

Lot 11 ADLER CIRCUIT, YARRABILBA





DEVELOPMENT SUMMARY

REAL PROPERTY DESCRIPTION

9-11 Adler Circuit,
YARRABILBA, QLD 4207

LOT/PLAN LOT 11 SP 296372

TOTAL SITE AREA: 5,262.8m²
LEASE A: 736.4m²
TOTAL DEVELOPABLE AREA: 4,526.4m²

OPEN SPACE AREA: 1605m² (35.5% of site)
COMMUNAL OPEN SPACE: 211.9m² (4.7% of site)
PRIVATE OPEN SPACE: 686m² (15.2% of site)

DEEP PLANTING
TOTAL DEEP PLANTING: 1016m² (22.4% of site)

SITE COVER: 1,837m² (40.6% of site)

TOWNHOUSE MIX

TYPE A (3 bedroom): 16
TYPE B (3 bedroom): 5

TOTAL DU's: 21

CARPARKING PROVIDED

RESIDENT: 42
VISITOR: 5

TOTAL: 45

LEGEND

- TOWNHOUSE (TYPE A) - 2 STOREY
3 BED + 2 BATH + 2 CARS
- TOWNHOUSE (TYPE B) - 2 STOREY
3 BED + 2 BATH + 2 CARS
- RETAINING WALL

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1707

Date: 16 February 2026



REDDOOR
ARCHITECTURE



YARRABILBA DRIVE

WATERFORD TAMBORINE ROAD

LEASE A

COS
212m²

DRIVEWAY 3

LOT 10

BUILDING 4

BUILDING 1

LOT 12

ADLER CIRCUIT



REDDOOR
ARCHITECTURE

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YARRABILBA DRIVE

WATERFORD TAMBORINE ROAD

LEASE A

LOT 10

LOT 12

ADLER CIRCUIT

NEIGHBOURING WAREHOUSE TENANCY



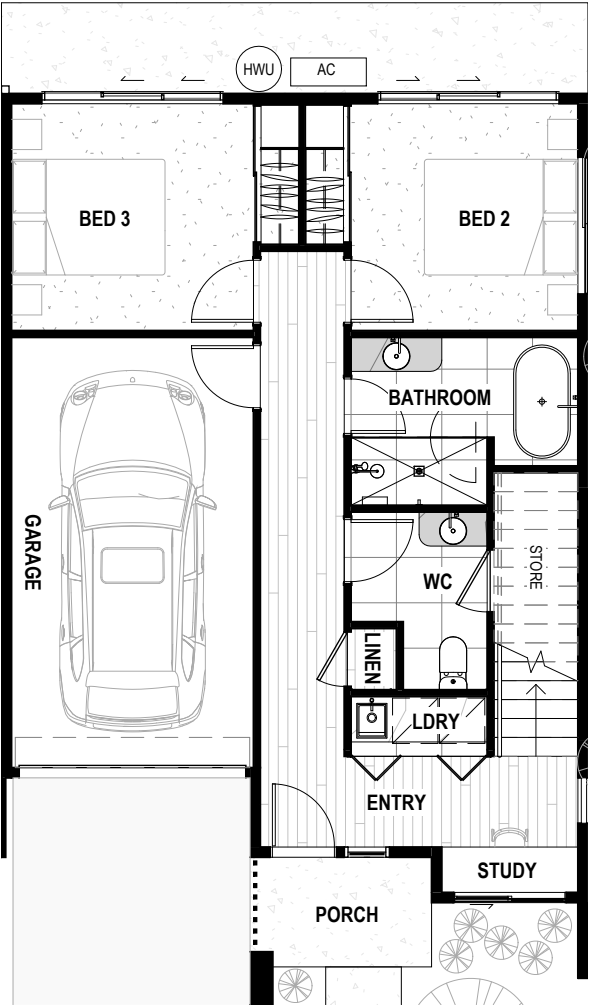
REDDOOR
ARCHITECTURE

PLANS AND DOCUMENTS
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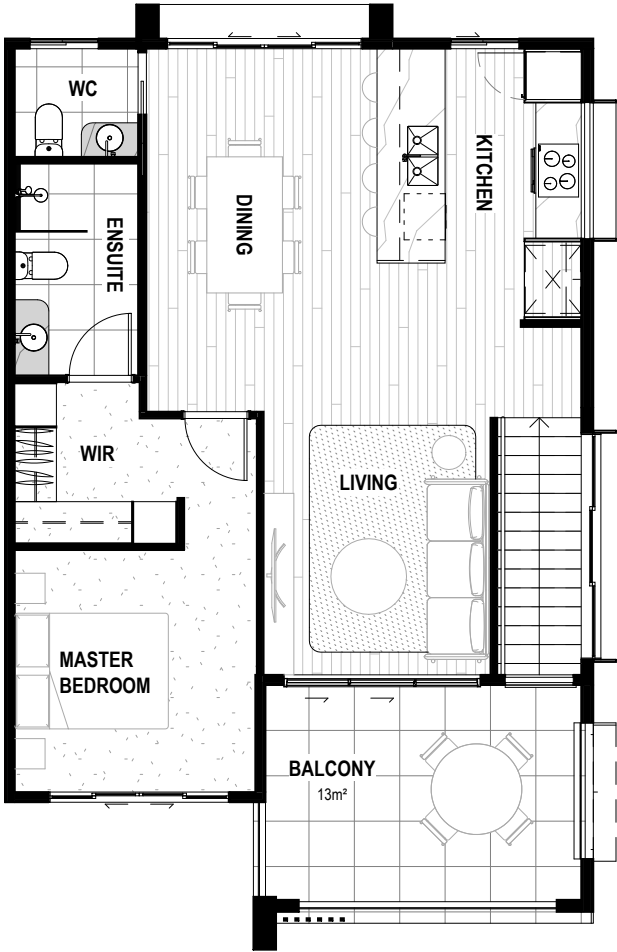
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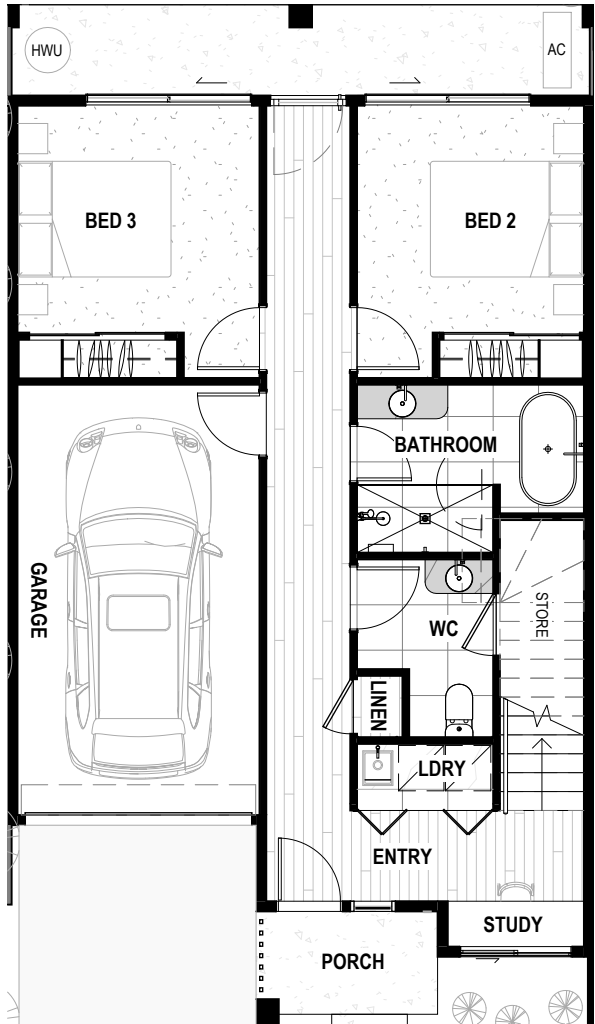




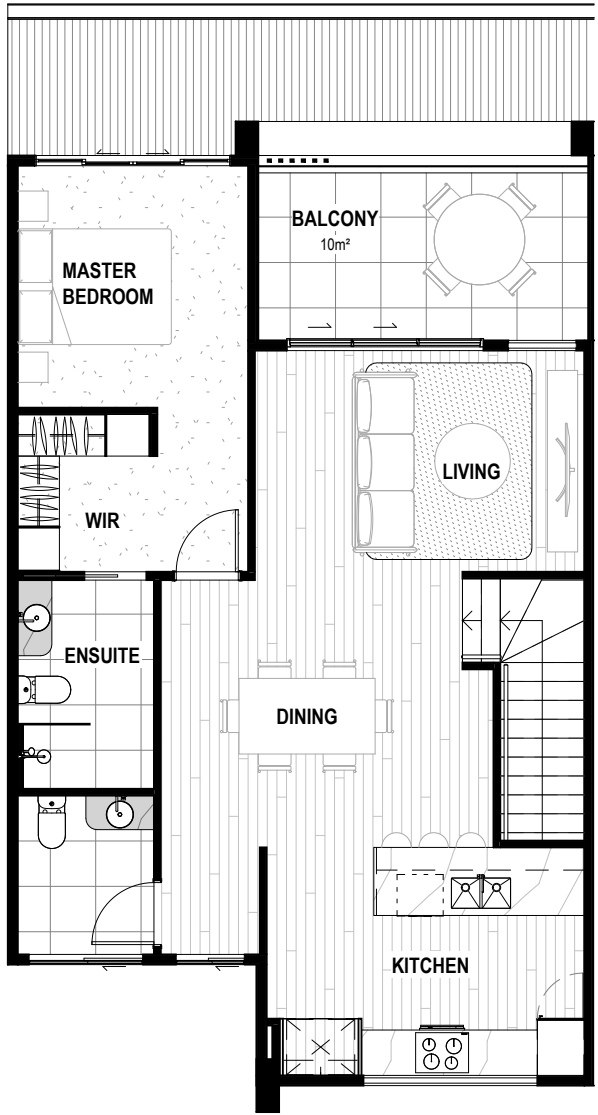
GF TYPICAL UNIT LAYOUT PLAN - GROUND FLOOR (TYPE A)
1 : 100@A3



