



Appendix D

Updated Concept Plan Package

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 0.1 ha.
The boundaries shown on this plan should not be used for final detailed engineering design.

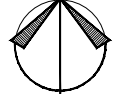
Source Information:
Site boundaries: Registered Survey Plans
Adjuncting information: TSO
Contours: Global Mapper Jan 2024
Aerial photography: Near Map Dec 2023
Environment constraints: N/A 2024
Water Mains: Tweed Shire Council
Watercourse Centrelines: GS June 2024

Legend

- Subject Site
- Existing Contours (5m Interval)
- Application Boundary
- Spine Road

Precinct	Predominant Use	Approx. Area	Potential Dwellings
A	Village Centre	3.650 ha	435
B	Retirement Living	6.955 ha	195
C	Low Density - Housing	36.760 ha	416
D	Hilltop Village	27.174 ha	254
E	Reserve	0.207 ha	—
F	Open Space	6.548 ha	—
G	Conservation	35.252 ha	—
H	Structured Open Space	3.602 ha	—
Total		120.148 ha	1300

Note: Dwelling yield is indicative and may increase where smaller lots are introduced.



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Source Information:
Site boundaries: Registered Survey Plans
Adjacency information: TCD3
Contours: Global Mapper Jan 2024
Aerial photography: Near Map Dec 2023
Environment constraints: N/A 2024
Water Mains: Towed Shine Council
Watercourse Centrelines: GS June 2024

Legend

- Subject Site
- Existing Contours (5m Interval)
- Application Boundary
- Spine Road

Precinct	Predominant Use	Approx. Area	Potential Dwellings
A	Village Centre	3.650 ha	435
B	Retirement Living	6.955 ha	195
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Note: Dwelling yield is indicative and may increase where smaller lots are introduced.

Village Centre Dwelling Yield	Area	Lots	Dws
TC1: Hotel/ Mixed Use/ Apartments (6st)	5,290m ²	1	150
TC2: Hotel/ Hotel/ Mixed Use/ Apartments (6st)	3,709m ²	1	66
TC 3: Apartments (3-4 st)	3,249m ²	1	40
TC 4: Mixed Use Apartments (3 st)	4,886m ²	1	77
TC 5: Townhomes	4,394m ²	1	63
TC 6: Townhomes	4,985m ²	1	17
TC 7: Townhomes	6,209m ²	1	22
Total Village Centre	32,722m ²	7	435



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Source Information:
Site boundaries: Registered Survey Plans
Adjacency information: DCS
Contours: Global Mapper Jan 2024
Aerial photography: Near Map Dec 2023
Environment constraints: N/A 2024
Water Mains: Toowoomba Shire Council
Watercourse Centrelines: GS June 2024

Legend

- Subject Site
- Application Boundary
- Up to 6 Storeys & 19m
- Up to 4 Storeys & 13.6m

