

PRECINCT 5 BOUNDARY
APPLICATION ONE
STAGE BOUNDARY

OPEN SPACE
EDUCATION
LOCAL STAGE ROAD
VILLAGE ROAD
ARTERIAL ROAD
PATHWAY CONNECTION

LAND USE	AREA (ha)	MINIMUM RESIDENTIAL DENSITY -	44.29 ha 715 dw
Residential	28.11 ha	MAXIMUM RESIDENTIAL DENSITY -	16.1 dw/ha
Education	7.03 ha		44.29 ha
Open Space	3.68 ha		733 dw
Road - Major Road	9.06 ha		16.6 dw/ha
Road - Collector Road	2.73 ha		
Road - Local Street	12.50 ha		
TOTAL	63.11 ha		

LOT YIELD			LOT AREA		
Lot Type	No. Lots	% Total Lots	Average Size	% of Total Area	Area
T1	30	4.20%	657m²	7.02%	19730m²
T3	29	4.06%	602m²	6.22%	17486m²
C2	92	12.87%	467m²	15.31%	43030m²
C3	61	8.53%	532m²	11.55%	32472m²
PV	120	16.78%	412m²	17.60%	49471m²
V	122	17.06%	328m²	14.28%	40124m²
TCY2	24	3.36%	363m²	3.10%	8715m²
TCY3	16	2.24%	437m²	2.49%	7003m²
TPV	50	6.99%	335m²	5.98%	16794m²
TV	64	8.95%	262m²	5.98%	16804m²
TC	13	1.82%	292m²	1.35%	3797m²
SV	12	1.68%	180m²	0.77%	2166m²
SQ	10	1.40%	253m²	0.90%	2531m²
SMT	31	4.34%	260m²	2.87%	8072m²
TCF	19	2.66%	200m²	1.36%	3812m²
MFF	13	1.82%	186m²	0.86%	2422m²
MFS	9	1.26%	737m²	2.36%	6633m²
Total Number of Lots	715				

NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi-family strata (MFS) lot.
MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot, and three dwellings on each multi family strata (MFS).
DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park. The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

PRECINCT FIVE - APPLICATION ONE RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. © 2017 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.

0 125 250 375 500 625m
Scale 1:12500 at A3

North



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019



AMENDED IN RED

By: Gabrielle Shepherd
Date: 17 July 2019



PRECINCT 5 BOUNDARY
APPLICATION ONE
STAGE BOUNDARY

Lot Type	
TRADITIONAL 1	T1
TRADITIONAL 3	T3
COURTYARD 2	C2
COURTYARD 3	C3
PREMIUM VILLA	PV
VILLA	V
TOWN COURTYARD 2	TCY2
TOWN COURTYARD 3	TCY3
TOWN PREMIUM VILLA	TPV
TOWN VILLA	TV
TOWN COURTYARD	TC
SMART VILLA	SV
SQUAT LOT	SQ
SMART LOT	SMT
TERRACE FRONT LOADED	TCF
MULTI-FAMILY FREEHOLD	MFF
MULTI-FAMILY STRATA	MFS

EASEMEN

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019



AMENDED IN RED

By: Gabrielle Shepherd
Date: 17 July 2019



PRECINCT FIVE - APPLICATION ONE RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. © 2017 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.

