

PRECINCT 4 BOUNDARY
APPLICATION ONE
STAGE BOUNDARY

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

LAND USE	AREA (ha)	MINIMUM RESIDENTIAL DENSITY -	44.37 ha 673 dw 15.2 dw/ha
Residential	27.93 ha	MAXIMUM RESIDENTIAL DENSITY -	44.36 ha 705 dw 15.9 dw/ha
Education	7.01 ha		
Open Space	3.67 ha		
Road - Major Road	9.07 ha		
Road - Collector Road	2.68 ha		
Road - Local Street	12.77 ha		
TOTAL	63.13 ha		

LOT YIELD BY LOT TYPE (SUBSET)						
LOT TYPE	No.	No. %	AREA	AREA%	MINIMUM	MAXIMUM
T1	21	3.12%	13841.09m²	4.96%	619.17m²	755.72m²
T3	13	1.93%	7838.24m²	2.81%	600.00m²	638.24m²
C2	125	18.57%	58629.25m²	20.99%	420.00m²	765.04m²
C3	54	8.02%	28329.76m²	10.14%	480.00m²	639.85m²
PV	134	19.91%	55231.20m²	19.78%	375.00m²	644.88m²
V	81	12.04%	27792.72m²	9.95%	317.79m²	508.63m²
TT1	1	0.15%	651.52m²	0.23%	651.52m²	651.52m²
TT3	2	0.30%	947.25m²	0.34%	468.75m²	478.50m²
TCY2	57	8.47%	21515.40m²	7.70%	350.00m²	574.96m²
TCY3	43	6.39%	18500.20m²	6.62%	400.00m²	637.01m²
TPV	47	6.98%	15741.09m²	5.64%	312.35m²	605.83m²
TV	44	6.54%	11954.50m²	4.28%	260.00m²	458.22m²
TCF	27	4.01%	6200.45m²	2.22%	187.50m²	323.95m²
TCD	8	1.19%	1702.09m²	0.61%	202.50m²	248.50m²
MFS	16	2.38%	10398.18m²	3.72%	501.81m²	792.17m²
TOTALS	673	100%	279272.94m²	100%	187.50m²	792.17m²

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.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860/6

Date: 14 October 2021



PRECINCT FOUR - 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. © 2021 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

lendlease

 **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 (TT1)	
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)	

3001
7.19ha

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860/6

Date: 14 October 2021



PRECINCT FOUR - 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. © 2021 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



