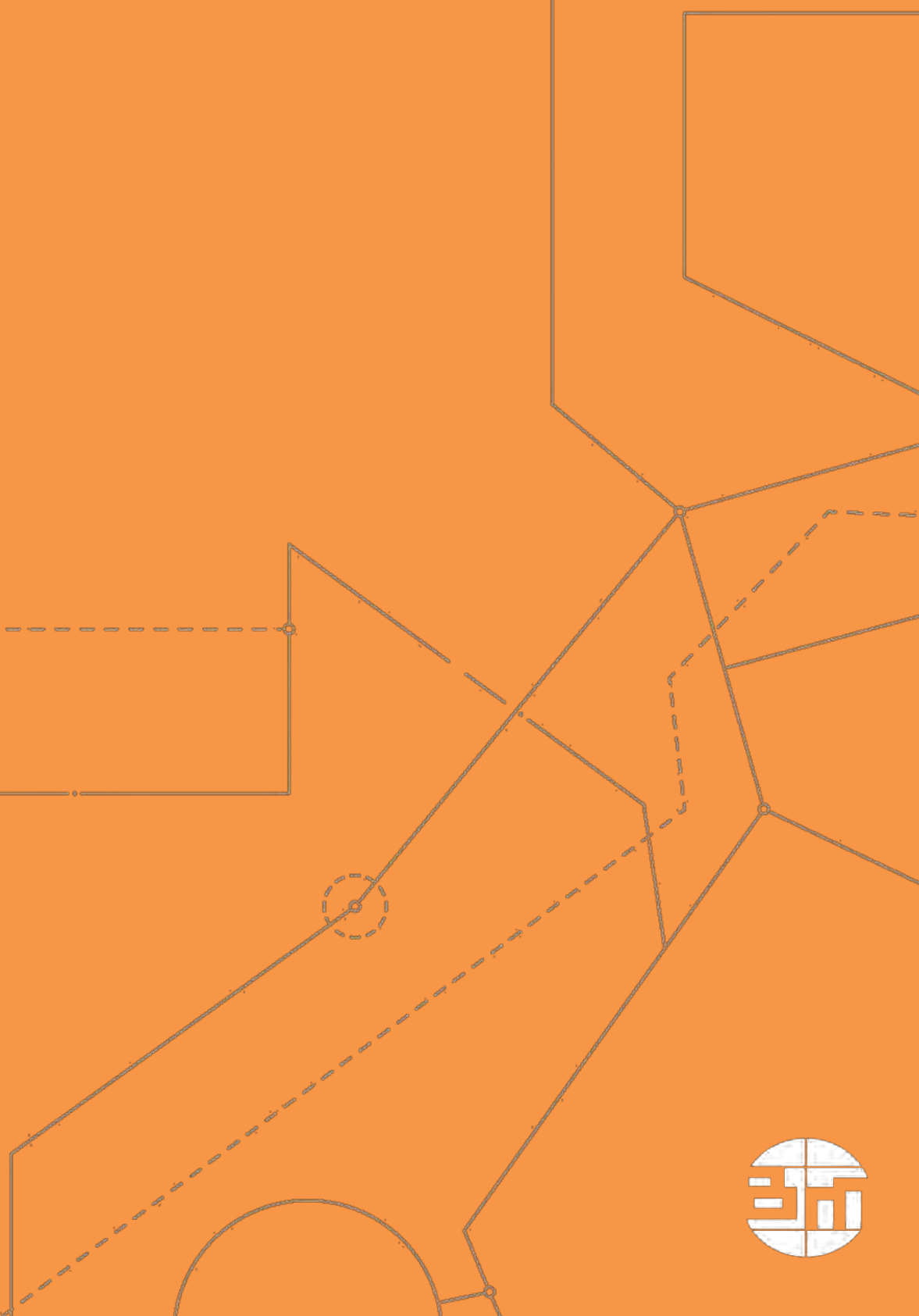
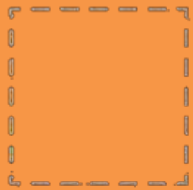