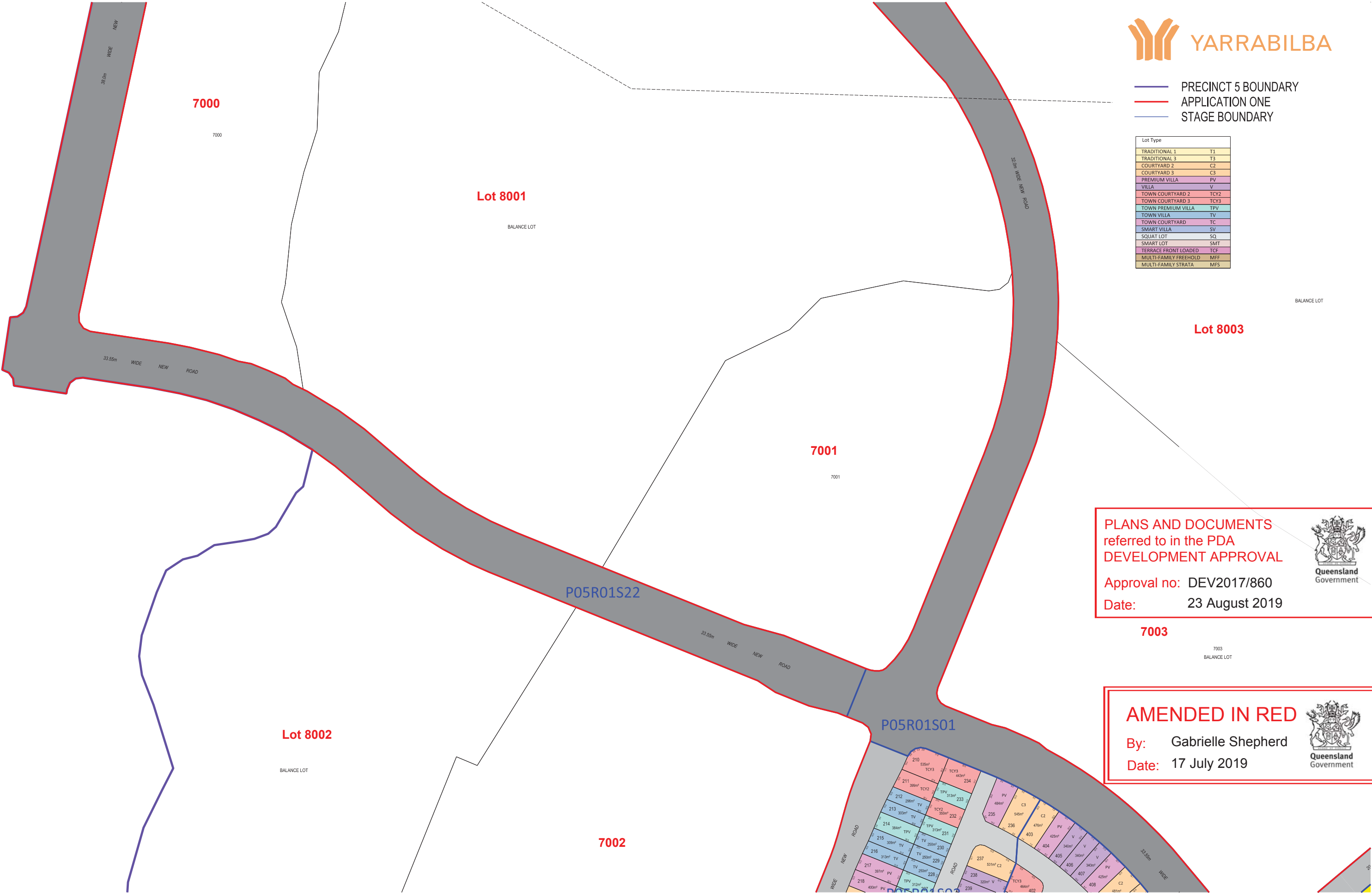
0 25 50 75 100 125m
Scale 1:2500 at A3

North



PRECINCT 5 BOUNDARY
APPLICATION ONE
STAGE BOUNDARY

Lot Type	
TRADITIONAL 1	T1
TRADITIONAL 3	T3
COURTYARD 2	C2
COURTYARD 3	C3
PREMIUM VILLA	PV
VILLA	V
TOWN COURTYARD 2	TCY2
TOWN COURTYARD 3	TCY3
TOWN PREMIUM VILLA	TPV
TOWN VILLA	TV
TOWN COURTYARD	TC
SMART VILLA	SV
SQUAT LOT	SQ
SMART LOT	SMT
TERRACE FRONT LOADED	TCF
MULTI-FAMILY FREEHOLD	MFF
MULTI-FAMILY STRATA	MFS