 **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 (TT1)
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

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2017/860/6

Date: 14 October 2021



PRECINCT FOUR - APPLICATION ONE RECONFIGURATION OF A LOT

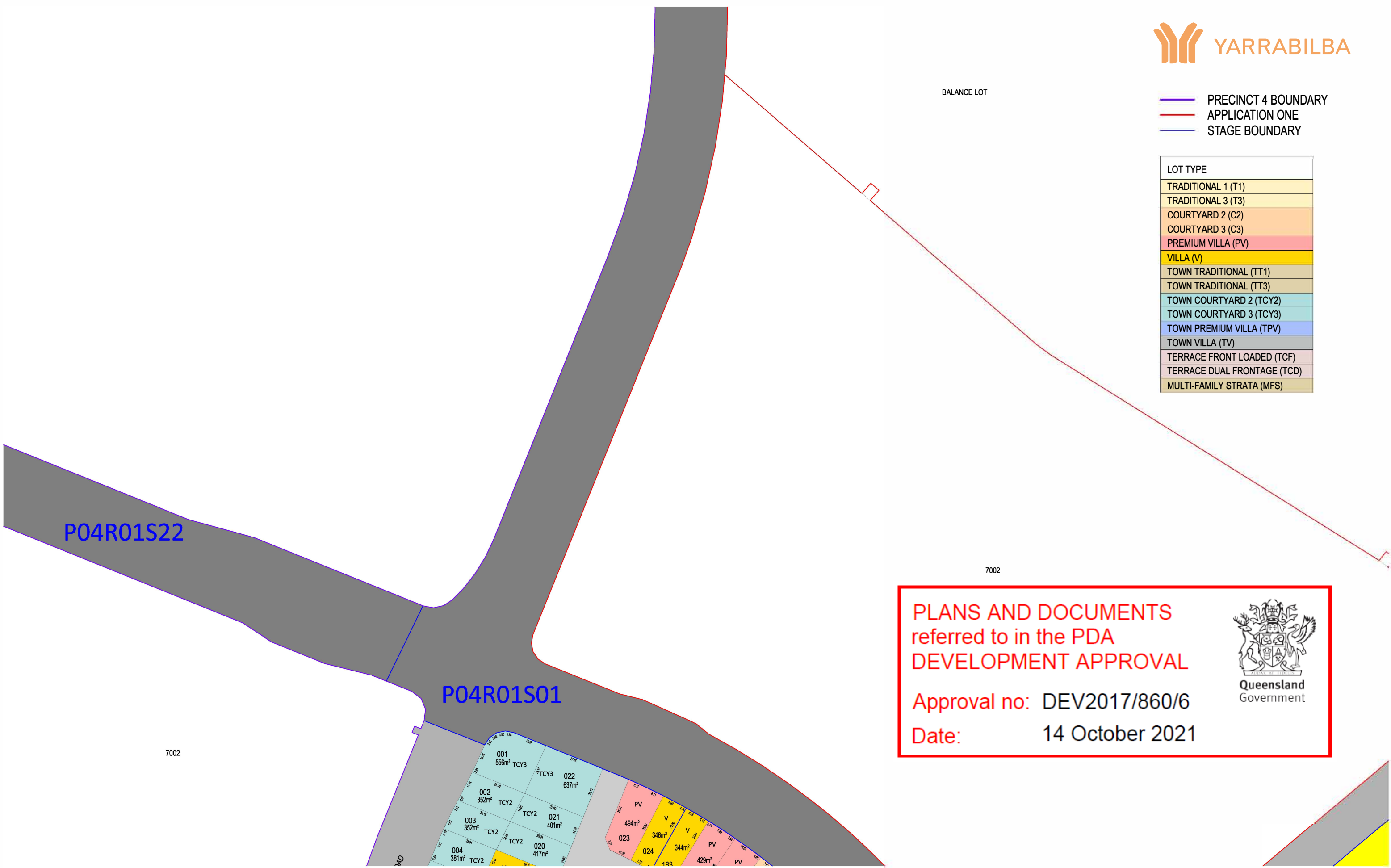
NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. © 2021 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced 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



— 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 (TT1)
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)



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860/6

Date: 14 October 2021



Queensland
Government

PRECINCT FOUR - 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. © 2021 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



