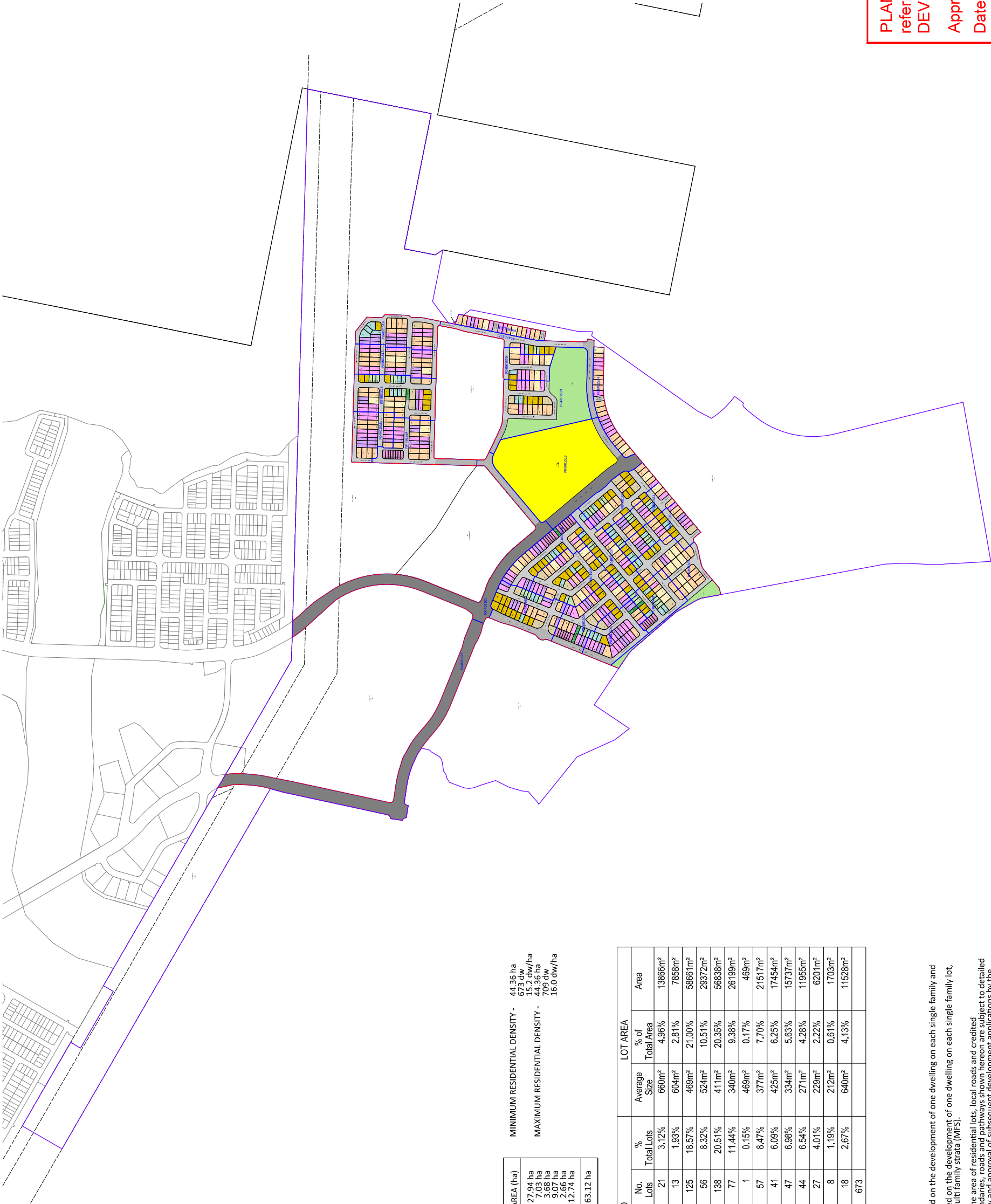


- PRECINCT 4 BOUNDARY
- APPLICATION ONE
- STAGE BOUNDARY

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



MINIMUM RESIDENTIAL DENSITY - 44.36 ha
673 dw
15.2 dw/ha
44.36 ha
708 dw
16.0 dw/ha