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019


Queensland
Government

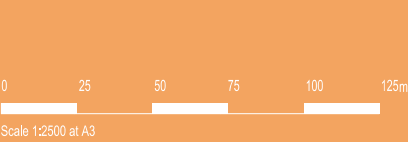
AMENDED IN RED

By: Gabrielle Shepherd
Date: 17 July 2019


Queensland
Government

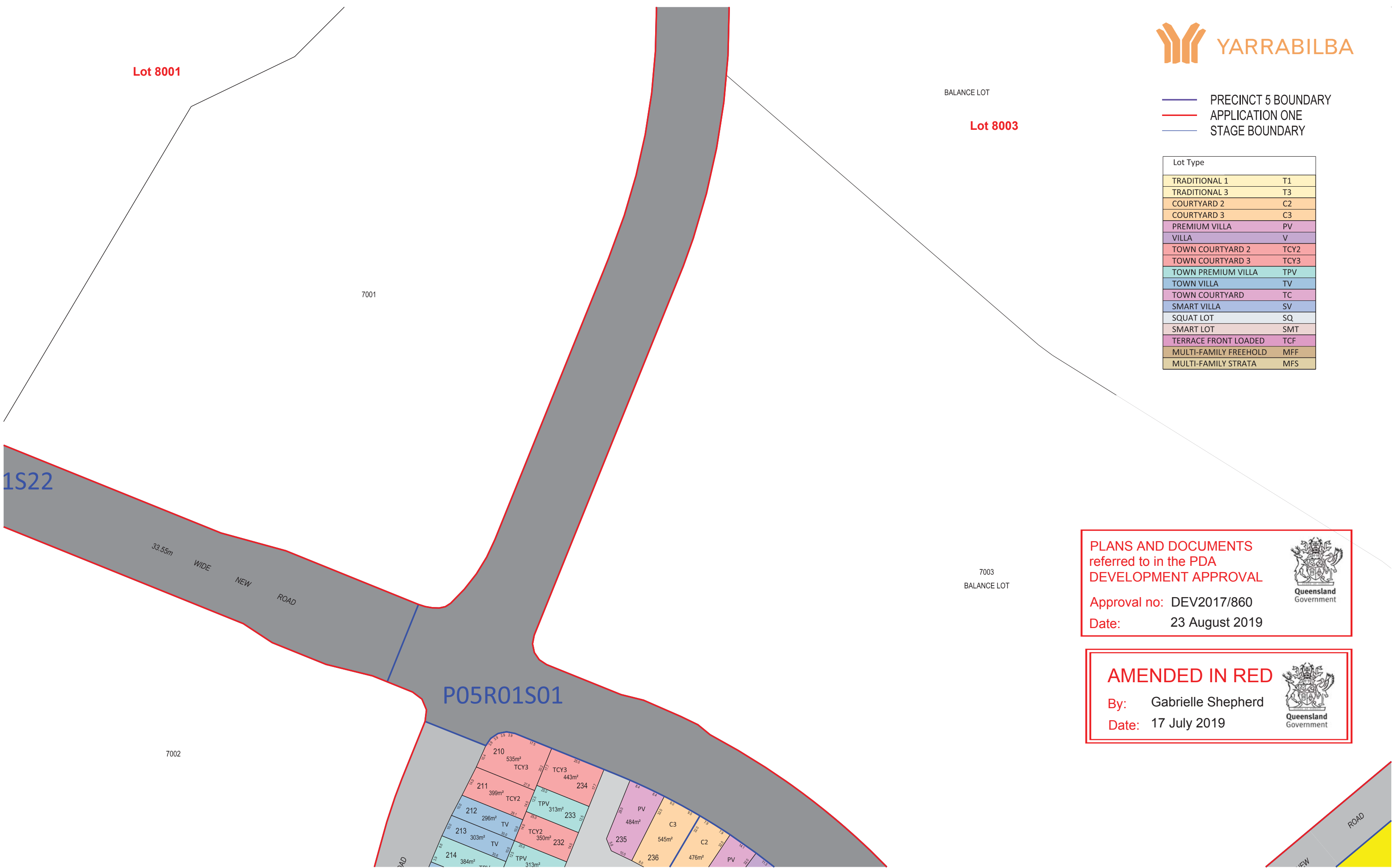
PRECINCT FIVE - APPLICATION ONE
RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2017 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.