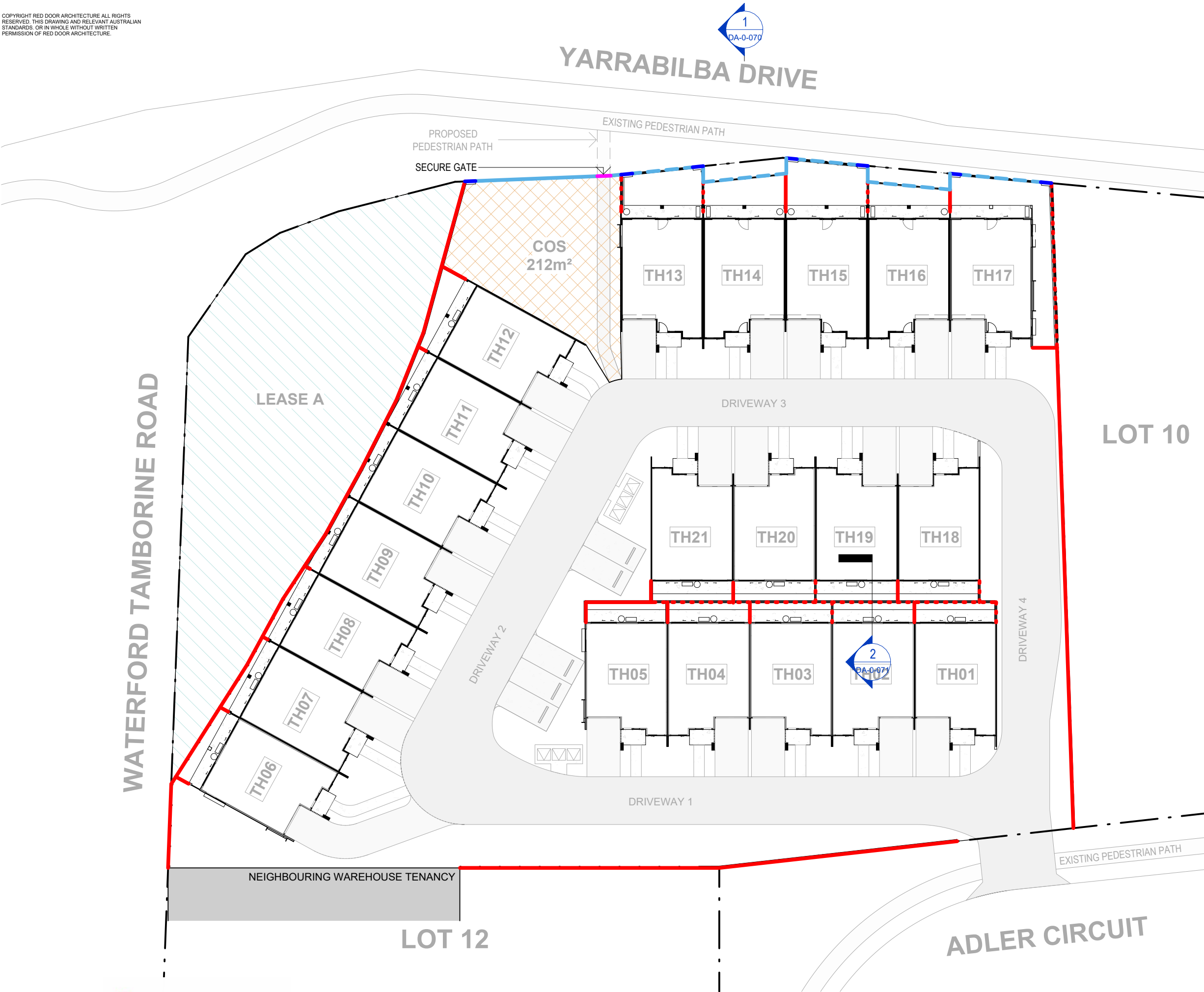
L1 TYPICAL UNIT LAYOUT PLAN - FIRST FLOOR (TYPE A)
1 : 100@A3



GF TYPICAL UNIT LAYOUT PLAN - GROUND FLOOR (TYPE B)
1 : 100@A3



L1 TYPICAL UNIT LAYOUT PLAN - FIRST FLOOR (TYPE B)
1 : 100@A3



FENCE TYPE LEGEND

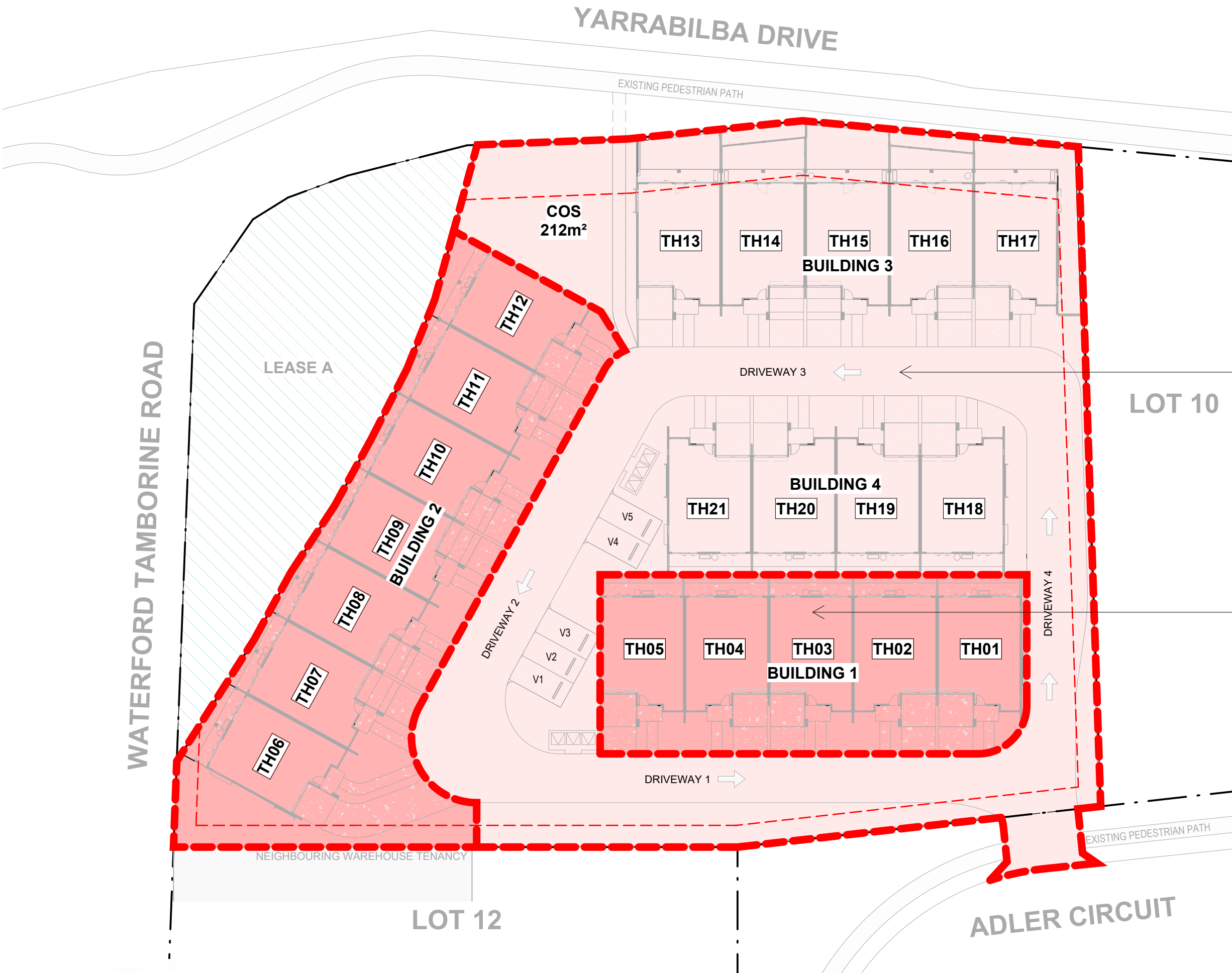
- FENCE TYPE (TF)**
1.8m HIGH TIMBER PALING FENCE WITH VERTICAL BUTT JOINED PALINGS, PAINTED BLACK
- FENCE TYPE (TF-RW)**
1.8m HIGH TIMBER PALING FENCE WITH VERTICAL BUTT JOINED PALINGS, PAINTED BLACK & ON TOP OF CONCRETE SLEEPER RETAINING WALL
- FENCE TYPE (MP)**
1.8m HIGH RENDERED MASONRY PIER, WHITE
- FENCE TYPE (BF)**
1.8m HIGH AL. BATTEN FENCE WITH ALUMINIUM POSTS, (50% TRANSPARENT) POWDER COATED BLACK
- FENCE TYPE (BF-RW)**
1.8m HIGH AL. BATTEN FENCE WITH ALUMINIUM POSTS, (50% TRANSPARENT) POWDER COATED BLACK, ON TOP OF CONCRETE SLEEPER RETAINING WALL
- FENCE GATE TYPE (BG)**
1.6m HIGH AL. BATTEN FENCE GATE WITH ALUMINIUM POSTS, POWDER COATED BLACK

