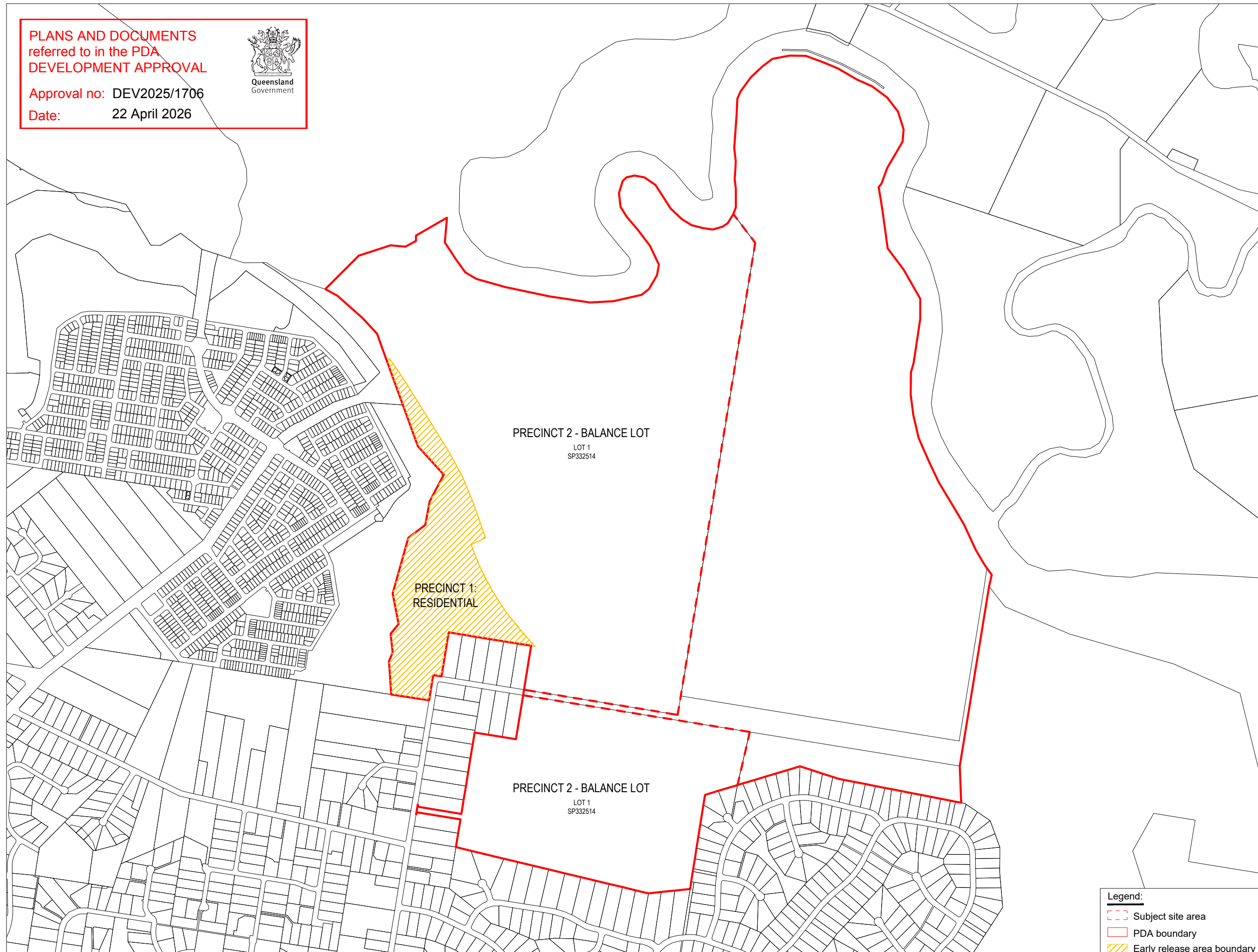


Approval no: DEV2025/1706
Date: 22 April 2026



**place
design
group.**

BRISBANE
Level 3
109 Edward Street,
Brisbane City QLD 4001
T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws. The information contained in this document is confidential. Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group. Annotated dimensions take precedence over any measures of scale. Verify all dimensions on site prior to construction. This drawing may display with permission a combination of specialist and other consultant's work. Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE
USED FOR THE FINAL DESIGN AND ARE SUBJECT
TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