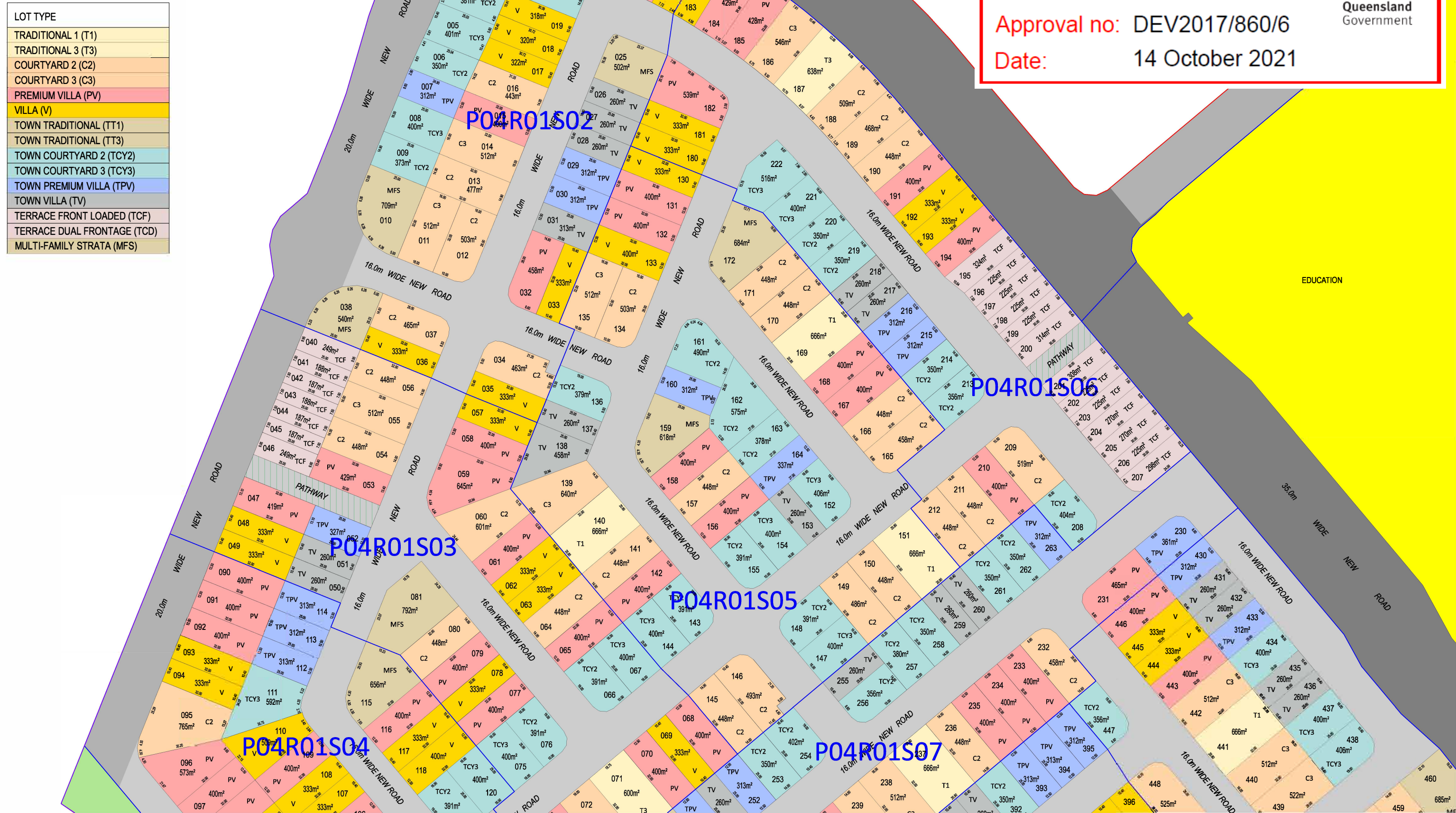
PRECINCT 4 BOUNDARY
APPLICATION ONE
STAGE BOUNDARY

LOT TYPE
TRADITIONAL 1 (T1)
TRADITIONAL 3 (T3)
COURTYARD 2 (C2)
COURTYARD 3 (C3)
PREMIUM VILLA (PV)
VILLA (V)
TOWN TRADITIONAL (TT1)
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)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860/6