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REDDOOR ARCHITECTURE



- STAGE 1**
- 2 BUILDING CLUSTERS
 - 9 DWELLINGS
 - 5 ALL VISITOR CAR PARKS
 - ALL INTERNAL ROADS
 - COS
 - REFUSE COLLECTION AREAS

- STAGE 2**
- 2 BUILDING CLUSTERS
 - 12 DWELLINGS

PLANS AND DOCUMENTS
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REDDOOR
ARCHITECTURE

YARRABILBA DRIVE

Area Schedule (Deep Planting)	
Name	Area
DEEP PLANTING	1016 m ²
	1016 m ²

LEGEND



DEEP PLANTING

WATERFORD TAMBORINE ROAD



LOT 10

LOT 12

ADLER CIRCUIT

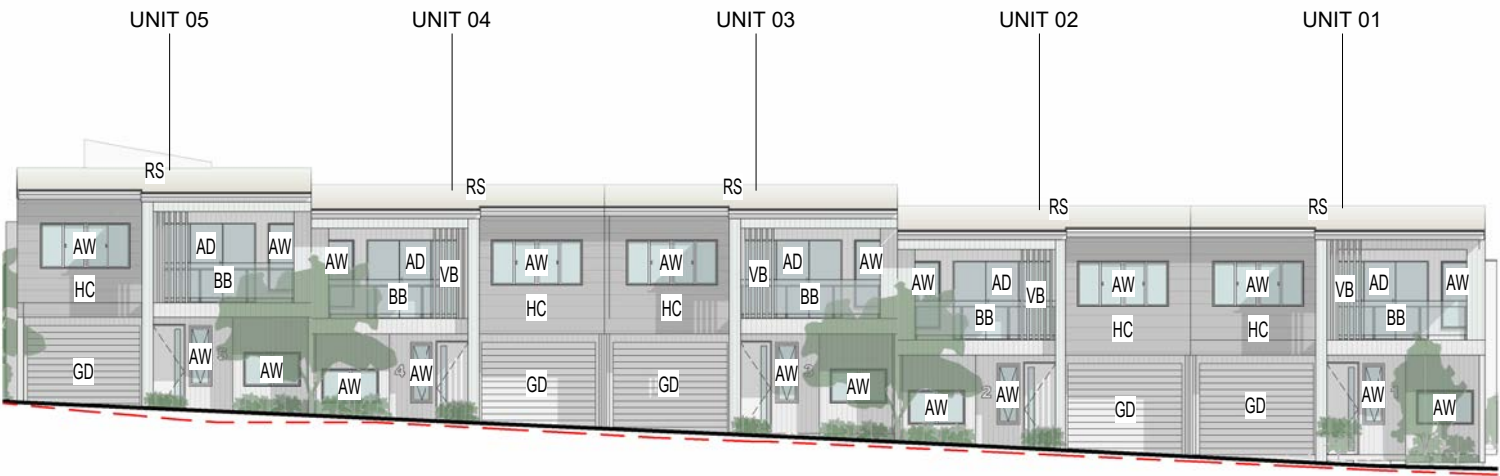


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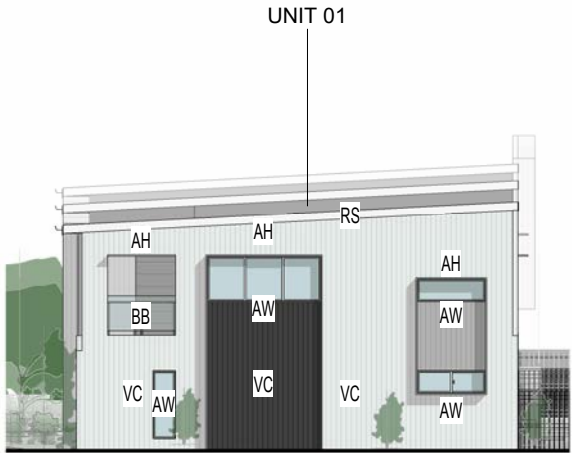
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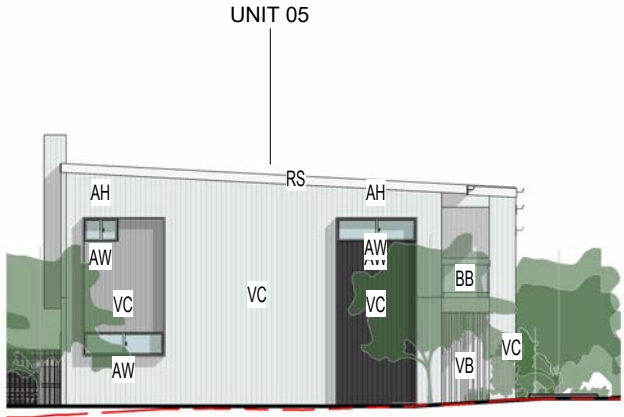




1.1 BUILDING 1 - FRONT ELEVATION (INTERNAL STREET)
1 : 200@A3



1.2 BUILDING 1 - SIDE 1 ELEVATION
1 : 200@A3



1.3 BUILDING 1 - SIDE 2 ELEVATION
1 : 200@A3

PAINT COLOUR LEGEND

WALLS

DULUX LEXICON HALF (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED TO MATCH PAINT COLOUR

DULUX TRANQUIL RETREAT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED TO MATCH PAINT COLOUR

DULUX COLORBOND MONUMENT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED TO MATCH PAINT COLOUR

ROOF & GUTTERS

DULUX COLORBOND SURFMIST (OR SIMILAR)

DULUX LEXICON HALF (OR SIMILAR)

DOOR & WINDOW FRAMES

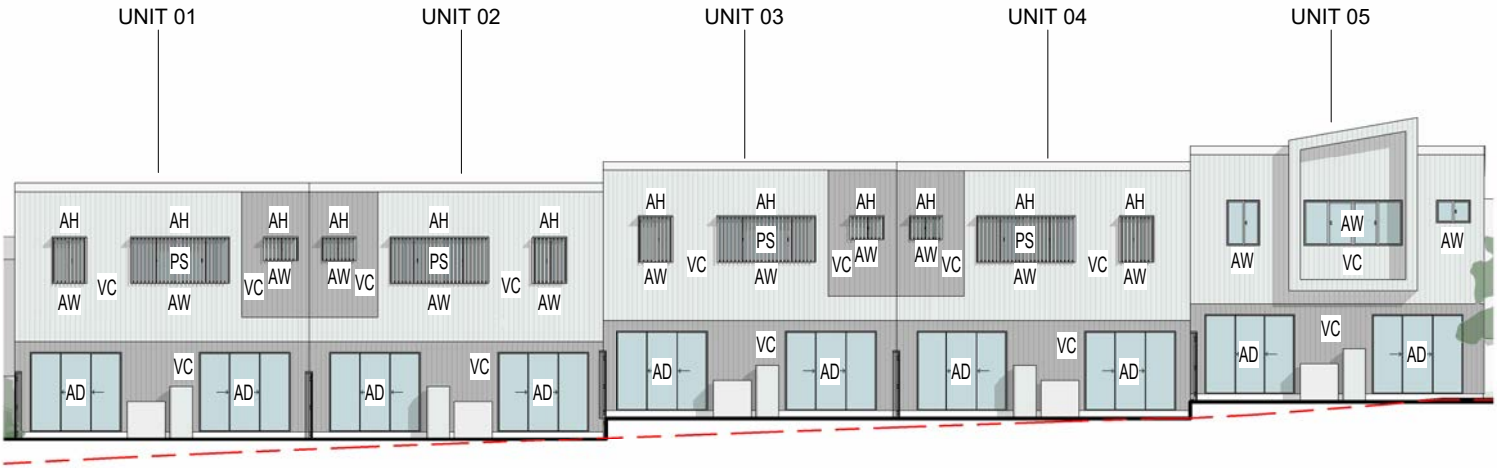
POWDER COATED WHITE

MATERIAL LEGEND

AD	ALUMINIUM FRAMED SLIDING DOOR
AH	ALUMINIUM HOOD FEATURE
AW	ALUMINIUM FRAMED WINDOW
BB	BALCONY BALUSTRADE
GD	COLORBOND GARAGE DOOR
HC	HORIZONTAL WALL CLADDING
RS	COLORBOND ROOF SHEETING
VB	VERTICAL BATTEN SCREEN
VC	VERTICAL WALL CLADDING