PRECINCT 5 BOUNDARY
APPLICATION ONE
STAGE BOUNDARY

Lot Type	
TRADITIONAL 1	T1
TRADITIONAL 3	T3
COURTYARD 2	C2
COURTYARD 3	C3
PREMIUM VILLA	PV
VILLA	V
TOWN COURTYARD 2	TCY2
TOWN COURTYARD 3	TCY3
TOWN PREMIUM VILLA	TPV
TOWN VILLA	TV
TOWN COURTYARD	TC
SMART VILLA	SV
SQUAT LOT	SQ
SMART LOT	SMT
TERRACE FRONT LOADED	TCF
MULTI-FAMILY FREEHOLD	MFF
MULTI-FAMILY STRATA	MFS



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019



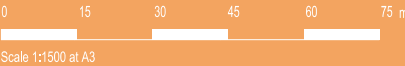
AMENDED IN RED

By: Gabrielle Shepherd
Date: 17 July 2019



PRECINCT FIVE - APPLICATION ONE
RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2017 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.



PRECINCT 5 BOUNDARY
APPLICATION ONE
STAGE BOUNDARY

Lot Type	
TRADITIONAL 1	T1
TRADITIONAL 3	T3
COURTYARD 2	C2
COURTYARD 3	C3
PREMIUM VILLA	PV
VILLA	V
TOWN COURTYARD 2	TCY2
TOWN COURTYARD 3	TCY3
TOWN PREMIUM VILLA	TPV
TOWN VILLA	TV
TOWN COURTYARD	TC
SMART VILLA	SV
SQUAT LOT	SQ
SMART LOT	SMT
TERRACE FRONT LOADED	TCF
MULTI-FAMILY FREEHOLD	MFF
MULTI-FAMILY STRATA	MFS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019



AMENDED IN RED

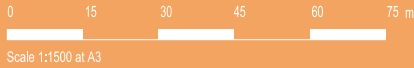
By: Gabrielle Shepherd
Date: 17 July 2019