PLAN REF: 12122 - 053
Rev No: D
DATE: 1 November 2024
CLIENT: GREENLAND
DRAWN BY: CC
CHECKED BY: CC



0 30 60 90 120 150 1:3,000 @ A0

ELYSIAN BUILDING HEIGHTS PLAN

URBAN DESIGN
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Fortitude Valley QLD 4008
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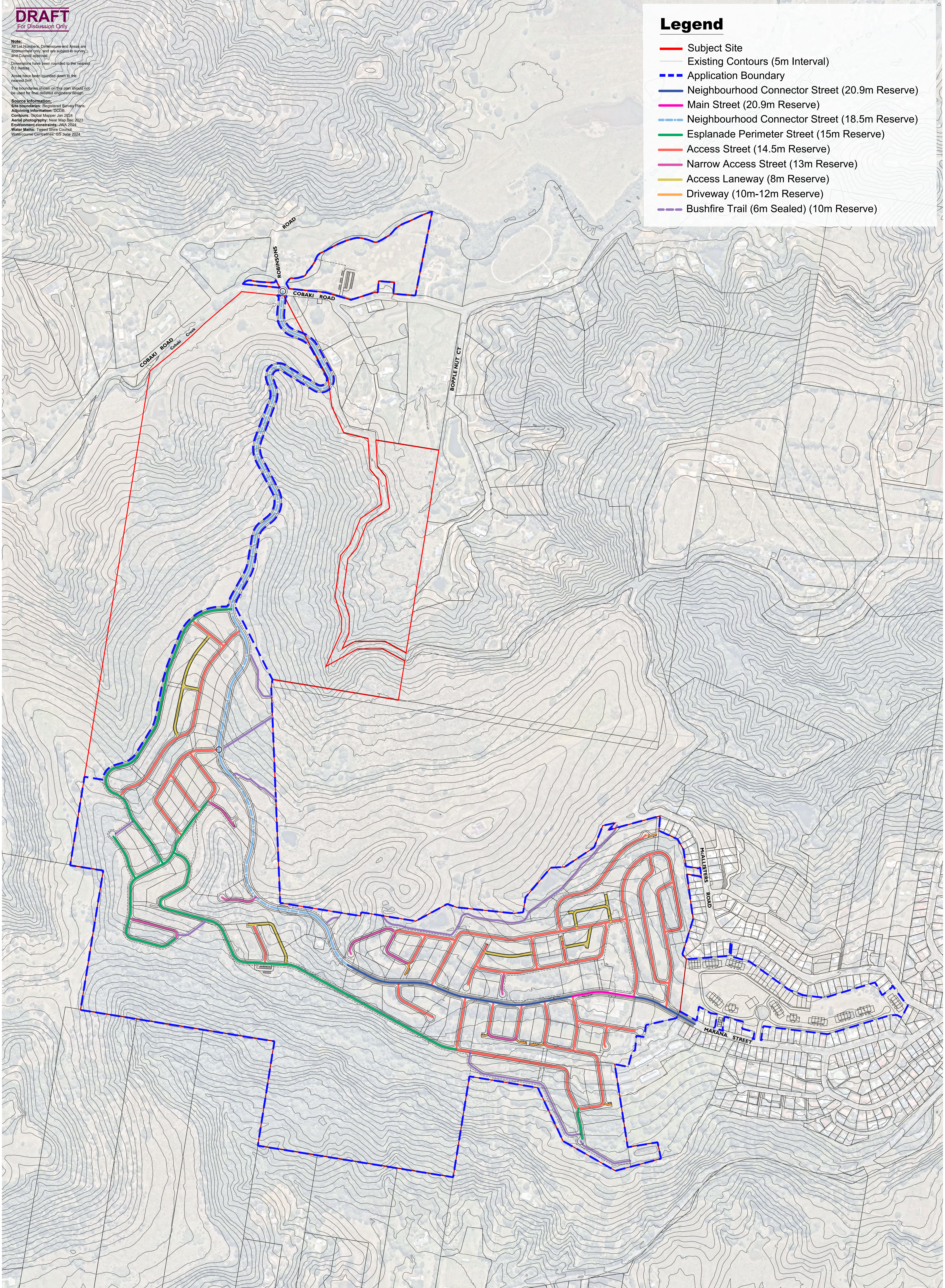
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Source Information:
Site boundaries: Registered Survey Plans
Adjoining information: TSCS
Contours: Global Mapper Jan 2024
Aerial photography: Near Map Dec 2023
Environment constraints: May 2024
Water Mains: Tynes Shine Council
Watercourse Centrelines: GS June 2024

Legend

- Subject Site
- Existing Contours (5m Interval)
- Application Boundary
- Neighbourhood Connector Street (20.9m Reserve)
- Main Street (20.9m Reserve)
- Neighbourhood Connector Street (18.5m Reserve)
- Esplanade Perimeter Street (15m Reserve)
- Access Street (14.5m Reserve)
- Narrow Access Street (13m Reserve)
- Access Laneway (8m Reserve)
- Driveway (10m-12m Reserve)
- Bushfire Trail (6m Sealed) (10m Reserve)