Date: 14 October 2021



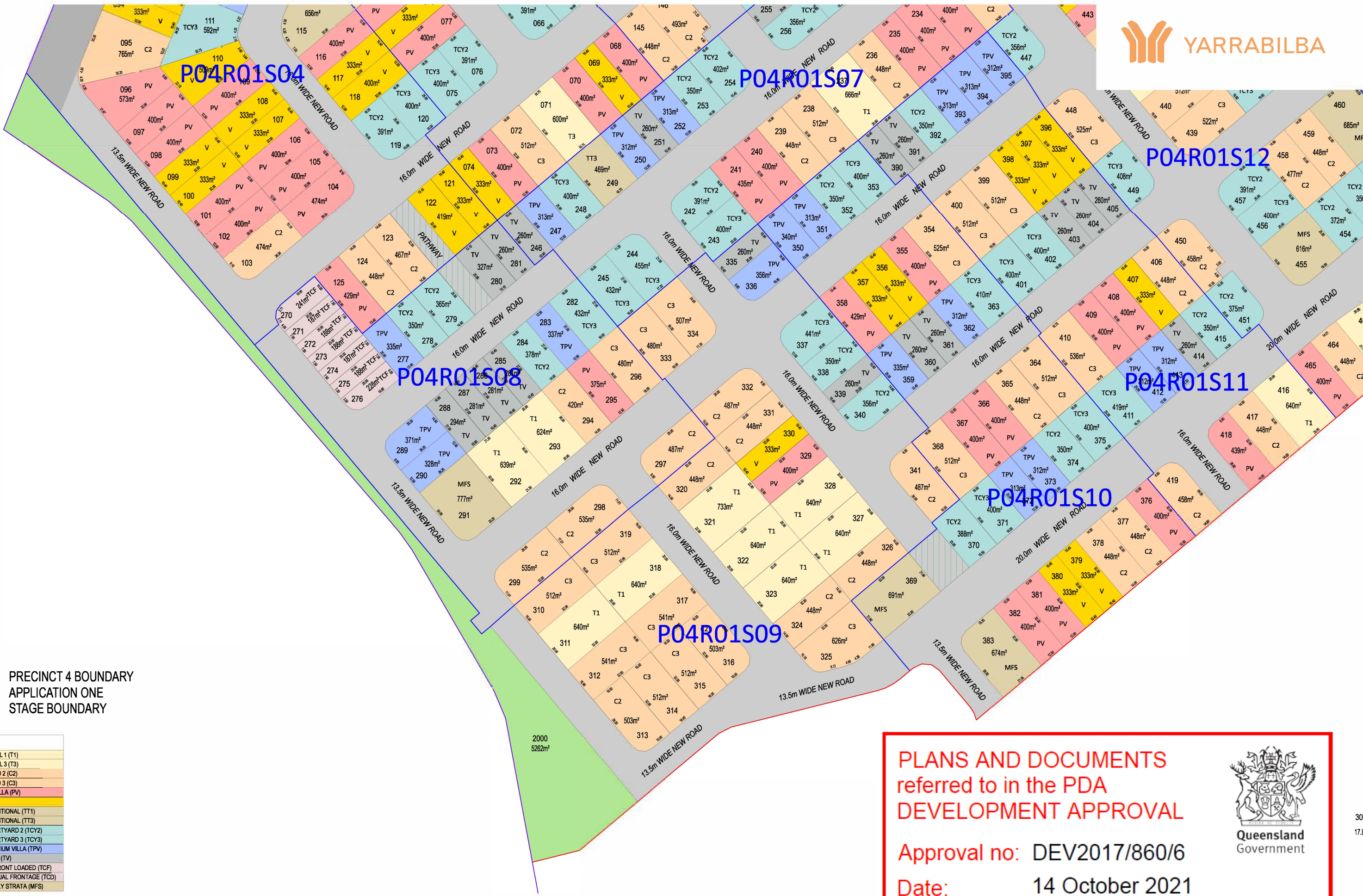
PRECINCT FOUR - APPLICATION ONE
RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. © 2021 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 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 (TT1)
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)