CONCEPT LOT LAYOUT: JENSEN BOWERS
(SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

[illegible]

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - OVERALL PRECINCT PLAN

DESIGN : NV
DOCUMENT : NV
PROJECT : 240123
1:12,500 @



DRAWING NUMBER	REVISION
240123 - 17	D

Approval no: DEV2025/1706
Date: 22 April 2026



Queensland
Government

STAGE 10

3.17 HA

100

AMENDED IN RED

By: / Nicole Tobias

Date: 16 April 2026



Queensland
Government

Residential Net Density Early Release Area	Calculation **		Rate
	Area (ha) **	Total Lots/Dwellings	
Stage 1	1.94	32	16.49
Stage 2	2.43	41	16.87
Stage 3 (local park and balance lot)	-	-	-
Stage 4	2.43	33	13.58
Stage 5	2.04	37	18.14
Stage 6 (road corridor)	-	-	-
Stage 7	1.57	30	19.11
Stage 8	1.33	27	20.30
Stage 9	2.56	48	18.75
Stage 10 (wetland)	-	-	-
Early Release Area Total	14.30	248	17.34
** EDQ PDA Guideline No. 01 (Residential 30) definition of net residential density: the number of residential lots/dwellings divided by the area of residential lots/dwellings, local roads and local parks			

** EDQ PDA Guideline No. 01 (Residential 30) definition of net residential density: the number of residential lots/dwellings divided by the area of residential lots/dwellings, local roads and local parks

Legend:

 PDA boundary

 Early release area boundary

□ □ □ Stage boundary

KEY PLAN
1:10,000 @ A3

**place
design
group.**

BRISBANE

Level 3

109 Edward Street,

Brisbane City QLD 4001

T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group.
Annotated dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
This drawing may only be used with permission a combination of specialist and other consultant's input and input.
Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE
USED FOR THE FINAL DESIGN AND ARE SUBJECT
TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

CONCEPT LOT LAYOUT: JENSEN BOWERS
(SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

[illegible]

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - STAGING PLAN

DESIGN : NV
DOCUMENT : NV
PROJECT : 240123
1:2,500 @ A3



DRAWING NUMBER	REVISION
240123 - 18	D

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1706

Date: 22 April 2026



Queensland
Government
STORMWATER

STAGE 6
4.21 HA

STAGE 7
1.87 HA

STAGE 5
2.04 HA

STAGE 4
2.43 HA

STAGE 3
0.81 HA

STAGE 9
2.56 HA

STAGE 2
2.43 HA

STAGE 1
1.94 HA

AMENDED IN RED

By: Nicole Tobias
Date: 16 April 2026



Queensland
Government

This plan is conceptual only and is subject to technical input and review addressing:

- Civil earthworks
- Street including traffic movement, street hierarchy and street engineering design
- Public and active transport network
- Open space, park distribution and public realm design
- Stormwater drainage
- Built form and residential density
- Services

Legend:

- PDA boundary
- Early release area boundary
- Stage boundary

North Harbour Early Release Area - Yield Summary

Lot Type	Lot Code	Typical Depth (m)	Typical Width (m)	Typical Area (sqm)	Total		
					No. of Lots	Lot Distribution	Area (ha)
Detached 32m Deep Products							
Traditional	T32	32	18	576	3	1.20%	0.18
Courtyard	C32	32	14	448	14	5.62%	0.63
Premium Villa	PV32	32	12.5	400	11	4.42%	0.41
Villa	V32	32	10	320	3	1.20%	0.13
Sub-Total					31	12.45%	1.35