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Source Information:
Site boundaries: Registered Survey Plans
Adjacency information: DCOs
Contours: Global Mapper Jan 2024
Aerial photography: Near Map Dec 2023
Environment constraints: July 2024
Water Mains: Tynes Shire Council
Watercourse Centrelines: GS June 2024

Legend

- Site Boundary
- Existing Contours (5m Interval)
- Application Boundary
- Shared Cycle Path
- Primary Pedestrian Footpaths
- Pedestrian Path Through Open Space
- P Carpark for Visitors to Forest Walk
- Playspace
- Scenic Outlook & Viewshed
- Reservoir
- Retail Main Street
- Conservation Area
- Potential Neighbourhood Park
- Potential Structured Open Space
- Potential Local Park
- Potential Open Space
- Potential Waterbody/ Stormwater Treatment



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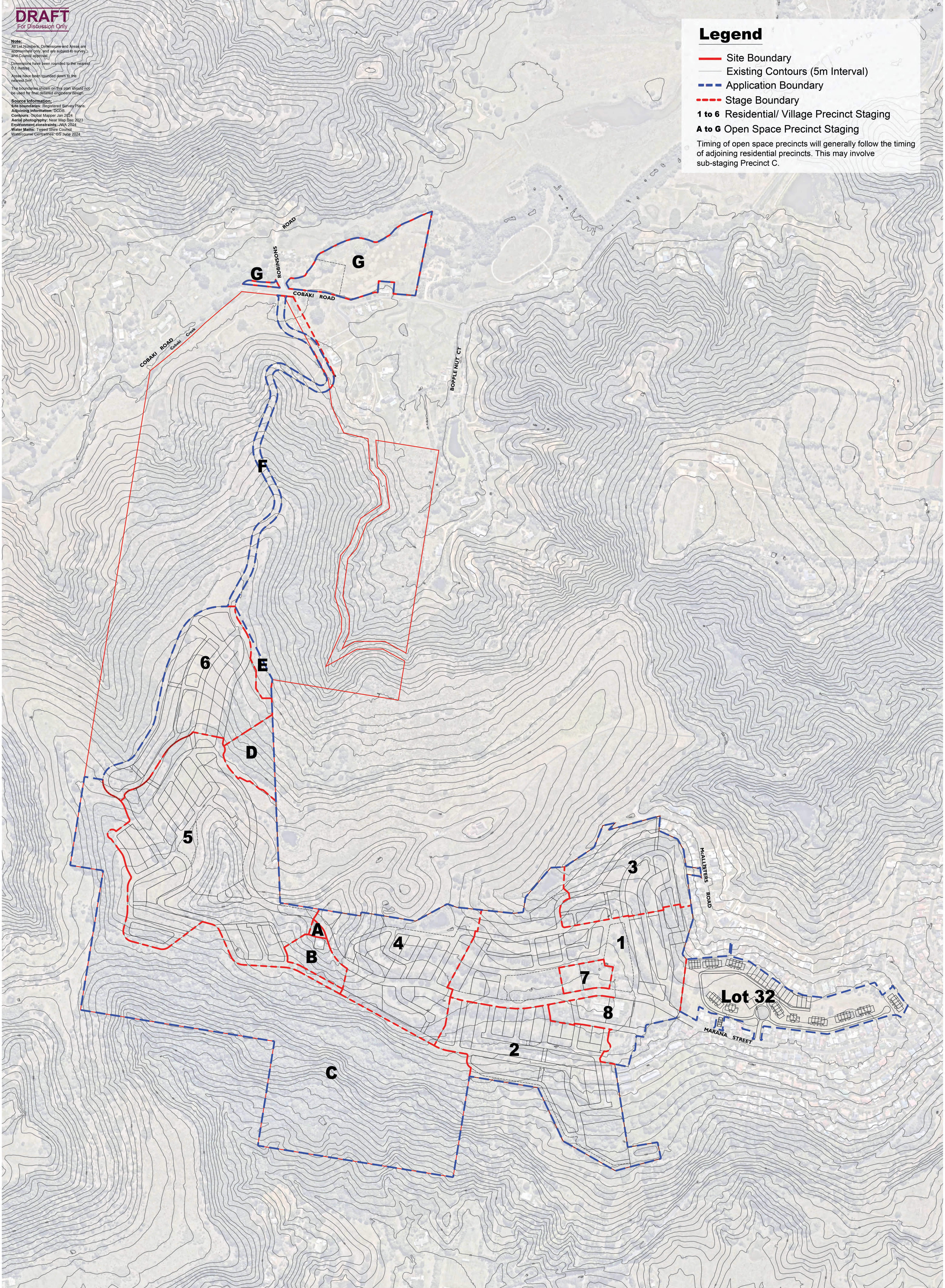
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Site boundaries: Registered Survey Plans
Adjacency information: DCD
Contours: Global Mapper Jan 2024
Aerial photography: Near Map Dec 2023
Environment constraints: May 2024
Water Mains: Tynes Shire Council
Watercourse Centrelines: GS June 2024