PLANS AND DOCUMENTS
 referred to in the PDA
 DEVELOPMENT APPROVAL

Approval no: DEV2017/860/6

Date: 14 October 2021



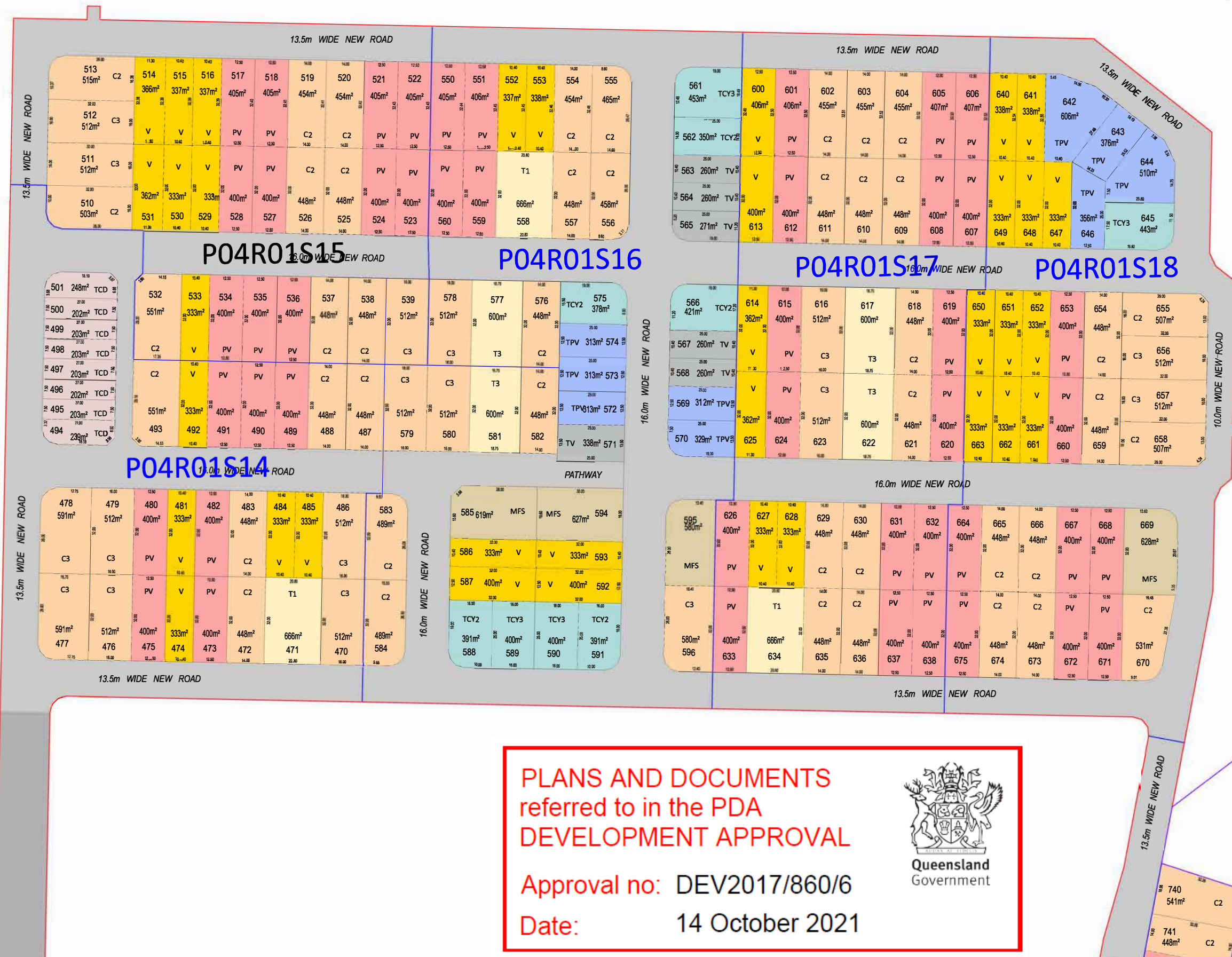
PRECINCT FOUR - APPLICATION ONE RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. © 2021 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