MAXIMUM RESIDENTIAL DENSITY -

LAND USE	AREA (ha)
Residential	27.94 ha
Education	7.03 ha
Open Space	3.68 ha
Road - Major Road	9.07 ha
Road - Collector Road	2.56 ha
Road - Local Street	12.74 ha
TOTAL	63.12 ha

LOT YIELD			LOT AREA		
Lot Type	No. Lots	% Total Lots	Average Size	% of Total Area	Area
T1	21	3.12%	660m²	4.96%	13866m²
T3	13	1.93%	604m²	2.81%	7858m²
C2	125	18.57%	469m²	21.00%	58661m²
C3	56	8.32%	524m²	10.51%	29372m²
PV	138	20.51%	411m²	20.35%	56838m²
V	77	11.44%	340m²	9.38%	26199m²
TT3	1	0.15%	469m²	0.17%	469m²
TCY2	57	8.47%	371m²	7.70%	21517m²
TCY3	41	6.09%	425m²	6.25%	17454m²
TPV	47	6.98%	334m²	5.63%	15737m²
TV	44	6.54%	271m²	4.28%	11955m²
TCF	27	4.01%	229m²	2.22%	6201m²
TCD	8	1.19%	212m²	0.61%	1703m²
MFS	18	2.67%	640m²	4.13%	11528m²
Total Number of Lots	673				

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.

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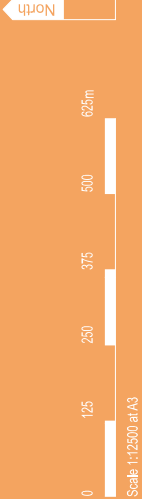


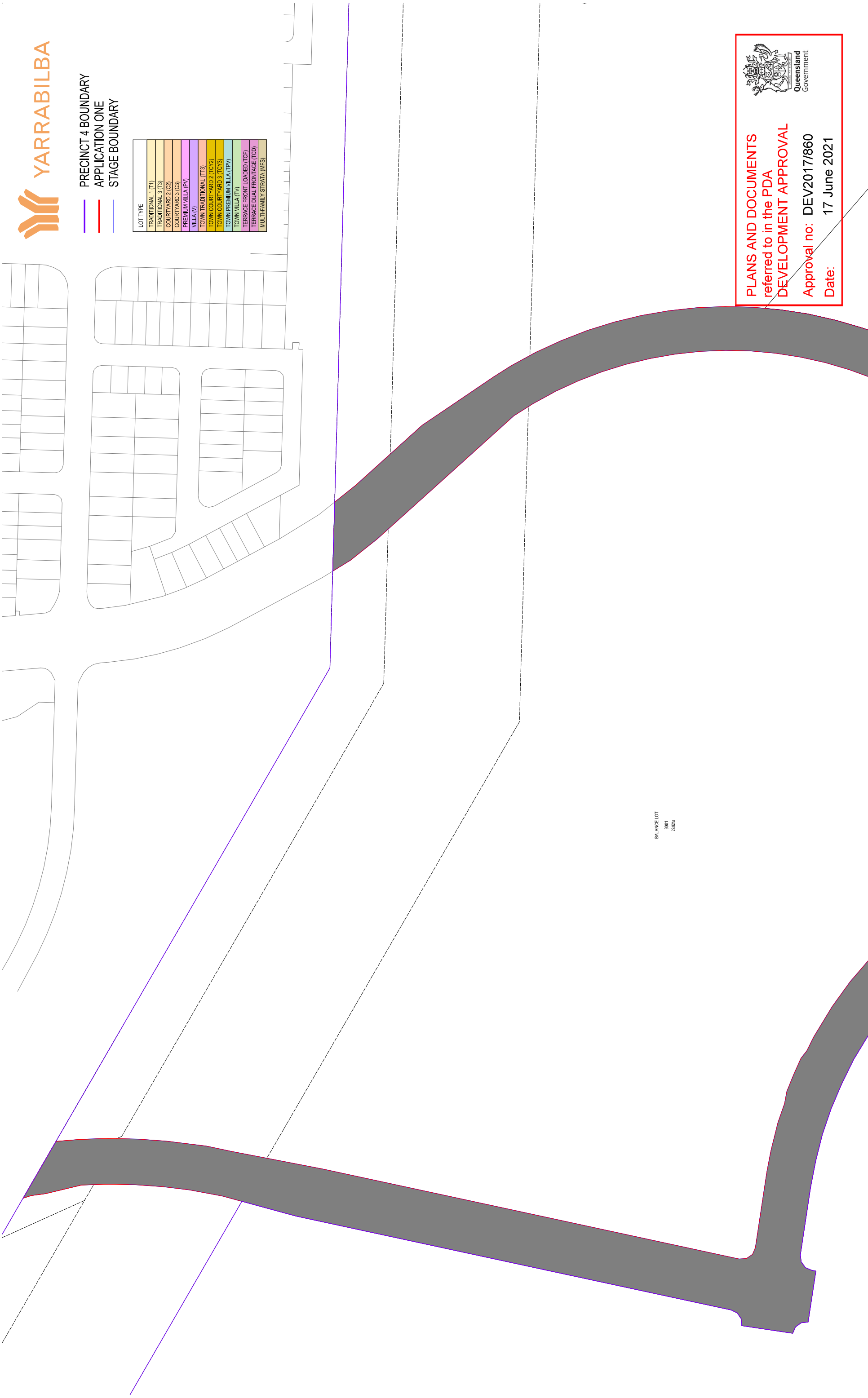
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860