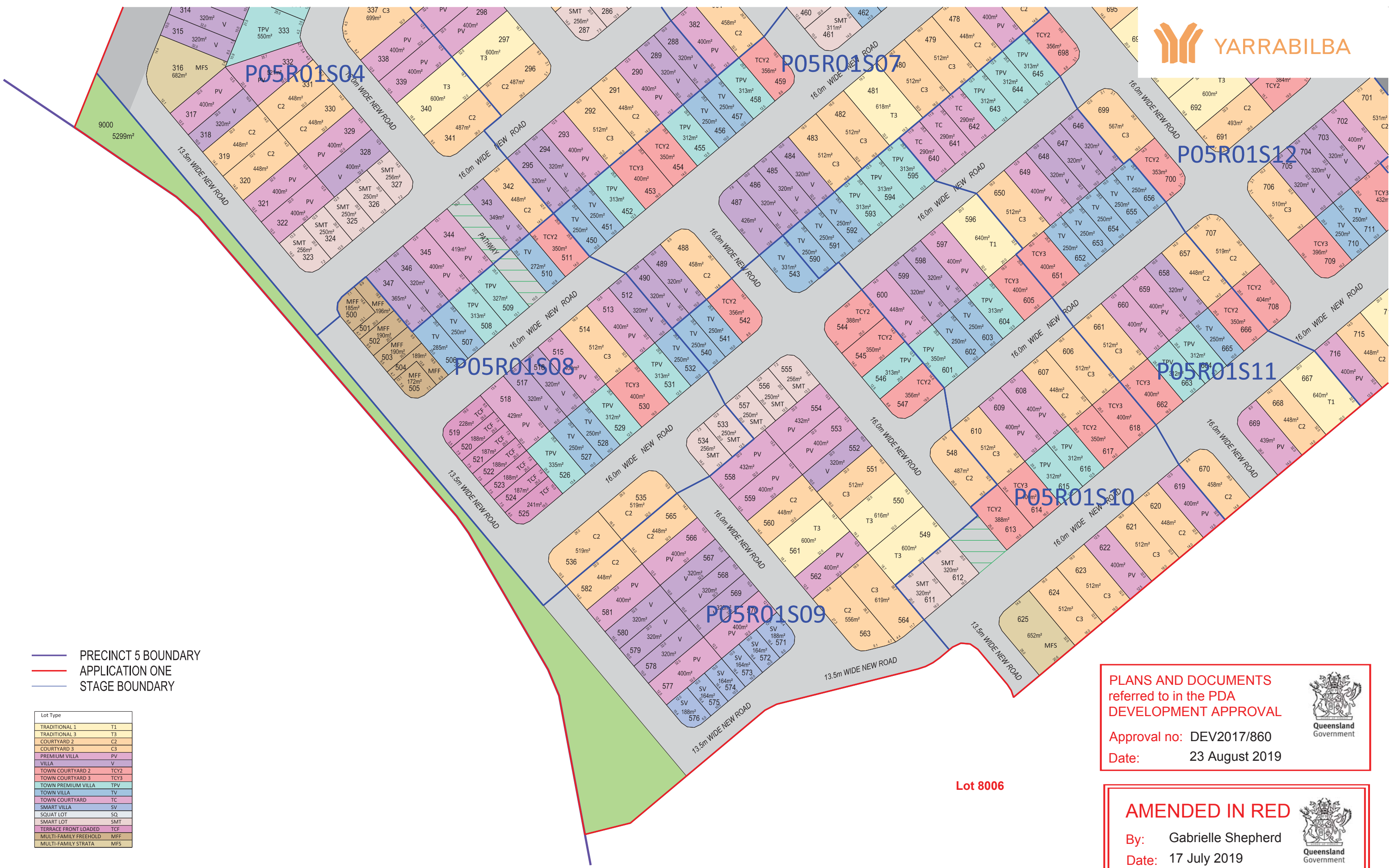
EDUCATION

PRECINCT FIVE - APPLICATION ONE RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2017 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.



Lendlease



PRECINCT FIVE - APPLICATION ONE RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2017 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.

— PRECINCT 5 BOUNDARY
— APPLICATION ONE
— STAGE BOUNDARY

Lot Type	
TRADITIONAL 1	T1
TRADITIONAL 3	T3
COURTYARD 2	C2
COURTYARD 3	C3
PREMIUM VILLA	PV
VILLA	V
TOWN COURTYARD 2	TCY2
TOWN COURTYARD 3	TCY3
TOWN PREMIUM VILLA	TPV
TOWN VILLA	TV
TOWN COURTYARD	TC
SMART VILLA	SV
SQUAT LOT	SQ
SMART LOT	SMT
TERRACE FRONT LOADED	TCF
MULTI-FAMILY FREEHOLD	MFF
MULTI-FAMILY STRATA	MFS