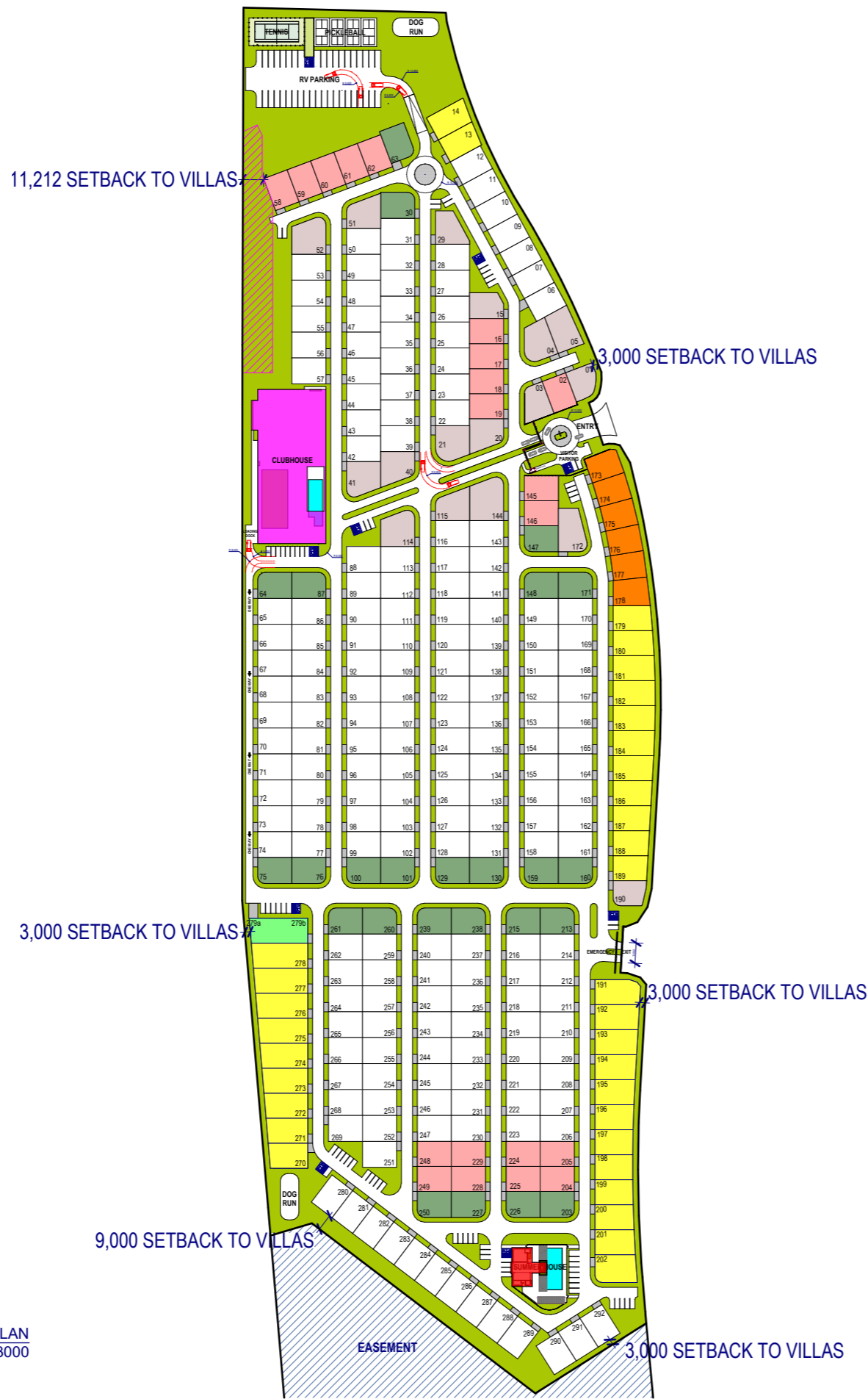