Date: 17 June 2021

PRECINCT FOUR - APPLICATION ONE RECONFIGURATION OF A LOT





- PRECINCT 4 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 TRADITIONAL (TT3)
TOWN COURTYARD 2 (TCY2)
TOWN COURTYARD 3 (TCY3)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TERRACE FRONT LOADED (TCLF)
TERRACE DUAL FRONTAGE (TDF)
MULTIFAMILY STRATA (MFS)



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PRECINCT FOUR - APPLICATION ONE RECONFIGURATION OF A LOT

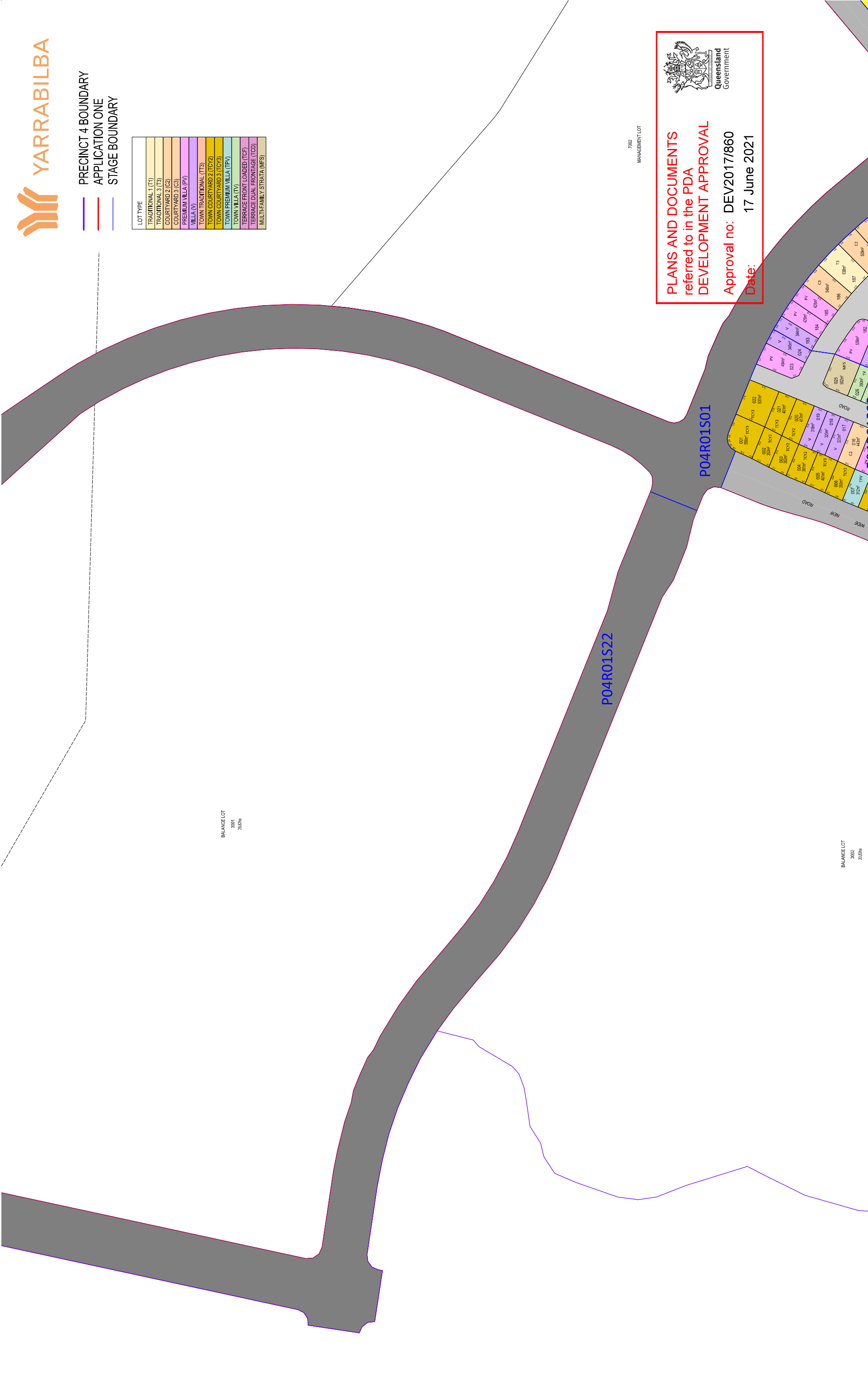
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North