BALANCE LOT

BALANCE LOT

Lot 8003

Lot 8005

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019



AMENDED IN RED

By: Gabrielle Shepherd
Date: 17 July 2019



Lot 8004

PRECINCT FIVE - APPLICATION ONE RECONFIGURATION OF A LOT

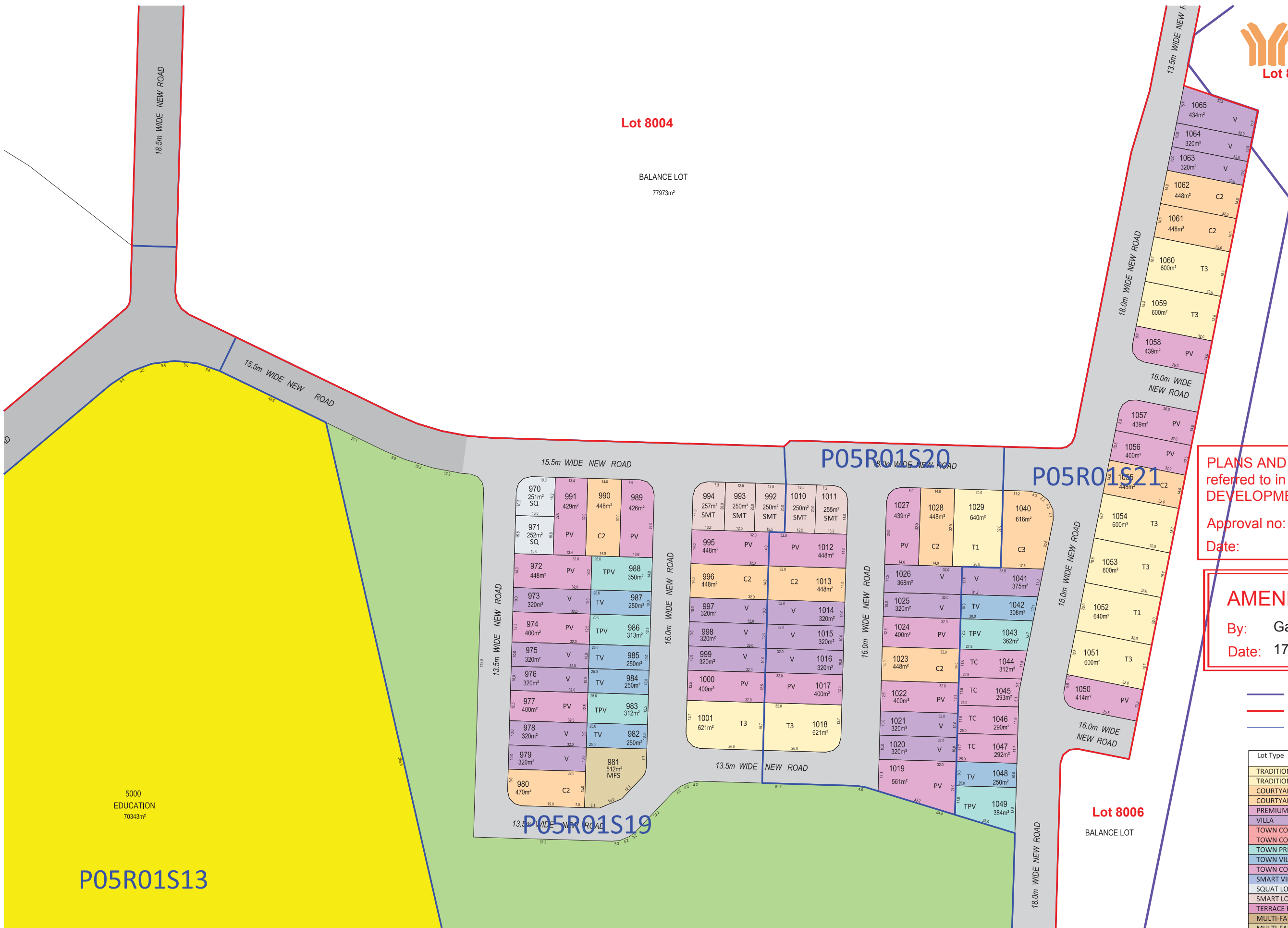
NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2017 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.