Detached 28.5m Deep Products

Traditional	T29	28.5	18	513	1	0.40%	0.05
Courtyard	C29	28.5	14	399	12	4.82%	0.52
Premium Villa	PV29	28.5	12.5	356.25	13	5.22%	0.47
Villa	V29	28.5	10	285	8	3.21%	0.33
Sub-Total					34	13.65%	1.37

Detached 25m Deep Products

Traditional	T25	25	18	450	2	0.80%	0.09
Courtyard	C25	25	14	350	17	6.83%	0.66
Premium Villa	PV25	25	12.5	312.5	36	14.46%	1.14
Villa	V25	25	10	250	30	12.05%	0.84
Sub-Total					85	34.14%	2.73

Attached 25m Deep Products

Terrace (Rear Loaded)	TERR - R	25 - 32	7.5	187.5	54	21.69%	1.10
Terrace (Front Loaded)	TERR - F	25 - 32	7.5	190	45	18.07%	1.00
Sub-Total					99	39.76%	2.10
Sub Total Residential Allotment Yield					249	100.00%	7.55

Additional Allotment Type

Neighbourhood Recreation Park	-	-	-	-	1	-	0.60
Linear Open Space	-	-	-	-	6	-	3.39
Stormwater	-	-	-	-	5	-	1.56
Balance Lot	-	-	-	-	6	-	211.08
Sub Total Additional Allotment Yield					18	-	216.63

TOTAL	267	-	224.18
-------	-----	---	--------

Maximum Potential Net Residential Density	17.51 dw/ha
---	-------------

North Harbour Early Release Area Land Budget - Summary

Land Use Type	Total	
	Area (ha)	%
Residential		
Low Density Residential	5.45	2.38%
Low Medium Density Residential	2.10	0.92%
Sub Total	7.55	3.30%

Open Space

Neighbourhood Recreation Park	0.60	0.26%
Linear Open Space	3.39	1.48%
Stormwater	1.56	0.68%
Sub Total	5.55	2.42%

Other

Balance Lot	211.08	92.21%
Local Street Network	4.74	2.07%
Sub Total	215.82	94.28%

Total	228.92	100.00%
-------	--------	---------

place
design
group.

BRISBANE
Level 3
109 Edward Street,
Brisbane City QLD 4001
T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group.
Annoted dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and other consultant(s) input and linework.
Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE USED FOR THE FINAL DESIGN AND ARE SUBJECT TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

CONCEPT LOT LAYOUT: JENSEN BOWERS (SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	DRAFT ISSUE	NV	NV	08/10/2025
A	PRE	DRAFT ISSUE	NV	NV	16/10/2025
B	PRE	FINAL (DA LODGEMENT)	NV	NV	17/10/2025
C	PRE	DRAFT ISSUE	NV	NV	18/12/2025
D	PRE	RESPONSE TO EDQ	NV	NV	05/02/2026
E	PRE	STAGES 2 AND 7 UPDATES	NV	NV	01/04/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA -
PLAN OF SUBDIVISION

DESIGN : NV
DOCUMENT : NV
PROJECT : 240123
1:2,500 @ A3



DRAWING NUMBER REVISION
240123 - 19 E

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEP/2025/1706
Date: 22 April 2026