# APPENDIX D

Development Concept Plans prepared by Solis Estudio

brazier motti





MASTERPLAN  
1:3000

## YIELD

TOTAL NUMBER OF LOTS	<b>292</b>
<b>LOT SIZE</b>	
14.0m x 21.0m STANDARD LOTS	191
13.5m x 21.0m STANDARD LOTS	20
13.5m x 21.0m+ VARIOUS LENGTH LOTS	34
14m x 21.0m CORNER VILLA LOTS	25
13.5m x 21.0m SPLAYED LOTS	6
SPECIAL LOTS	17
DUPLEX LOT (279a & 279b)	1

## STATISTICS

VISITOR CAR PARKING	83
RV PARKING	41
SITE AREA	136,728 m <sup>2</sup>
SITE COVER	%
TOTAL SITE COVER (LOTS + ROADS + FACILITIES)	%
OPEN SPACE (MIN.DIMENSION OF 2m)	31,700 m <sup>2</sup>
SITE PERIMETER	1.778 m <sup>2</sup>

## AREAS

CLUB HOUSE (UNDER ROOF)	3117m <sup>2</sup>
SUMMER HOUSE (INCL. WORKSHOP)	970m <sup>2</sup>
DOG RUN STRUCTURES	250m <sup>2</sup>
ENTRY STATEMENT & GATE HOUSE	20m <sup>2</sup>
TENNIS COURT	450m <sup>2</sup>
PICKLEBALL COURT	495m <sup>2</sup>

**FOR APPROVAL**  
NOT FOR CONSTRUCTION



Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Do not scale from the drawing. Any problems to be directed to the builder for clarification.  
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Contractor to verify dimensions. Notify designers of discrepancies. Failure to do so shall void the designer's responsibilities. Note: Substitution of any structural members and/or variation to any part of the design will void Solis Estudio of responsibility to the structural integrity and performance of the build.

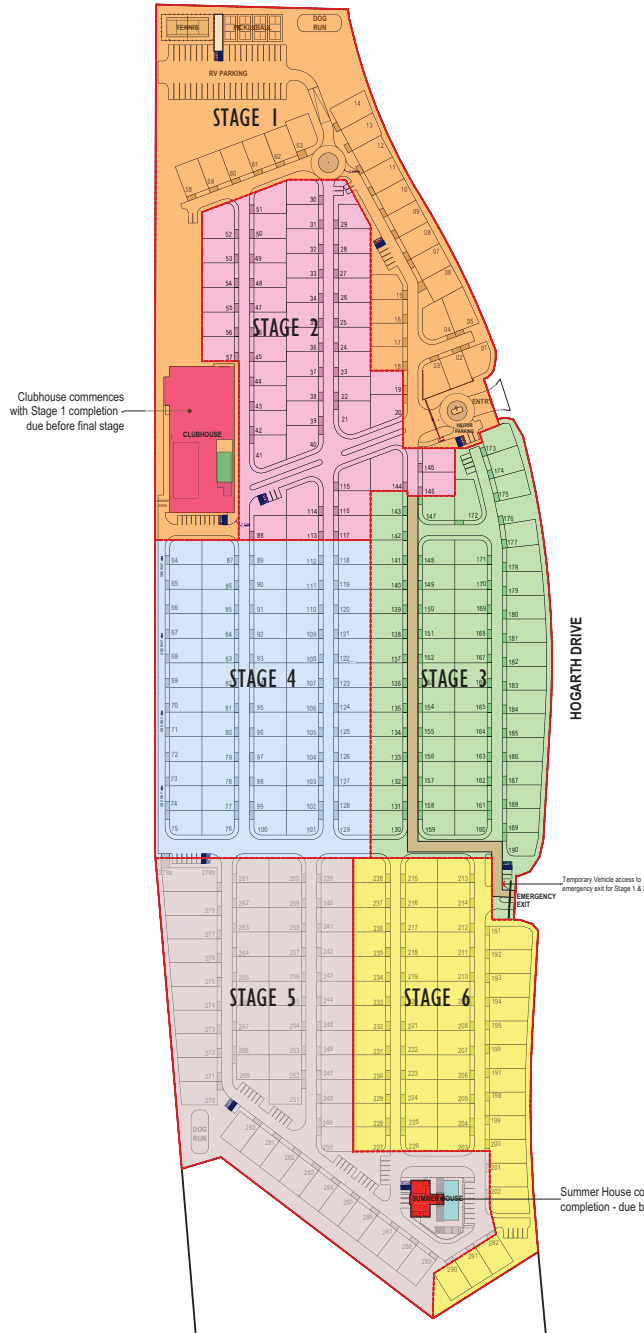
PROJECT NO.	HOA23-19
STATUS	CONCEPT
CLIENT	GEMLIFE

DRAWING TITLE:	GENERAL MASTERPLAN
SITE:	HARRIS CROSSING - MASTERPLAN LOT 908 & 1002 ON SP340654 TOWNSVILLE, QLD

REVISION NO.	SHEET SIZE.
REV F.3	<b>A3</b>
DRAWING NO.	PLOT DATE:
SK-005	9/08/2024

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**LEGEND**

- STAGE LINE
- STAGE 1 CLUBHOUSE / TENNIS / PICKLEBALL
- STAGE 2
- STAGE 3
- STAGE 4
- STAGE 5 SUMMER HOUSE
- STAGE 6