0 15 30 45 60 75 m

Scale 1:1500 at A3



lendlease



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019



AMENDED IN RED

By: Gabrielle Shepherd
Date: 17 July 2019



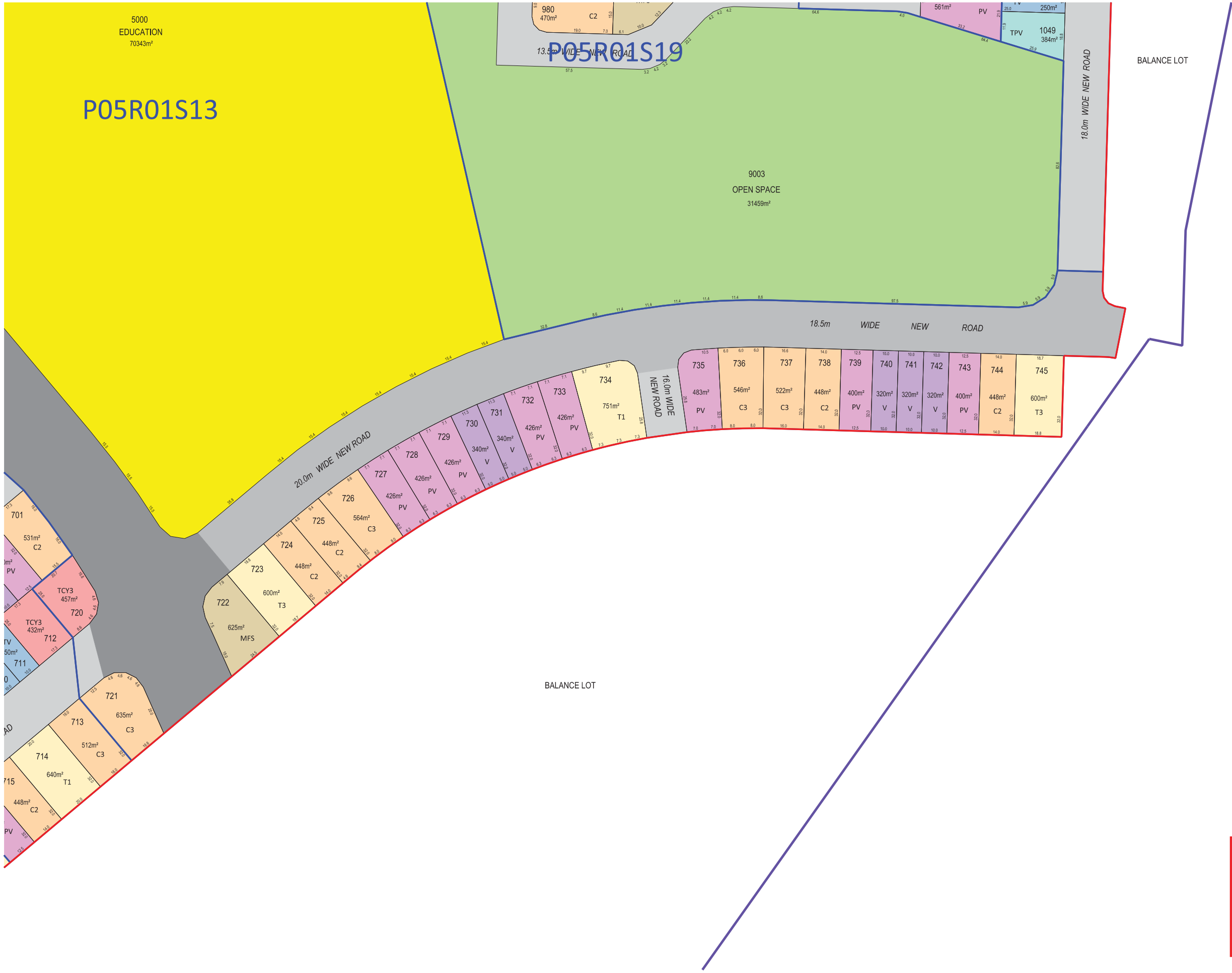
PRECINCT FIVE - APPLICATION ONE RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2017 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.

0 15 30 45 60 75 m
Scale 1:1500 at A3



lendlease



- PRECINCT 5 BOUNDARY
- APPLICATION ONE
- STAGE BOUNDARY

Lot Type	
TRADITIONAL 1	T1
TRADITIONAL 3	T3
COURTYARD 2	C2
COURTYARD 3	C3
PREMIUM VILLA	PV
VILLA	V
TOWN COURTYARD 2	TCY2
TOWN COURTYARD 3	TCY3
TOWN PREMIUM VILLA	TPV
TOWN VILLA	TV
TOWN COURTYARD	TC
SMART VILLA	SV
SQUAT LOT	SQ
SMART LOT	SMT
TERRACE FRONT LOADED	TCF
MULTI-FAMILY FREEHOLD	MFF
MULTI-FAMILY STRATA	MFS

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/860

Date: 23 August 2019