Development Approval					North Harbour Early Release Area Yield Breakdown																											
Approval no: DEV/2025/1706	Lot Code	Typical Depth (m)	Typical Width (m)	Typical Area (sqm)	Stage 1		Stage 2		Stage 3		Stage 4		Stage 5		Stage 6		Stage 7		Stage 8		Stage 9		Stage 10		Precinct 2		Total					
					No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)		
22 April 2026																																
Detached 32m Deep Products																																
Traditional	T32	32	18	576	0	0.00	0	0.00	0	0.00	2	0.12	0	0.00	0	0.00	1	0.06	0	0.00	0	0.00	0	0.00	0	0.00	3	0.18				
Courtyard	C32	32	14	448	0	0.00	4	0.19	0	0.00	4	0.18	3	0.13	0	0.00	1	0.04	2	0.09	0	0.00	0	0.00	0	0.00	14	0.63				
Premium Villa	PV32	32	12.5	400	0	0.00	4	0.12	0	0.00	2	0.08	2	0.08	0	0.00	2	0.08	1	0.05	0	0.00	0	0.00	0	0.00	11	0.41				
Villa	V32	32	10	320	0	0.00	1	0.03	0	0.00	0	0.00	2	0.10	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	3	0.13				
Sub Total					0	0.00	9	0.34	0	0.00	8	0.38	7	0.31	0	0.00	4	0.18	3	0.14	0	0.00	0	0.00	0	0.00	31	1.35				
Detached 28.5m Deep Products																																
Traditional	T29	28.5	18	513	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	0.05	0	0.00	0	0.00	1	0.05				
Courtyard	C29	28.5	14	399	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	7	0.30	3	0.13	2	0.09	0	0.00	0	0.00	12	0.52				
Premium Villa	PV29	28.5	12.5	356.25	0	0.00	0	0.00	0	0.00	0	0.00	2	0.07	0	0.00	8	0.29	2	0.07	1	0.04	0	0.00	0	0.00	13	0.47				
Villa	V29	28.5	10	285	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	0.08	6	0.25	0	0.00	0	0.00	8	0.33				
Sub Total					0	0.00	0	0.00	0	0.00	0	0.00	2	0.07	0	0.00	15	0.59	7	0.28	10	0.43	0	0.00	0	0.00	34	1.37				
Detached 25m Deep Products																																
Traditional	T25	25	18	450	0	0.00	0	0.00	0	0.00	2	0.09	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	0.09				
Courtyard	C25	25	14	350	3	0.11	3	0.11	0	0.00	4	0.14	0	0.00	0	0.00	1	0.04	0	0.00	6	0.26	0	0.00	0	0.00	17	0.66				
Premium Villa	PV25	25	12.5	312.5	7	0.22	7	0.22	0	0.00	6	0.19	7	0.23	0	0.00	0	0.00	1	0.03	8	0.25	0	0.00	0	0.00	36	1.14				
Villa	V25	25	10	250	5	0.13	6	0.15	0	0.00	6	0.15	4	0.12	0	0.00	0	0.00	5	0.14	4	0.15	0	0.00	0	0.00	30	0.84				
Sub Total					15	0.46	16	0.48	0	0.00	18	0.57	11	0.35	0	0.00	1	0.04	6	0.17	18	0.66	0	0.00	0	0.00	85	2.73				
Attached 25m Deep Products																																
Terrace (Rear Loaded)	TERR - R	25 - 32	7.5	187.5	7	0.14	17	0.35	0	0.00	7	0.14	7	0.14	0	0.00	0	0.00	7	0.14	9	0.19	0	0.00	0	0.00	54	1.10				
Terrace (Front Loaded)	TERR - F	25 - 32	7.5	190	10	0.20	0	0.00	0	0.00	0	0.00	10	0.21	0	0.00	10	0.25	4	0.08	11	0.26	0	0.00	0	0.00	45	1.00				
Sub Total					17	0.34	17	0.35	0	0.00	7	0.14	17	0.35	0	0.00	10	0.25	11	0.22	20	0.45	0	0.00	0	0.00	99	2.10				
Sub Total Residential Allotment Yield					32	0.80	42	1.17	0	0.00	33	1.09	37	1.08	0	0.00	30	1.06	27	0.81	48	1.54	0	0.00	0	0.00	249	7.55				
Additional Allotment Type																																
Neighbourhood Recreation Park	-	-	-	-	0	0.00	0	0.00	1	0.60	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	0.60				
Linear Open Space	-	-	-	-	1	0.36	1	0.29	0	0.00	1	0.61	2	0.33	0	0.00	0	0.00	0	0.00	0	0.00	1	1.80	0	0.00	6	3.39				
Stormwater	-	-	-	-	1	0.06	1	0.09	1	0.02	0	0.01	1	0.01	0	0.00	0	0.00	0	0.00	0	0.00	1	1.37	0	0.00	5	1.56				
Balance Lot	-	-	-	-	0	0.00	0	0.00	1	0.16	1	0.00	0	0.00	1	4.21	0	0.00	0	0.00	2	0.28	0	0.00	1	206.43	6	211.08				
Sub Total Additional Allotment Yield					2	0.42	2	0.38	3	0.78	2	0.62	3	0.34	1	4.21	0	0.00	0	0.00	2	0.28	2	3.17	1	206.43	18	216.63				
Total Allotments																																
					34	1.22	44	1.55	3	0.78	35	1.71	40	1.42	1	4.21	30	1.06	27	0.81	50	1.82	2	3.17	1	206.43	267	224.18				
Maximum Potential Net Residential Density																																
					16.49 dw/ha		16.87 dw/ha		-		13.58 dw/ha		18.14 dw/ha		-		19.11 dw/ha		20.30 dw/ha		18.75 dw/ha		-		-		17.34 dw/ha					