Legend

- Site Boundary
- Existing Contours (5m Interval)
- Application Boundary
- Stage Boundary

1 to 6 Residential/ Village Precinct Staging
A to G Open Space Precinct Staging

Timing of open space precincts will generally follow the timing of adjoining residential precincts. This may involve sub-staging Precinct C.

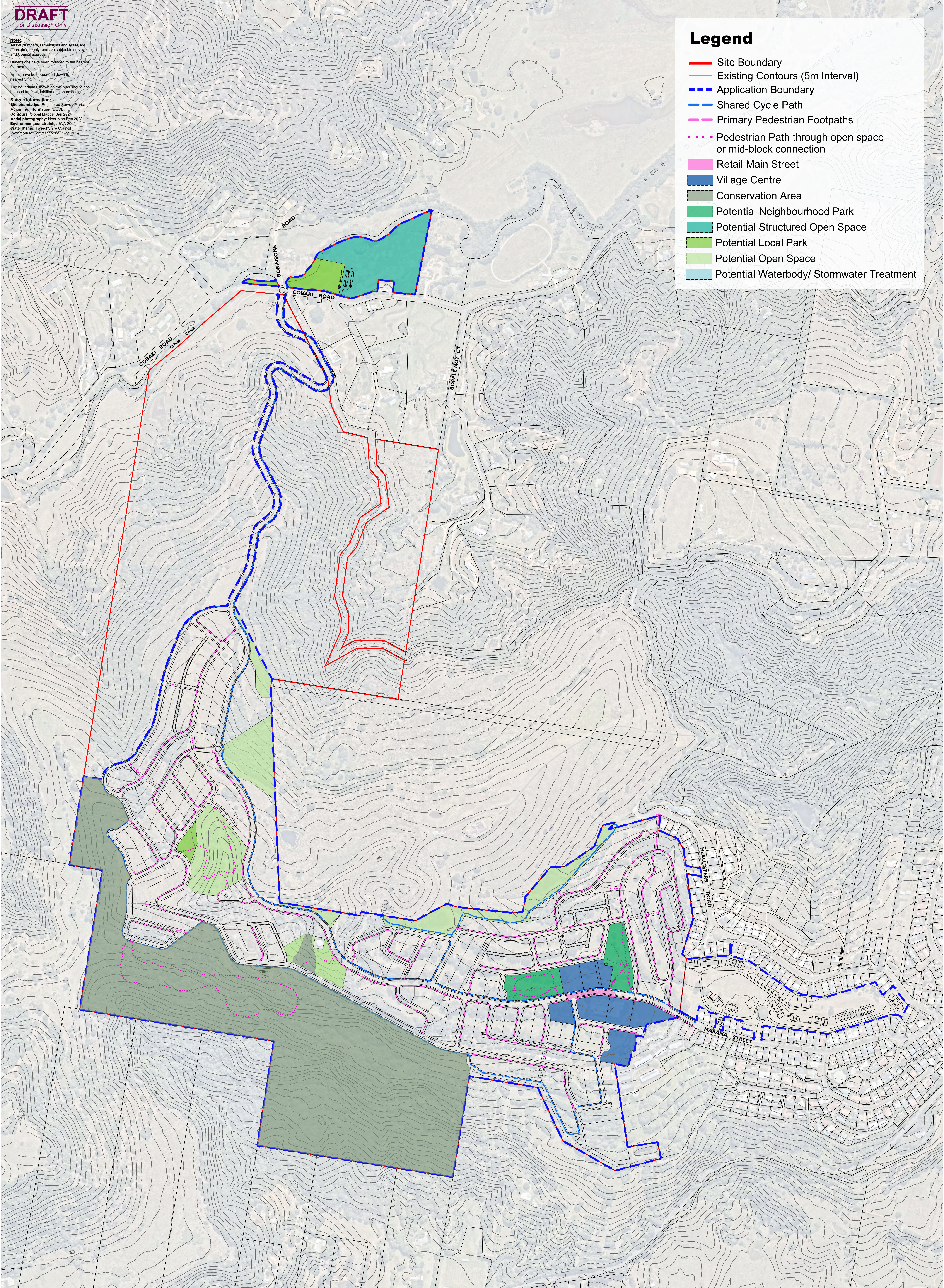


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Source Information:
Site boundaries: Registered Survey Plans
Adjacency information: TCOB
Contours: Global Mapper Jan 2024
Aerial photography: Near Map Dec 2023
Environment constraints: May 2024
Water Mains: Tynes Shine Council
Watercourse Centrelines: GS June 2024