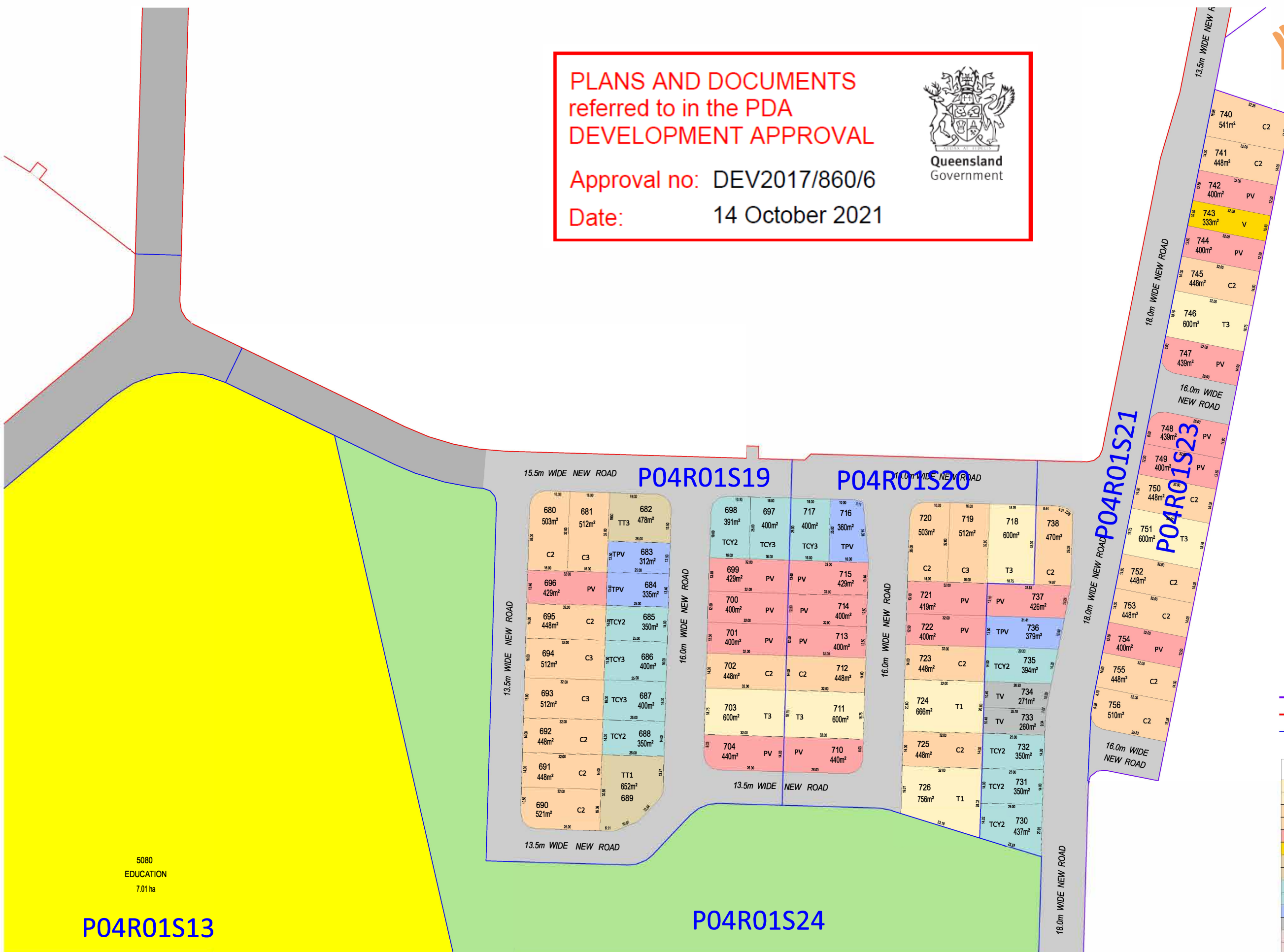
PRECINCT FOUR - APPLICATION ONE RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consultation. (c) 2021 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.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860/6

Date: 14 October 2021



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 (TT1)
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)

PRECINCT FOUR - 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. © 2021 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.