North Harbour Early Release Area Land Budget																								
Land Use Type	Stage 1		Stage 2		Stage 3		Stage 4		Stage 5		Stage 6		Stage 7		Stage 8		Stage 9		Stage 10		Precinct 2		Total	
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%
Residential																								
Low Density Residential	0.46	23.71%	0.82	33.74%	0.00	0.00%	0.95	39.09%	0.73	35.78%	0.00	0.00%	0.81	51.59%	0.59	44.36%	1.09	42.58%	0.00	0.00%	0.00	0.00%	5.45	2.38%
Low Medium Density Residential	0.34	17.53%	0.35	14.40%	0.00	0.00%	0.14	5.76%	0.35	17.16%	0.00	0.00%	0.25	15.92%	0.22	16.54%	0.45	17.58%	0.00	0.00%	0.00	0.00%	2.10	0.92%
Sub Total	0.80	41.24%	1.17	48.15%	0.00	0.00%	1.09	44.86%	1.08	52.94%	0.00	0.00%	1.06	67.52%	0.81	60.90%	1.54	60.16%	0.00	0.00%	0.00	0.00%	7.55	3.30%
Open Space																								
Neighbourhood Recreation Park	0.00	0.00%	0.00	0.00%	0.60	74.07%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.60	0.26%
Linear Open Space	0.36	18.56%	0.29	11.93%	0.00	0.00%	0.61	25.10%	0.33	16.18%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	1.80	56.78%	0.00	0.00%	3.39	1.48%
Stormwater	0.06	3.09%	0.09	3.70%	0.02	2.47%	0.01	0.41%	0.01	0.49%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	1.37	43.22%	0.00	0.00%	1.56	0.68%
Sub Total	0.42	21.65%	0.38	15.64%	0.62	76.54%	0.62	25.51%	0.34	16.67%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	3.17	100.00%	0.00	0.00%	5.55	2.42%
Other																								
Balance Lot	0.00	0.00%	0.00	0.00%	0.16	19.75%	0.00	0.00%	0.00	0.00%	4.21	100.00%	0.00	0.00%	0.00	0.00%	0.28	10.94%	0.00	0.00%	206.43	100.00%	211.08	92.21%
Local Street Network	0.72	37.11%	0.88	36.21%	0.03	3.70%	0.72	29.63%	0.62	30.39%	0.00	0.00%	0.51	32.48%	0.52	39.10%	0.74	28.91%	0.00	0.00%	0.00	0.00%	4.74	2.07%
Sub Total	0.72	37.11%	0.88	36.21%	0.19	23.46%	0.72	29.63%	0.62	30.39%	4.21	100.00%	0.51	32.48%	0.52	39.10%	1.02	39.84%	0.00	0.00%	206.43	100.00%	215.82	94.28%
Total																								
Total	1.94	100.00%	2.43	100.00%	0.81	100.00%	2.43	100.00%	2.04	100.00%	4.21	100.00%	1.57	100.00%	1.33	100.00%	2.56	100.00%	3.17	100.00%	206.43	100.00%	228.92	100.00%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