0 25 50 75 100 125m

Scale 1:2500 at A3





- PRECINCT 4 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 TRADITIONAL (TT3)
TOWN COURTYARD 2 (TCY2)
TOWN COURTYARD 3 (TCY3)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TERRACE FRONT LOADED (TCF)
TERRACE DUAL FRONTAGE (TOD)
MULTIFAMILY STRATA (MFS)

BALANCE LOT
3001
28.57%

P04R01S22

P04R01S01

7002
MANAGEMENT LOT



Queensland
Government

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BALANCE LOT
3002
20.83%

PRECINCT FOUR - APPLICATION ONE RECONFIGURATION OF A LOT

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BALANCE LOT

- PRECINCT 4 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 TRADITIONAL (TT3)
TOWN COURTYARD 2 (TCY2)
TOWN COURTYARD 3 (TCY3)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TERRACE FRONT LOADED (TCF)
TERRACE DUAL FRONTAGE (TCD)
MULTI-FAMILY STRATA (MFS)

P04R01S22

P04R01S01

7002

7002
MANAGEMENT LOT



Queensland
Government

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PRECINCT FOUR - APPLICATION ONE
RECONFIGURATION OF A LOT

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- PRECINCT 4 BOUNDARY
- APPLICATION ONE
- STAGE BOUNDARY

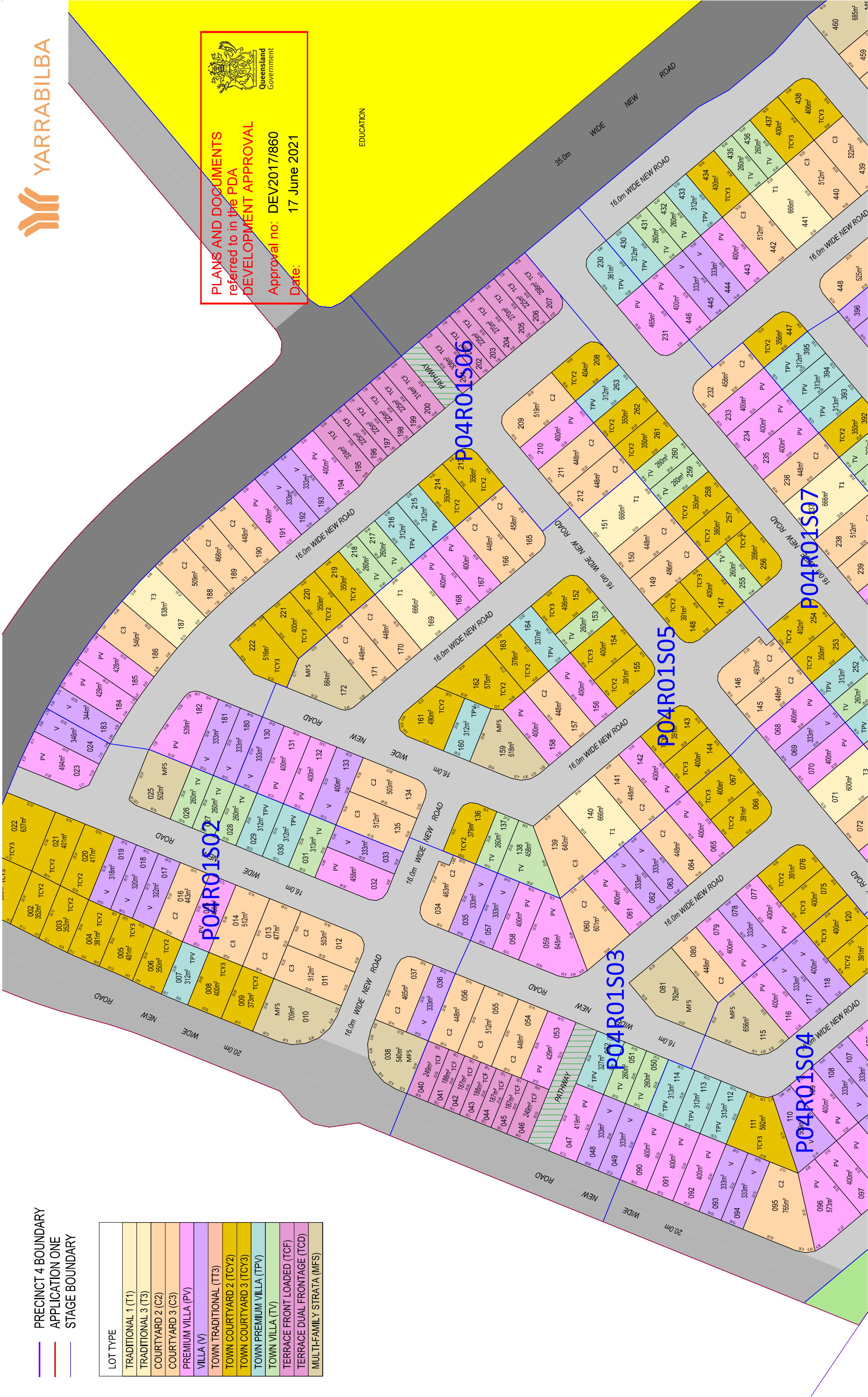
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TRADITIONAL 3 (T3)
COURTYARD 2 (C2)
COURTYARD 3 (C3)
PREMIUM VILLA (PV)
VILLA (V)
TOWN TRADITIONAL (TT3)
TOWN COURTYARD 2 (TCY2)
TOWN COURTYARD 3 (TCY3)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TERRACE FRONT LOADED (TCF)
TERRACE DUAL FRONTAGE (TCD)
MULTI-FAMILY STRATA (MFS)