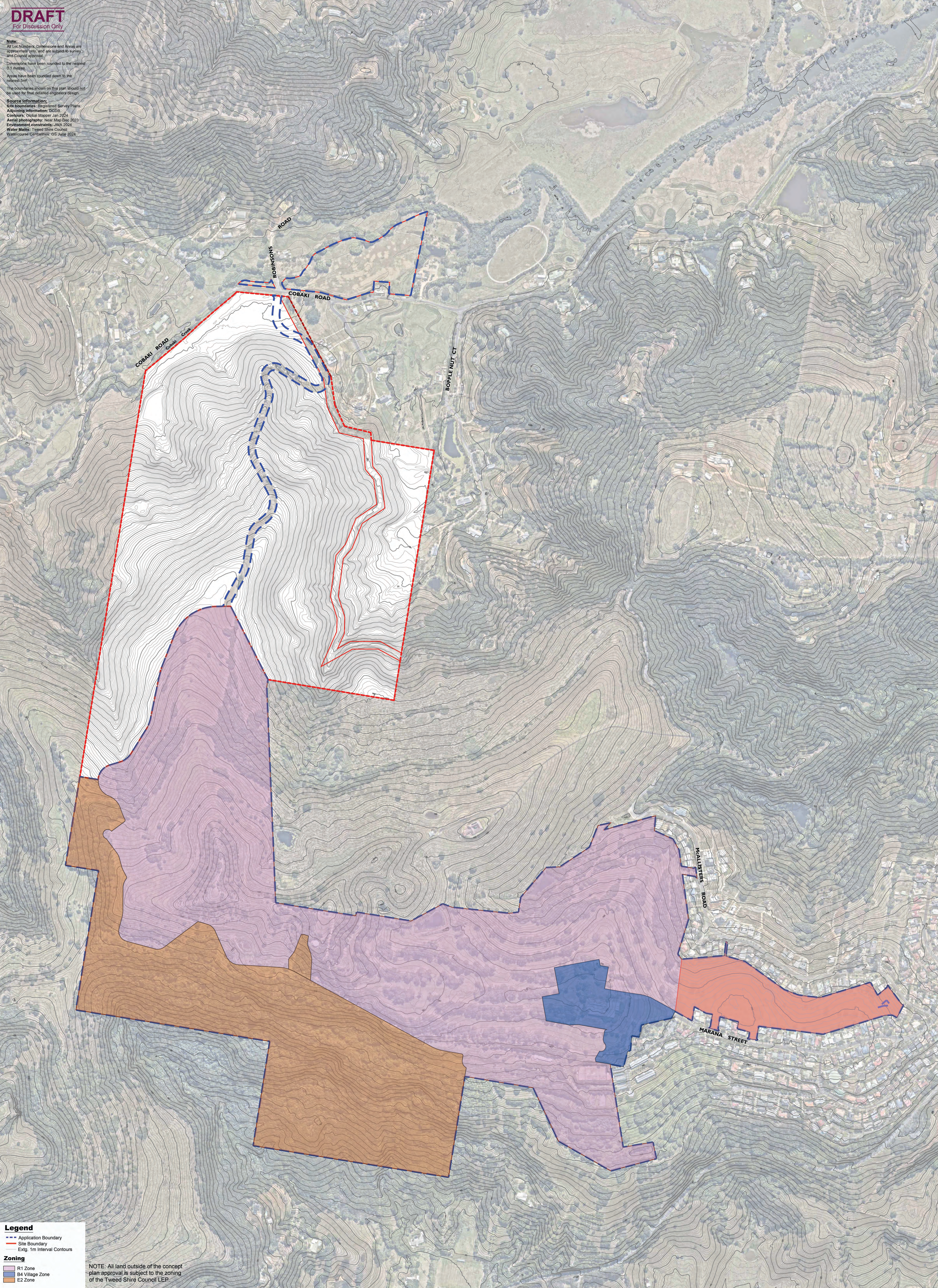
Legend

- Site Boundary
- Existing Contours (5m Interval)
- Application Boundary
- Shared Cycle Path
- Primary Pedestrian Footpaths
- Pedestrian Path through open space or mid-block connection
- Retail Main Street
- Village Centre
- Conservation Area
- Potential Neighbourhood Park
- Potential Structured Open Space
- Potential Local Park
- Potential Open Space
- Potential Waterbody/ Stormwater Treatment



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Source Information:
Site boundaries: Registered Survey Plans
Adjuncting information: TSOs
Contours: Global Mapper Jan 2024
Aerial photography: Near Map Dec 2023
Environment constraints: July 2024
Water Mains: Tweed Shire Council
Watercourse Centrelines: GS June 2024



Legend

- Application Boundary
- Site Boundary
- Extg. 1m Interval Contours

Zoning

- R1 Zone
- B4 Village Zone
- E2 Zone

NOTE: All land outside of the concept plan approval is subject to the zoning of the Tweed Shire Council LEP.