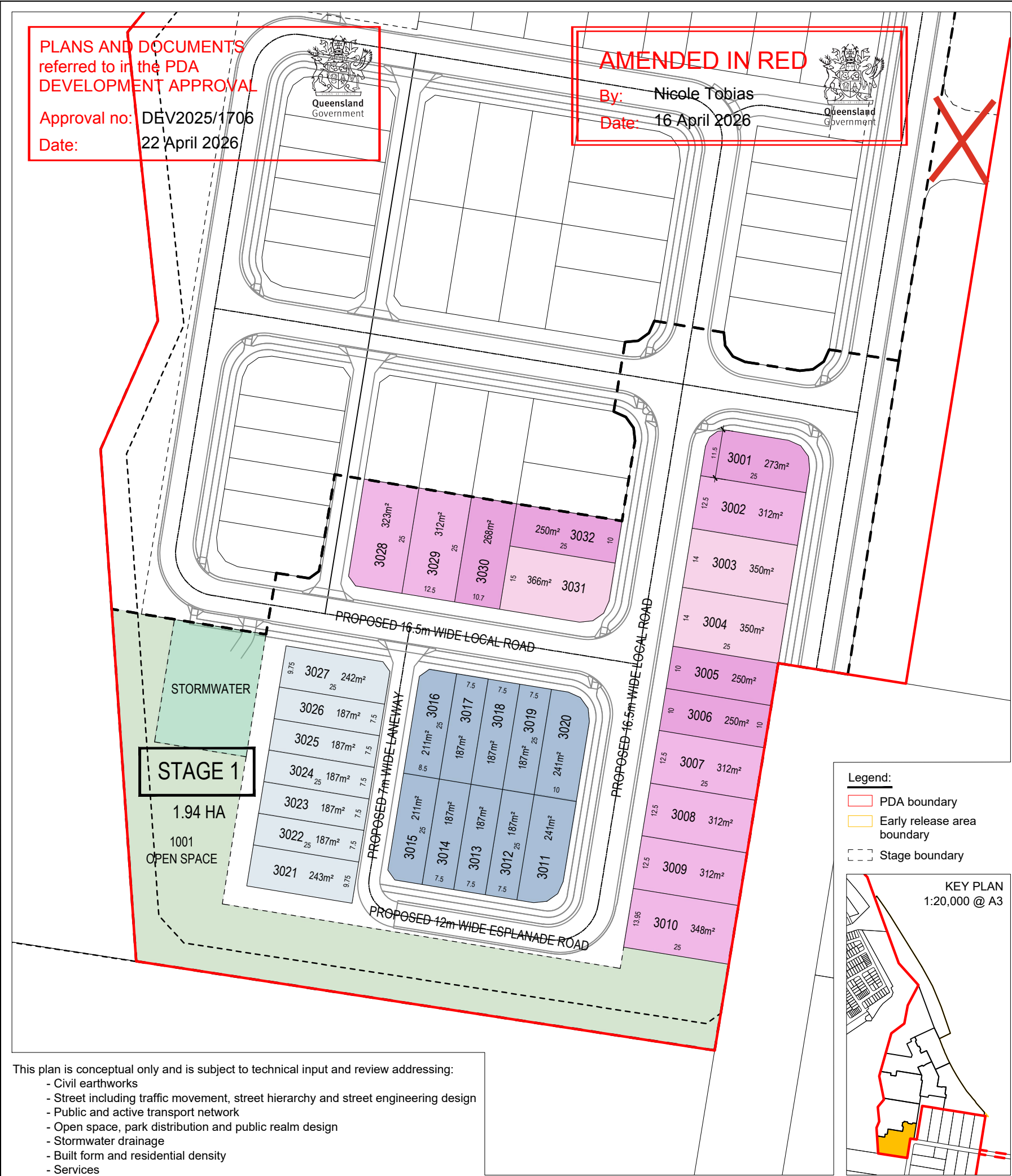
Approval no: DEV2025/1706

Date: 22 April 2026

AMENDED IN RED

By: Nicole Tobias

Date: 16 April 2026



This plan is conceptual only and is subject to technical input and review addressing:

- Civil earthworks
- Street including traffic movement, street hierarchy and street engineering design
- Public and active transport network
- Open space, park distribution and public realm design
- Stormwater drainage
- Built form and residential density
- Services

North Harbour Early Release Area - Stage 1 Yield							
Lot Type	Lot Code	Typical Depth (m)	Typical Width (m)	Typical Area (sqm)	Total		
					No. of Lots	Lot Distribution	Area (ha)
Detached 32m Deep Products							
Traditional	T32	32	18	576	0	0.00%	0.00
Courtyard	C32	32	14	448	0	0.00%	0.00
Premium Villa	PV32	32	12.5	400	0	0.00%	0.00
Villa	V32	32	10	320	0	0.00%	0.00
Sub-Total					0	0.00%	0.00
Detached 28.5m Deep Products							
Traditional	T29	28.5	18	513	0	0.00%	0.00
Courtyard	C29	28.5	14	399	0	0.00%	0.00
Premium Villa	PV29	28.5	12.5	356.25	0	0.00%	0.00
Villa	V29	28.5	10	285	0	0.00%	0.00
Sub-Total					0	0.00%	0.00
Detached 25m Deep Products							
Traditional	T25	25	18	450	0	0.00%	0.00
Courtyard	C25	25	14	350	3	9.38%	0.11
Premium Villa	PV25	25	12.5	312.5	7	21.88%	0.22