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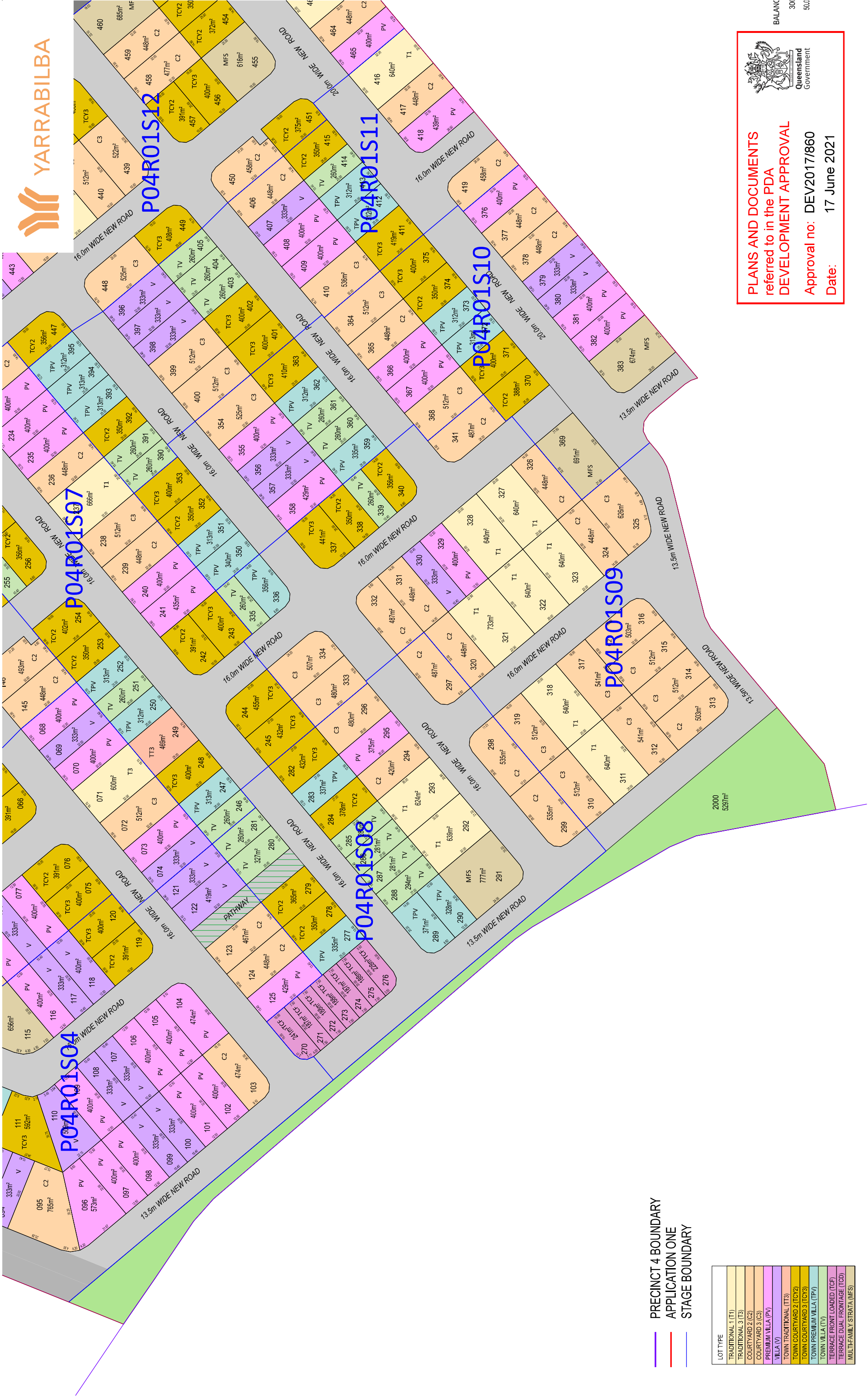
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Date: 17 June 2021



PRECINCT FOUR - APPLICATION ONE RECONFIGURATION OF A LOT

landlease



Dgn No. YAR-P04-ROL1210407 SHT 6 OF 9

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Approval no: DEV2017/860
Date: 17 June 2021


Queensland
Government

- PRECINCT 4 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 TRADITIONAL (TT3)
TOWN COURTYARD 2 (TCY2)
TOWN COURTYARD 3 (TCY3)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TERRACE FRONT LOADED (TFCF)
TERRACE DUAL FRONTAGE (TCD)
MULTI-FAMILY STRATA (MFS)