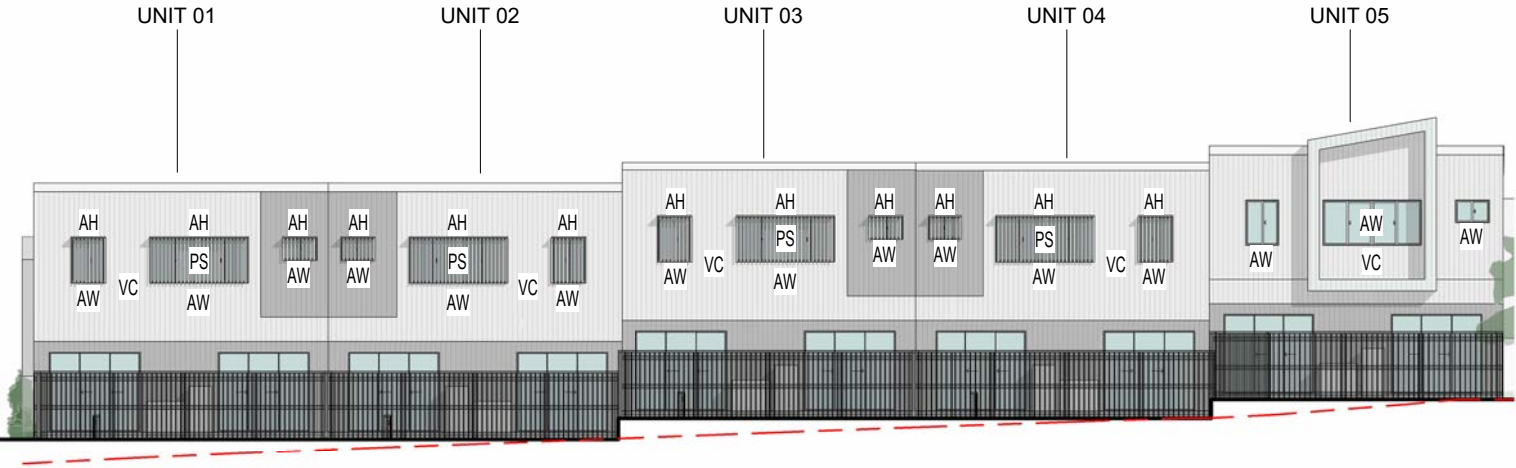
LEGEND

--- NATURAL GROUND LINE



1.4 BUILDING 1 - REAR ELEVATION
1 : 200@A3

FENCING HIDDEN IN REAR ELEVATION FOR CLARITY



1.5 BUILDING 1 - REAR ELEVATION - FENCING
1 : 200@A3

FENCING SHOWN IN REAR ELEVATION FOR ACCUARACY

PAINT COLOUR LEGEND

WALLS

DULUX LEXICON HALF
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED TO MATCH PAINT COLOUR

DULUX TRANQUIL RETREAT
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED TO MATCH PAINT COLOUR

DULUX COLORBOND
MONUMENT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED TO MATCH PAINT COLOUR

ROOF & GUTTERS

DULUX COLORBOND
SURFMIST (OR SIMILAR)

DULUX LEXICON HALF
(OR SIMILAR)

DOOR & WINDOW FRAMES

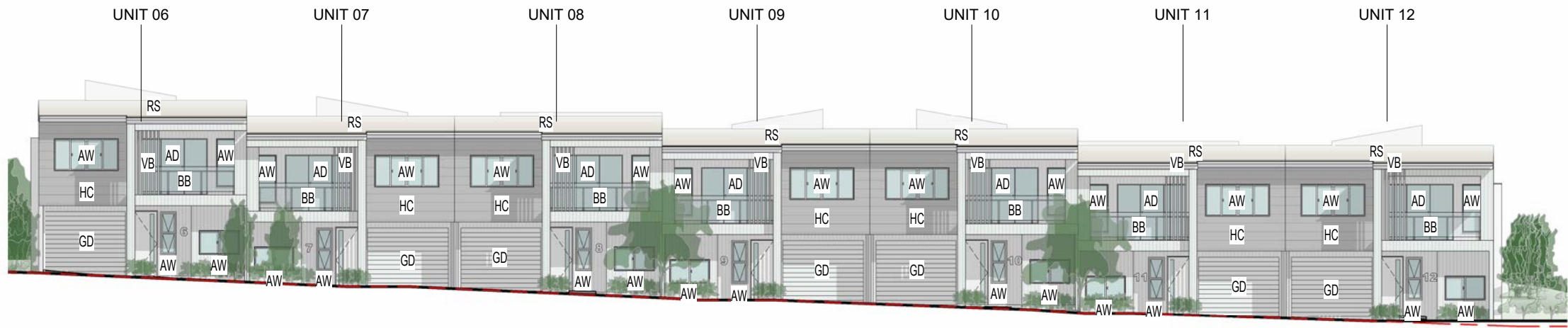
POWDER COATED
WHITE

MATERIAL LEGEND

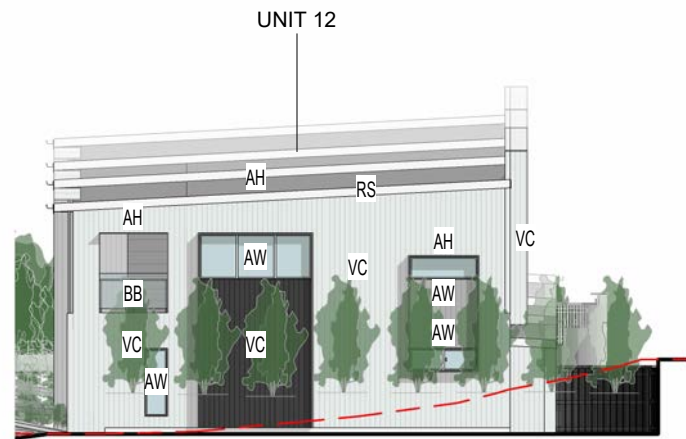
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GD	COLORBOND GARAGE DOOR
HC	HORIZONTAL WALL CLADDING
PS	ALUMINIUM PRIVACY BATTEN SCREEN WITH 30% PERMEABILITY
RS	COLORBOND ROOF SHEETING
VB	VERTICAL BATTEN SCREEN
VC	VERTICAL WALL CLADDING

LEGEND

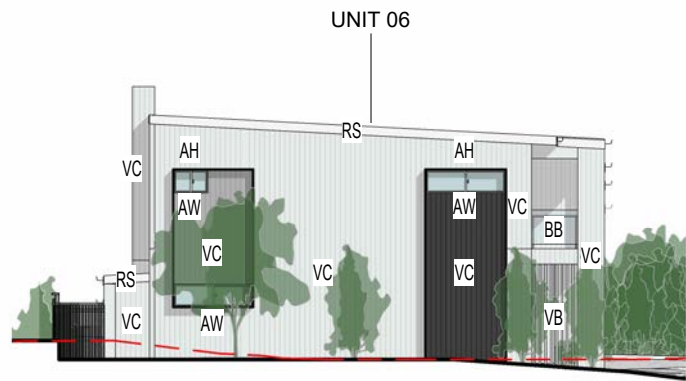
--- NATURAL GROUND LINE



2.1 BUILDING 2 - FRONT ELEVATION (INTERNAL STREET)
1 : 200@A3



2.2 BUILDING 2 - SIDE 1 ELEVATION
1 : 200@A3



2.3 BUILDING 2 - SIDE 2 ELEVATION
1 : 200@A3

PAINT COLOUR LEGEND

WALLS

DULUX LEXICON HALF
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED TO MATCH PAINT COLOUR

DULUX TRANQUIL RETREAT
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED TO MATCH PAINT COLOUR

DULUX COLORBOND
MONUMENT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED TO MATCH PAINT COLOUR

ROOF & GUTTERS

DULUX COLORBOND
SURFMIST (OR SIMILAR)

DULUX LEXICON HALF
(OR SIMILAR)

DOOR & WINDOW FRAMES

POWDER COATED
WHITE

MATERIAL LEGEND

AD	ALUMINIUM FRAMED SLIDING DOOR
AH	ALUMINIUM HOOD FEATURE
AW	ALUMINIUM FRAMED WINDOW
BB	BALCONY BALUSTRADE
GD	COLORBOND GARAGE DOOR
HC	HORIZONTAL WALL CLADDING
RS	COLORBOND ROOF SHEETING
VB	VERTICAL BATTEN SCREEN
VC	VERTICAL WALL CLADDING