PLAN REF: 12122 – 021

Rev No: D

DATE: 1 November 2024

CLIENT: GREENLAND

DRAWN BY: CC/CM

CHECKED BY: CC



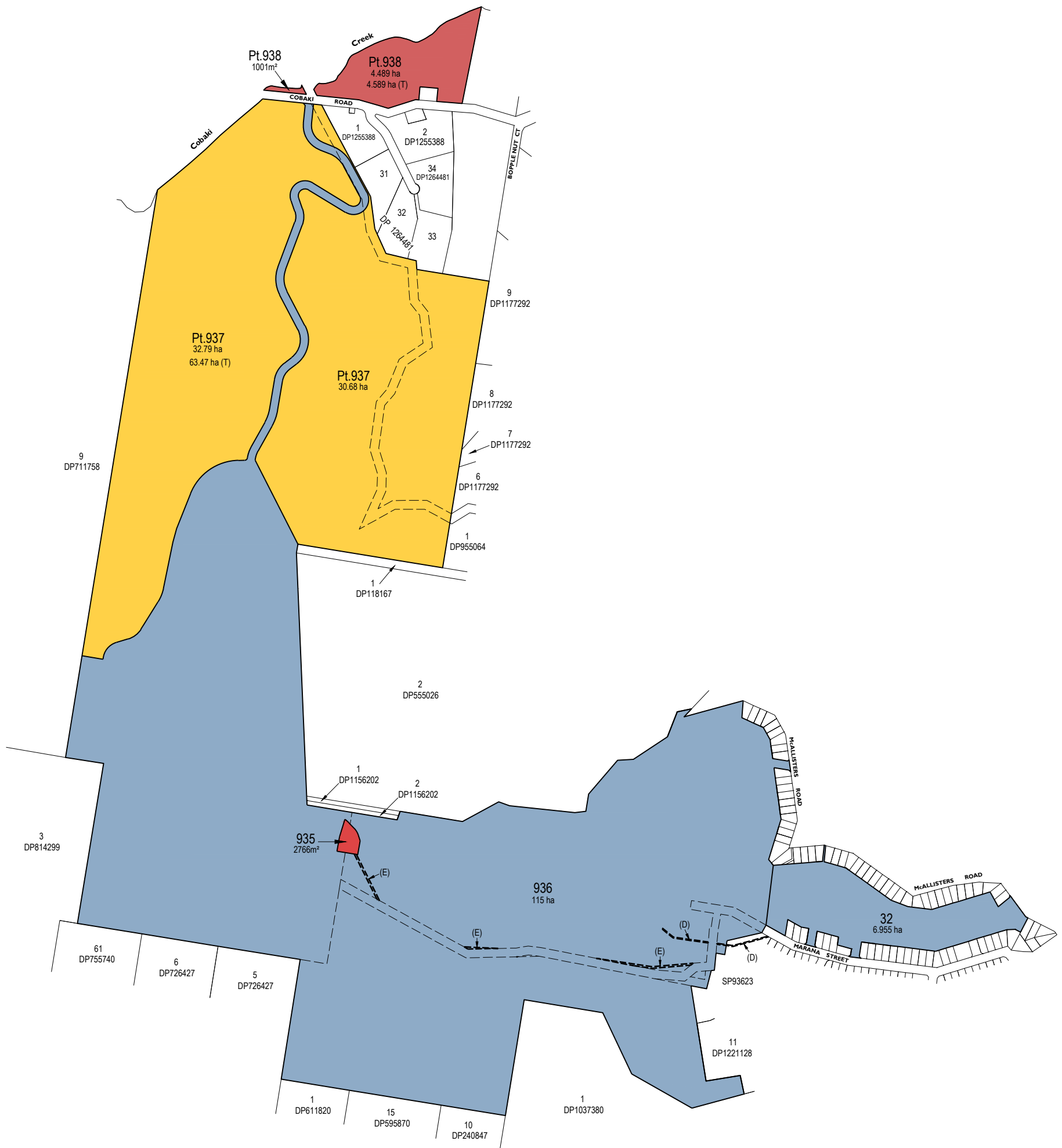
0 30 60 90 120 150 1:3,000 @ A0

ELYSIAN
ZONING PLAN

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EXISTING EASEMENTS

- (D) EASEMENT FOR UNDERGROUND POWER RETICULATION 2 WIDE (DP641769) - TO BE EXTINGUISHED.
(E) EASEMENT FOR WATER SUPPLY AND ACCESS 4 WIDE (DP595530)

PLAN OF PROPOSED SUBDIVISION OF LOT 4 ON DP822786,
LOT 31 ON DP850230, LOT 2 ON DP867486, LOTS 32 & 33 ON DP1085109,
LOT 1 ON DP595529, LOT 1 ON DP1033807, LOT 1 ON DP1033810 &
LOT 1 ON DP1033811.

D I S C L A I M E R
The contents of this plan are conceptual
and for discussion purposes only. All
areas and dimensions are approximate
and subject to relevant studies, survey,
engineering and Council approval.

PLAN REF: AU012407-PP-4
DATE: 28 OCTOBER 2024
CLIENT: Greenland Development Pty Ltd
DRAWN: BJB
SCALE (A3): 1:10,000
SHEET: 1 of 1



SUBDIVISION PLAN
'ELYSIAN', Bilambil Heights



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ABN 97 117 883 173
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