BALANCE LOT





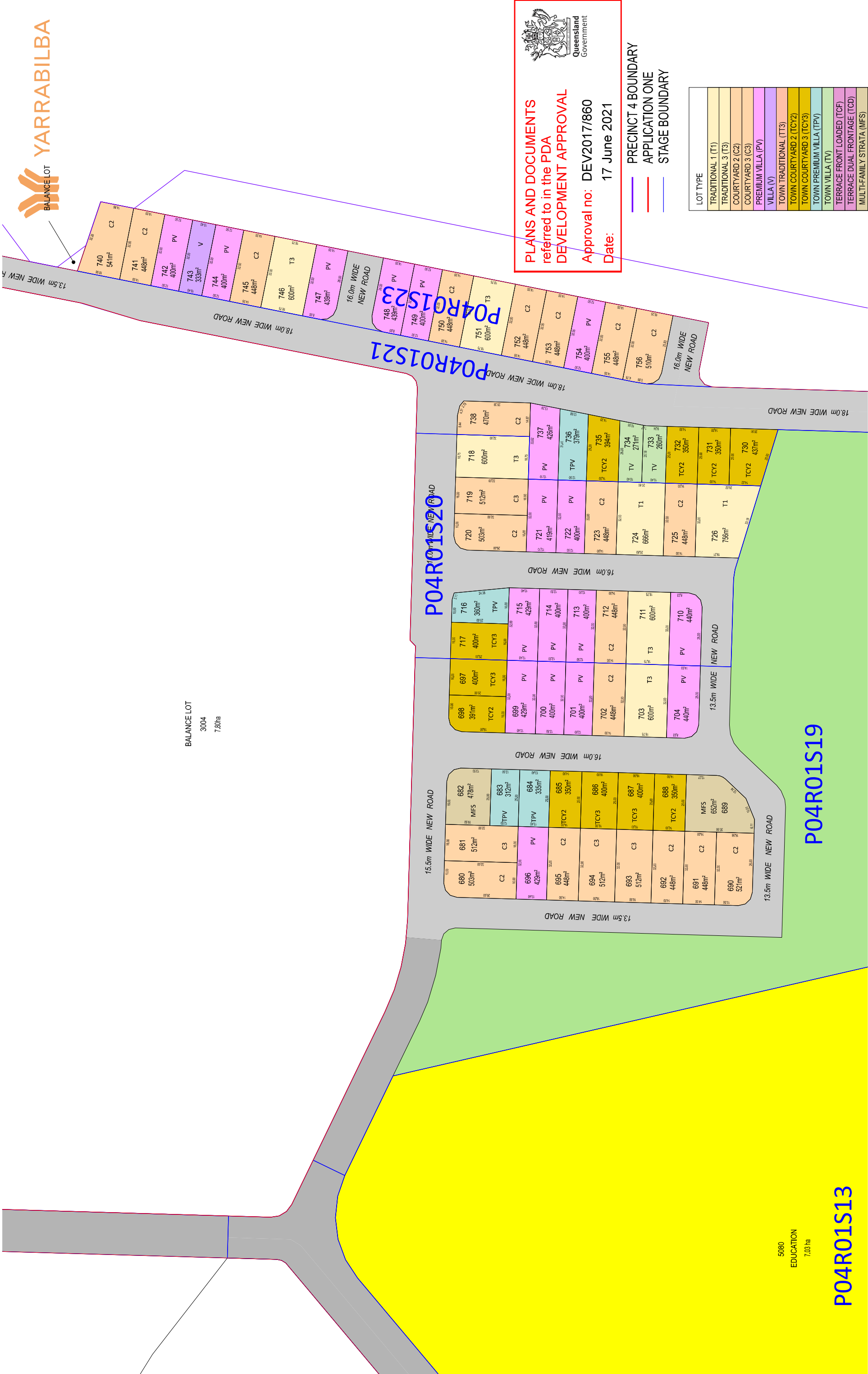
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Date: 17 June 2021