LEGEND

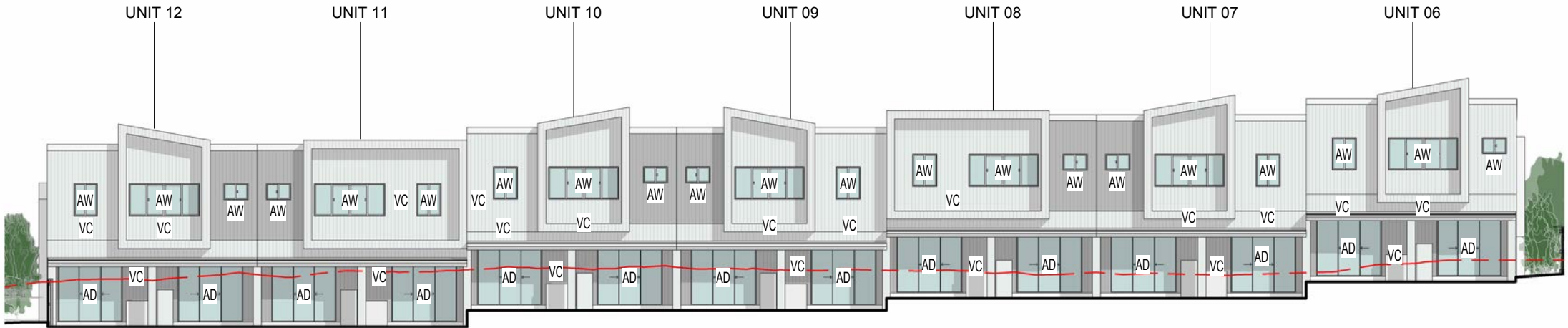
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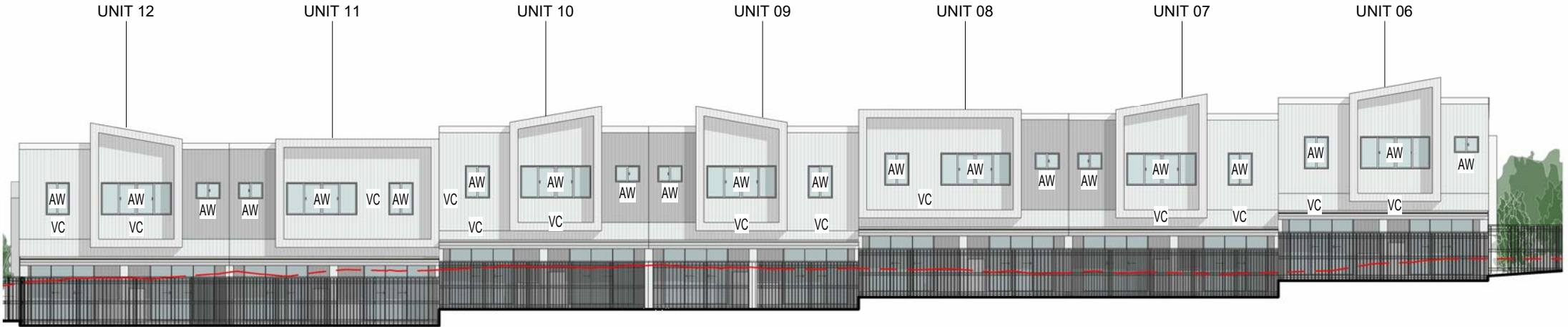
Date: 16 February 2026





2.4 BUILDING 2 - REAR ELEVATION (WATERFORD TAMBORINE RD)
1 : 200@A3

FENCING HIDDEN IN REAR ELEVATION FOR CLARITY



2.5 BUILDING 2 - REAR ELEVATION (WATERFORD TAMBORINE RD) - FENCING
1 : 200@A3

FENCING SHOWN IN REAR ELEVATION FOR ACCUARACY

PAINT COLOUR LEGEND

WALLS

DULUX LEXICON HALF
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX TRANQUIL RETREAT
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX COLORBOND
MONUMENT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

ROOF & GUTTERS

DULUX COLORBOND
SURFMIST (OR SIMILAR)

DULUX LEXICON HALF
(OR SIMILAR)

DOOR & WINDOW FRAMES

POWDER COATED
WHITE

MATERIAL LEGEND

AD	ALUMINIUM FRAMED SLIDING DOOR
AH	ALUMINIUM HOOD FEATURE
AW	ALUMINIUM FRAMED WINDOW
BB	BALCONY BALUSTRADE
GD	COLORBOND GARAGE DOOR
HC	HORIZONTAL WALL CLADDING
RS	COLORBOND ROOF SHEETING
VB	VERTICAL BATTEN SCREEN
VC	VERTICAL WALL CLADDING

LEGEND

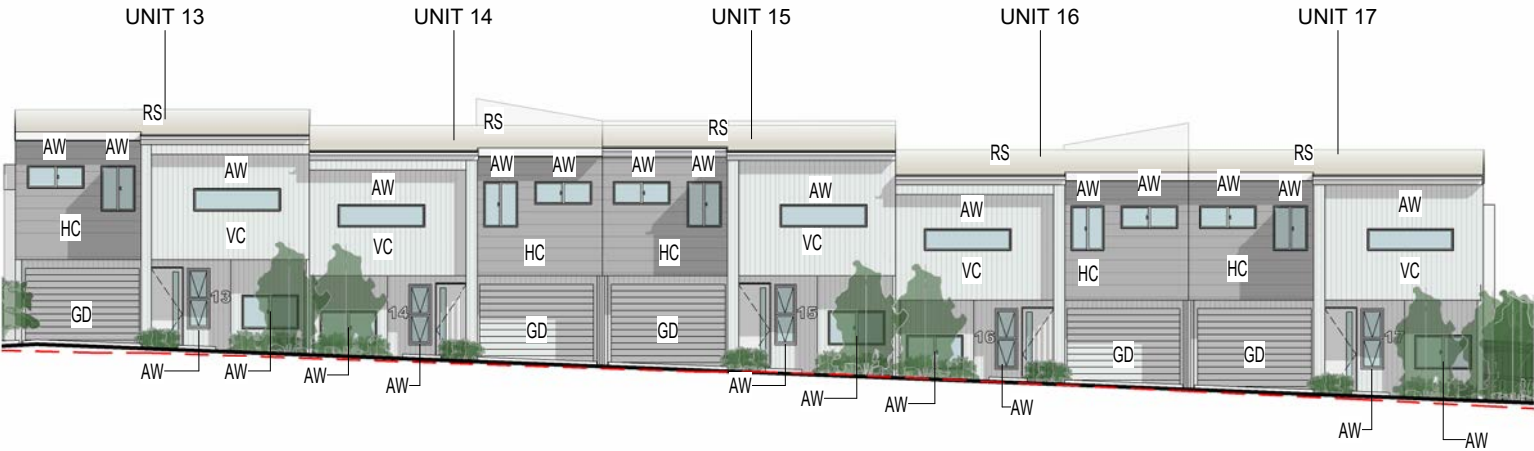
--- NATURAL GROUND LINE

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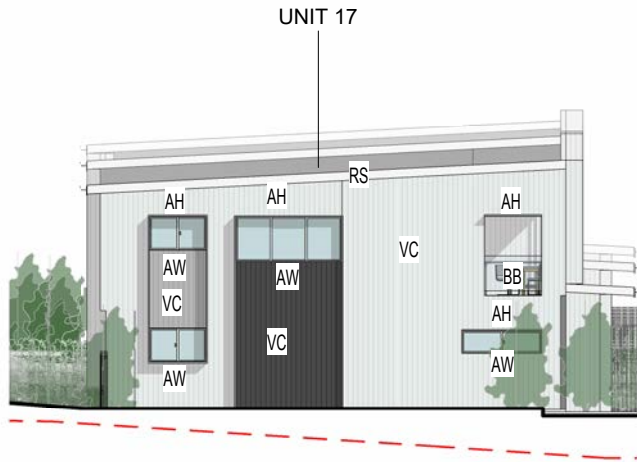
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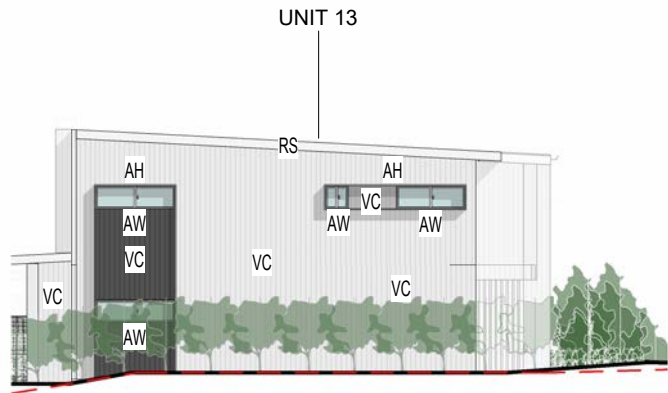




3.1 BUILDING 3 - FRONT ELEVATION (INTERNAL STREET)
1 : 200@A3



3.2 BUILDING 3 - SIDE 1 ELEVATION
1 : 200@A3



3.4 BUILDING 3 - SIDE 2 ELEVATION
1 : 200@A3

PAINT COLOUR LEGEND

WALLS

DULUX LEXICON HALF
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX TRANQUIL RETREAT
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX COLORBOND
MONUMENT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

ROOF & GUTTERS

DULUX COLORBOND
SURFMIST (OR SIMILAR)

DULUX LEXICON HALF
(OR SIMILAR)

DOOR & WINDOW FRAMES

POWDER COATED
WHITE

MATERIAL LEGEND

AD	ALUMINIUM FRAMED SLIDING DOOR
AH	ALUMINIUM HOOD FEATURE
AW	ALUMINIUM FRAMED WINDOW
BB	BALCONY BALUSTRADE
GD	COLORBOND GARAGE DOOR
HC	HORIZONTAL WALL CLADDING
RS	COLORBOND ROOF SHEETING
VB	VERTICAL BATTEN SCREEN
VC	VERTICAL WALL CLADDING