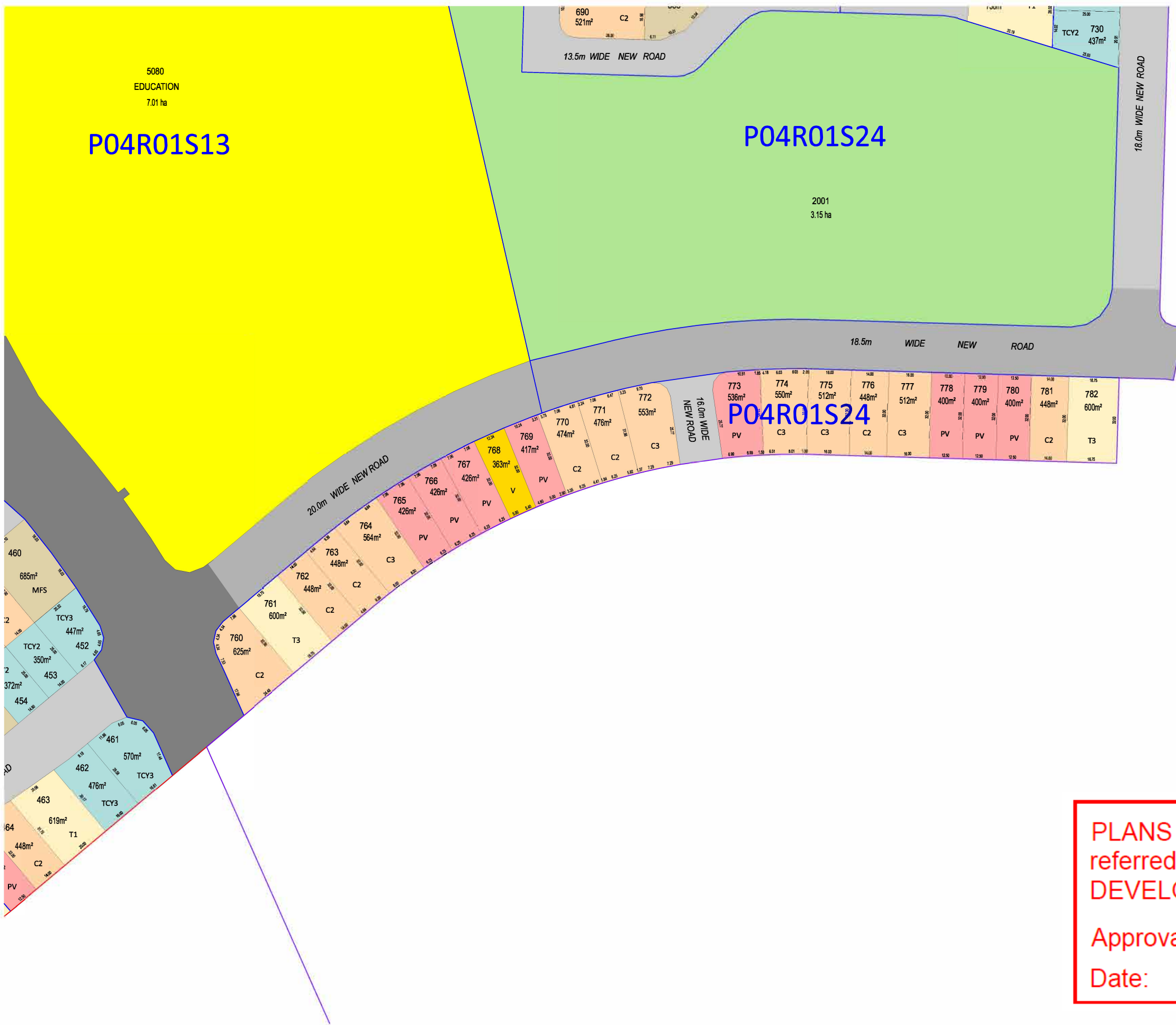
Scale 1:1500 at A3



lendlease

 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 (TT1)
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)



PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860/6

Date: 14 October 2021



PRECINCT FOUR - 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. © 2021 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