PRECINCT FOUR - APPLICATION ONE
RECONFIGURATION OF A LOT

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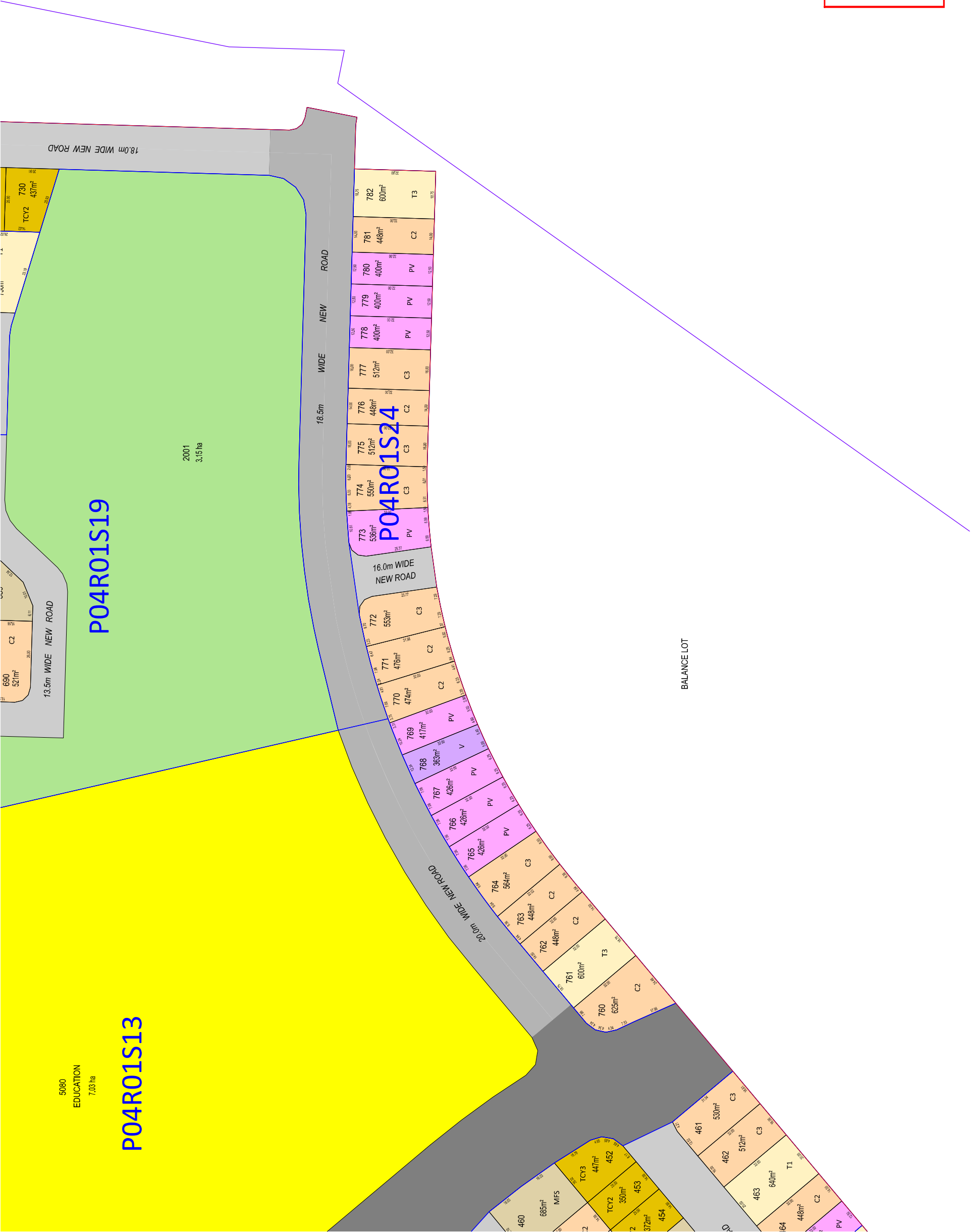
Precinct Four - Application One
Reconfiguration of a Lot

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Scale 1:1500 at A3





- PRECINCT 4 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 TRADITIONAL (TT3)
TOWN COURTYARD 2 (TCY2)
TOWN COURTYARD 3 (TCY3)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TERRACE FRONT LOADED (TCF)
TERRACE DUAL FRONTAGE (TOD)
MULTI-FAMILY STRATA (MFS)

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PRECINCT FOUR - APPLICATION ONE RECONFIGURATION OF A LOT

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