LEGEND

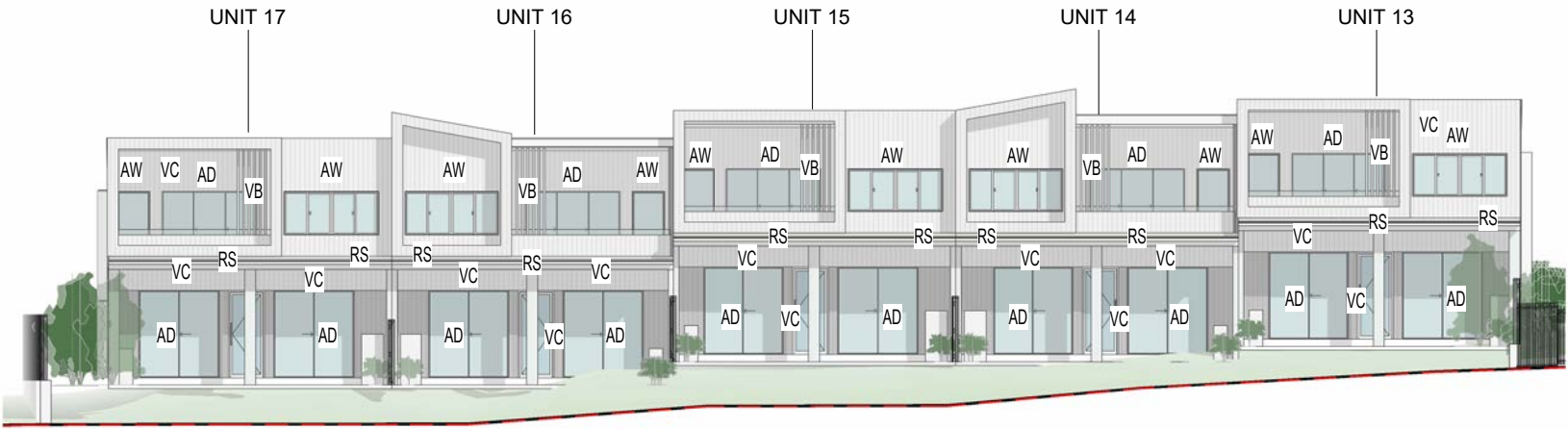
--- NATURAL GROUND LINE

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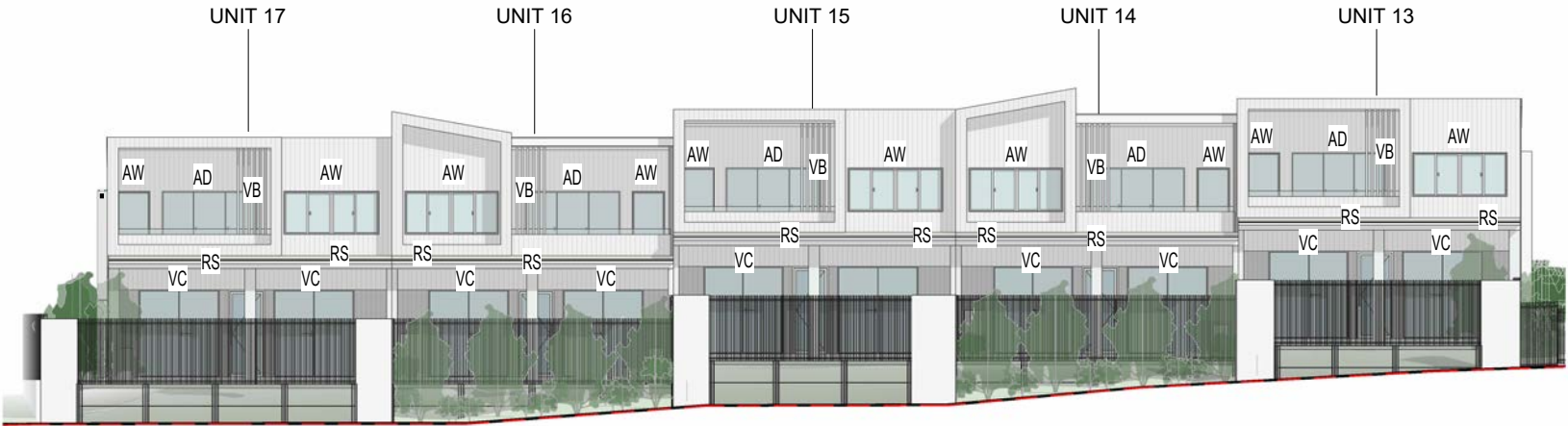
Date: 16 February 2026





3.4 BUILDING 3 - REAR ELEVATION (YARRABILBA DR)
1 : 200@A3

FENCING HIDDEN IN REAR ELEVATION FOR CLARITY



3.5 BUILDING 3 - REAR ELEVATION (YARRABILBA DR) - FENCING
1 : 200@A3

FENCING SHOWN IN REAR ELEVATION FOR ACCURACY

PAINT COLOUR LEGEND

WALLS

DULUX LEXICON HALF
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX TRANQUIL RETREAT
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX COLORBOND
MONUMENT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

ROOF & GUTTERS

DULUX COLORBOND
SURFMIST (OR SIMILAR)

DULUX LEXICON HALF
(OR SIMILAR)

DOOR & WINDOW FRAMES

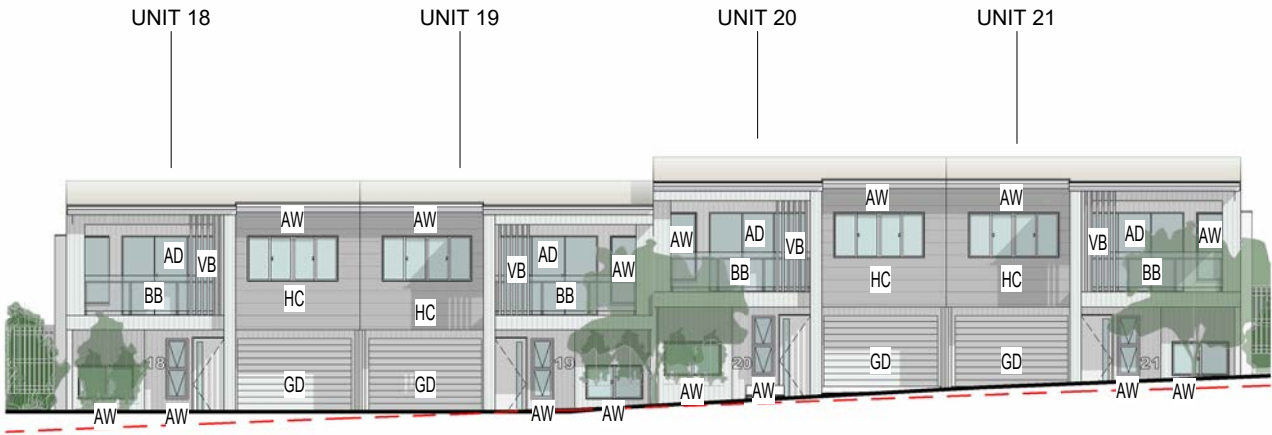
POWDER COATED
WHITE

MATERIAL LEGEND

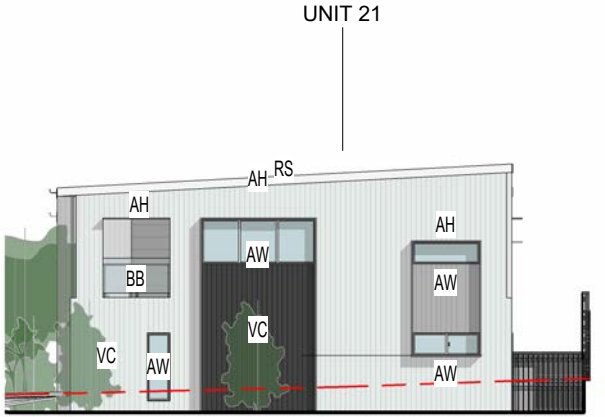
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AW	ALUMINIUM FRAMED WINDOW
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GD	COLORBOND GARAGE DOOR
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RS	COLORBOND ROOF SHEETING
VB	VERTICAL BATTEN SCREEN
VC	VERTICAL WALL CLADDING

LEGEND

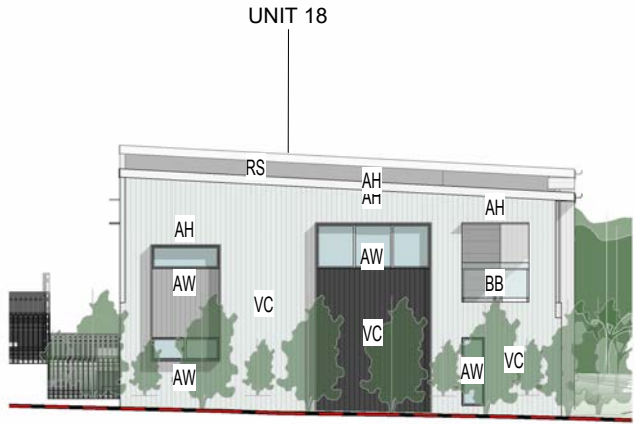
--- NATURAL GROUND LINE



4.1 BUILDING 4 - FRONT ELEVATION (INTERNAL STREET)
1 : 200@A3



4.2 BUILDING 4 - SIDE 1 ELEVATION
1 : 200@A3



4.3 BUILDING 4 - SIDE 2 ELEVATION
1 : 200@A3

PAINT COLOUR LEGEND

WALLS

DULUX LEXICON HALF (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED TO MATCH PAINT COLOUR

DULUX TRANQUIL RETREAT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED TO MATCH PAINT COLOUR

DULUX COLORBOND MONUMENT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED TO MATCH PAINT COLOUR

ROOF & GUTTERS

DULUX COLORBOND SURFMIST (OR SIMILAR)

DULUX LEXICON HALF (OR SIMILAR)

DOOR & WINDOW FRAMES

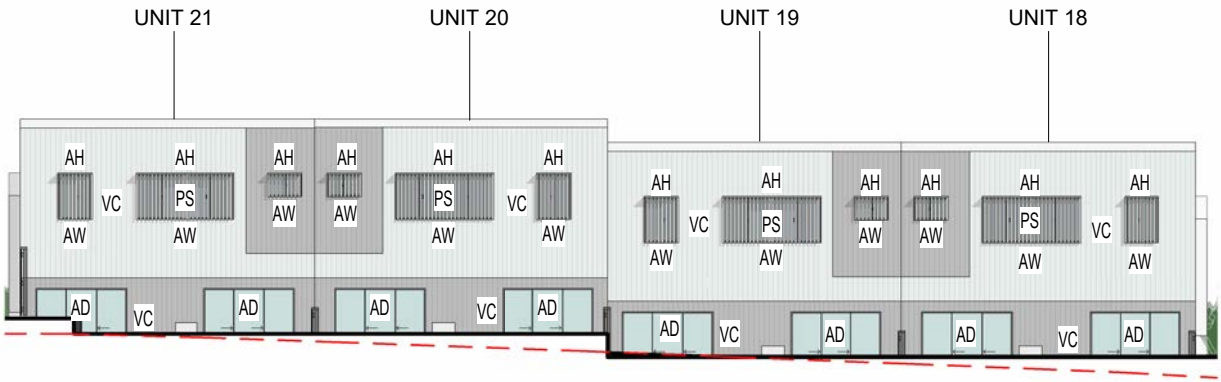
POWDER COATED WHITE

MATERIAL LEGEND

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AH	ALUMINIUM HOOD FEATURE
AW	ALUMINIUM FRAMED WINDOW
BB	BALCONY BALUSTRADE
GD	COLORBOND GARAGE DOOR
HC	HORIZONTAL WALL CLADDING
RS	COLORBOND ROOF SHEETING
VB	VERTICAL BATTEN SCREEN
VC	VERTICAL WALL CLADDING

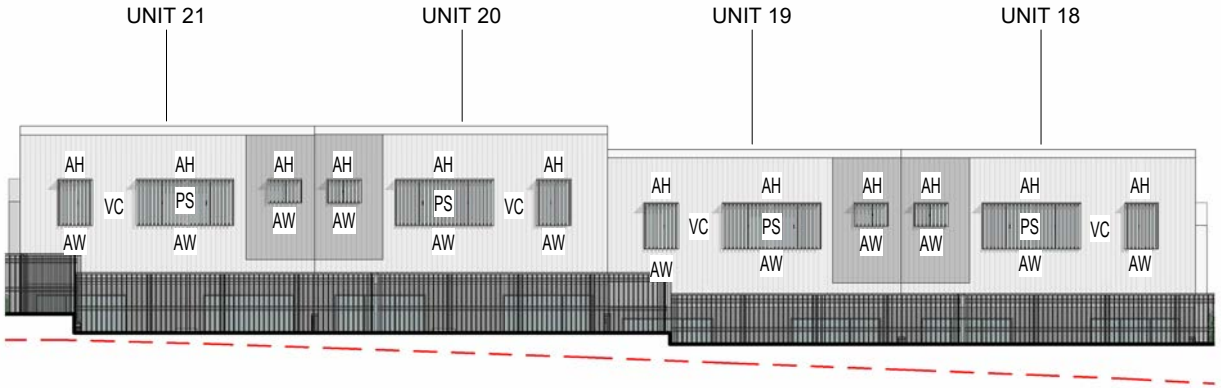
LEGEND

NATURAL GROUND LINE



4.4 BUILDING 4 - REAR ELEVATION
- 1 : 200@A3

FENCING HIDDEN IN REAR ELEVATION FOR CLARITY



4.5 BUILDING 4 - REAR ELEVATION - FENCING
- 1 : 200@A3

FENCING SHOWN IN REAR ELEVATION FOR ACCURACY

PAINT COLOUR LEGEND

WALLS

DULUX LEXICON HALF
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX TRANQUIL RETREAT
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX COLORBOND
MONUMENT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

ROOF & GUTTERS

DULUX COLORBOND
SURFMIST (OR SIMILAR)

DULUX LEXICON HALF
(OR SIMILAR)

DOOR & WINDOW FRAMES

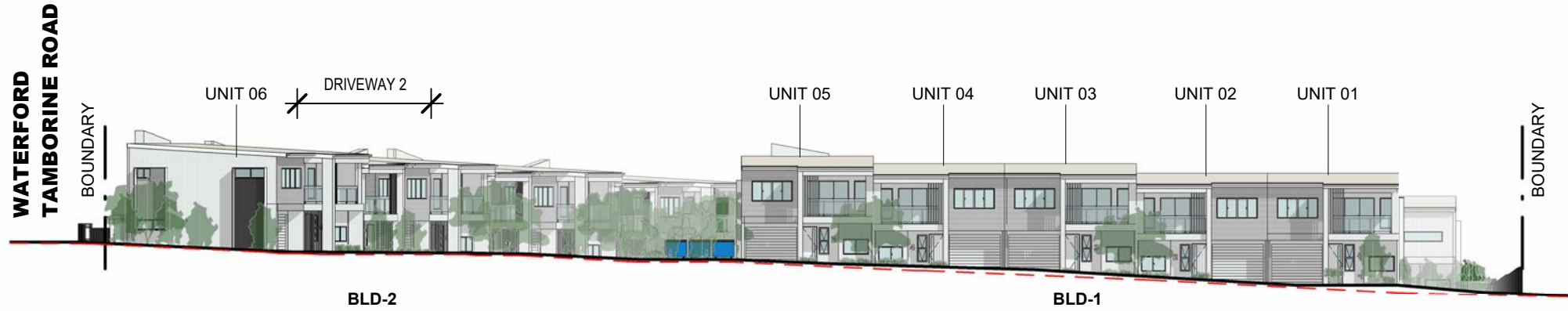
POWDER COATED
WHITE

MATERIAL LEGEND

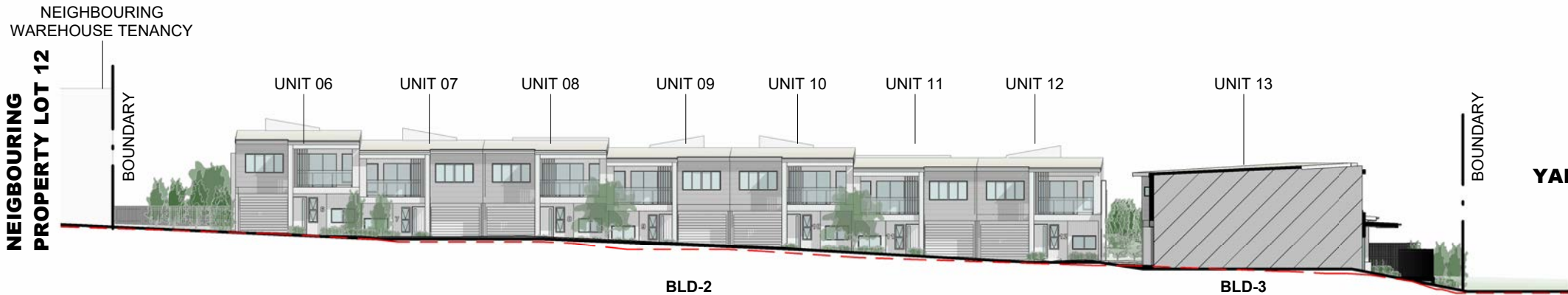
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AW	ALUMINIUM FRAMED WINDOW
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GD	COLORBOND GARAGE DOOR
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PS	ALUMINIUM PRIVACY BATTEN SCREEN WITH 30% PERMEABILITY
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VB	VERTICAL BATTEN SCREEN
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LEGEND

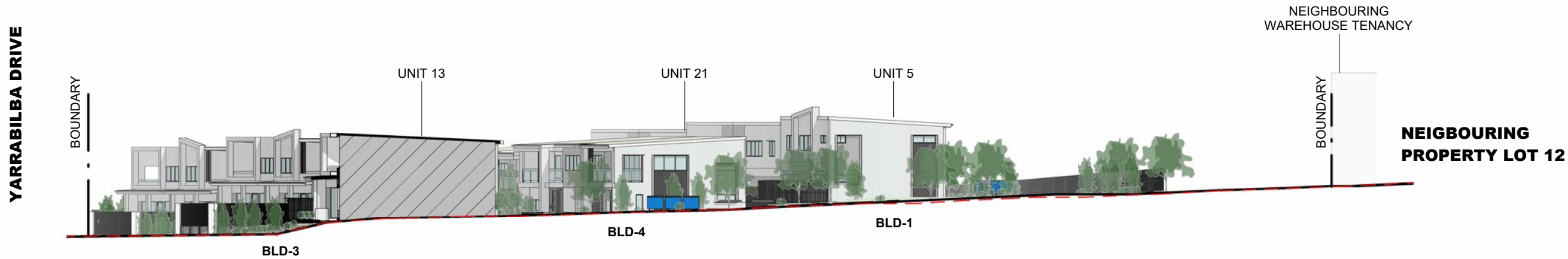
--- NATURAL GROUND LINE



1 INTERNAL ELEVATION - DRIVEWAY 1 (NORTH)
1 : 350@A3



2 INTERNAL ELEVATION - DRIVEWAY 2 (WEST)
1 : 350@A3



3 INTERNAL ELEVATION - DRIVEWAY 2 (EAST)
1 : 350@A1

PAINT COLOUR LEGEND

WALLS

DULUX LEXICON HALF
(OR SIMILAR)

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TO MATCH PAINT COLOUR

DULUX TRANQUIL RETREAT
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
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DULUX COLORBOND
MONUMENT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

ROOF & GUTTERS

DULUX COLORBOND
SURFMIST (OR SIMILAR)

DULUX LEXICON HALF
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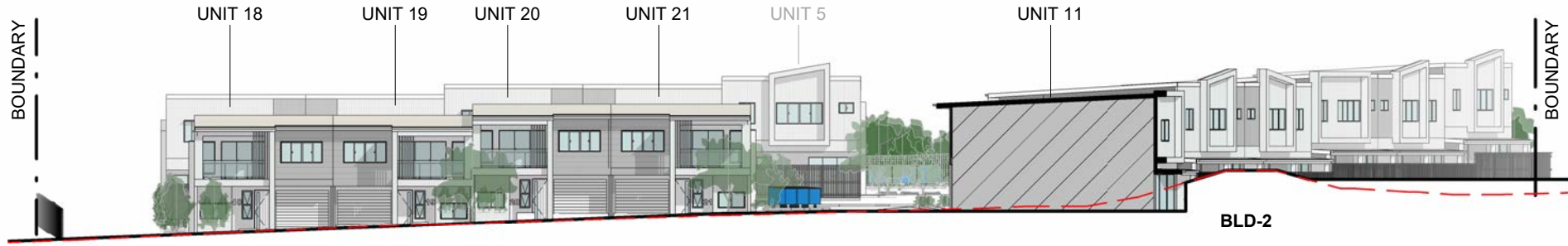
DOOR & WINDOW FRAMES

POWDER COATED
WHITE

LEGEND

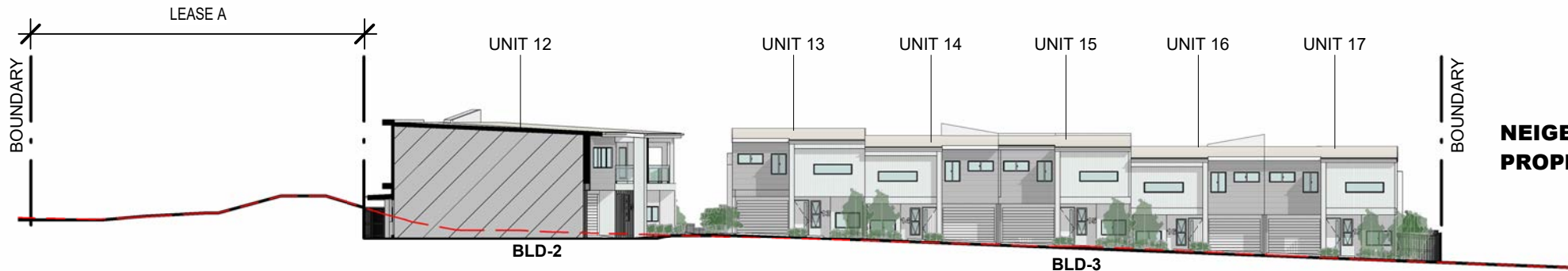
--- NATURAL GROUND LINE

NEIGBOURING
PROPERTY LOT 10



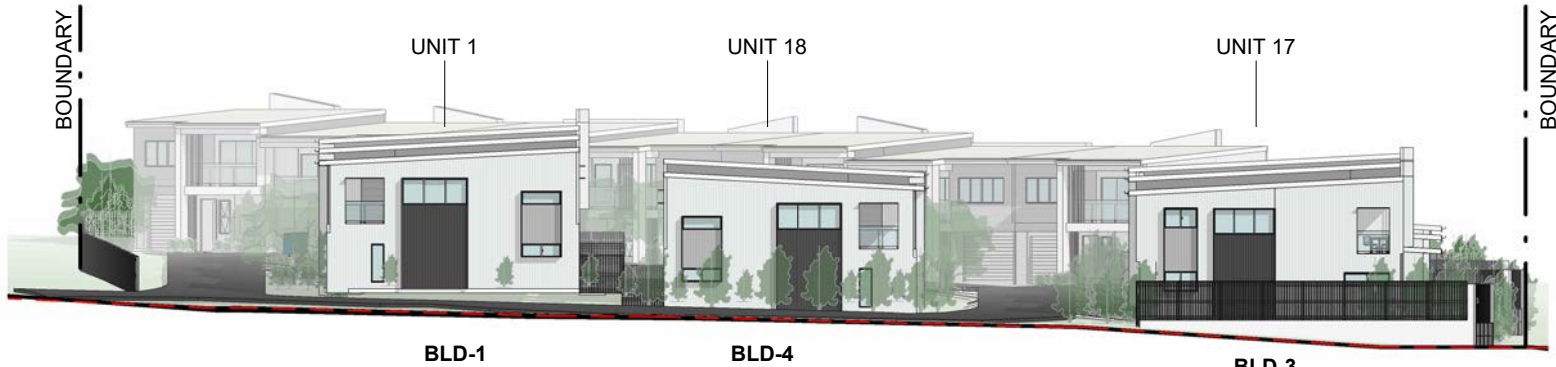
4 INTERNAL ELEVATION - DRIVEWAY 3 (SOUTH)
1 : 350@A3

WATERFORD
TAMBORINE ROAD



5 INTERNAL ELEVATION - DRIVEWAY 3 (NORTH)
1 : 350@A3

ADLER CIRCUIT



6 INTERNAL ELEVATION - DRIVEWAY 4 (WEST)
1 : 350@A1

WATERFORD
TAMBORINE ROAD

NEIGBOURING
PROPERTY LOT 10

YARRABILBA DRIVE

PAINT COLOUR LEGEND

WALLS

DULUX LEXICON HALF
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX TRANQUIL RETREAT
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX COLORBOND
MONUMENT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

ROOF & GUTTERS

DULUX COLORBOND
SURFMIST (OR SIMILAR)

DULUX LEXICON HALF
(OR SIMILAR)

DOOR & WINDOW FRAMES

POWDER COATED
WHITE

LEGEND

--- NATURAL GROUND LINE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1707

Date: 16 February 2026



NEIGHBOURING
PROPERTY LOT 10



WATERFORD
TAMBORINE ROAD

7
-
EXTERNAL ELEVATION - YARRABILBA DRIVE
1 : 350@A3



PAINT COLOUR LEGEND

WALLS

DULUX LEXICON HALF
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX TRANQUIL RETREAT
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX COLORBOND
MONUMENT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

ROOF & GUTTERS

DULUX COLORBOND
SURFMIST (OR SIMILAR)

DULUX LEXICON HALF
(OR SIMILAR)

DOOR & WINDOW FRAMES

POWDER COATED
WHITE

LEGEND

--- NATURAL GROUND LINE

PLANS AND DOCUMENTS
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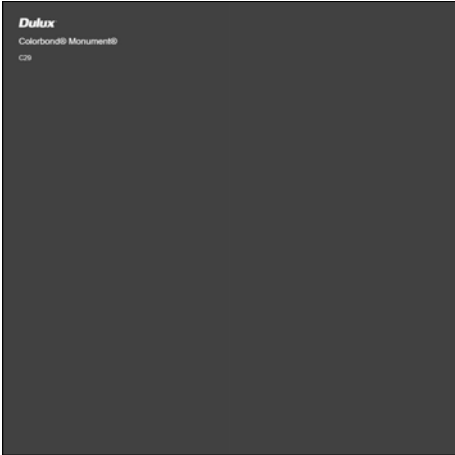
COLOUR LEGEND



PAINT
DULUX - LEXICON HALF
4W / SW1G2



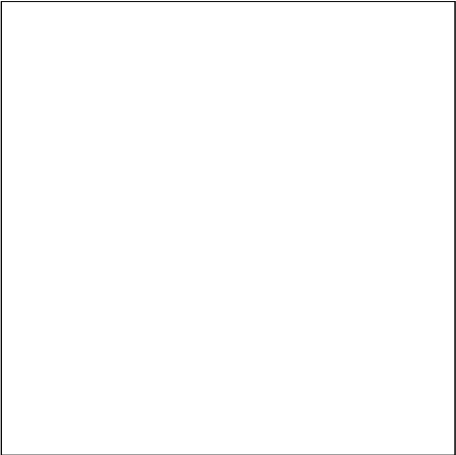
PAINT
DULUX - TRANQUIL RETREAT
GR24 / SN4G1



PAINT
DULUX - MONUMENT
C29



POWDERCOATED - PAINT
DULUX - SURFMIST
C1



POWDERCOATED - PAINT
WHITE

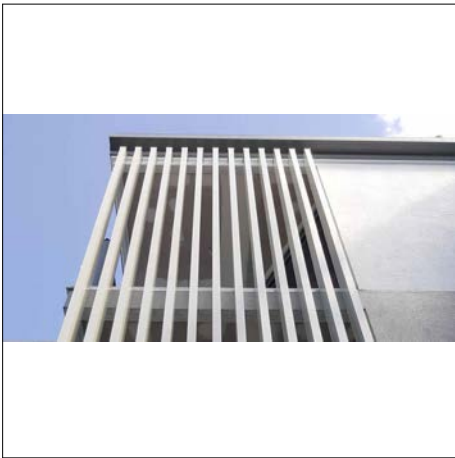
MATERIAL LEGEND



PAINTED FC (FIBER CEMENT)
HORIZONTAL CLADDING
JAMES HARDIE - STRIA (325mm)



PAINTED FC (FIBER CEMENT)
VERTICAL CLADDING
JAMES HARDIE - AXON (133mm)



VERTICAL BATTEN SCREEN



GLASS BALUSTRADE



COLORBOND STEEL ROOFING