Villa	V25	25	10	250	5	15.63%	0.13
Sub-Total					15	46.88%	0.46
Attached 25m Deep Products							
Terrace (Rear Loaded)	TERR - R	25 - 32	7.5	187.5	7	21.88%	0.14
Terrace (Front Loaded)	TERR - F	25 - 32	7.5	190	10	31.25%	0.20
Sub-Total					17	53.13%	0.34
Sub Total Residential Allotment Yield					32	100.00%	0.80
Additional Allotment Type							
Neighbourhood Recreation Park	-	-	-	-	0	-	0.00
Linear Open Space	-	-	-	-	1	-	0.36
Stormwater	-	-	-	-	1	-	0.06
Balance Lot	-	-	-	-	0	-	0.00
Sub Total Additional Allotment Yield					2	-	0.42
TOTAL					34	-	1.22
Maximum Potential Net Residential Density					16.49 dw/ha		
North Harbour Early Release Area Land Budget - Stage 1							
Land Use Type					Total		
					Area (ha)		%
Residential							
Low Density Residential					0.46	23.71%	
Low Medium Density Residential					0.34	17.53%	
Sub Total					0.80	41.24%	
Open Space							
Neighbourhood Recreation Park					0.00	0.00%	
Linear Open Space					0.36	18.56%	
Stormwater					0.06	3.09%	
Sub Total					0.42	21.65%	
Other							
Balance Lot					0.00	0.00%	
Local Street Network					0.72	37.11%	
Sub Total					0.72	37.11%	
Total					1.94	100.00%	

place design group.

BRISBANE
Level 3
109 Edward Street,
Brisbane City QLD 4001
T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group.
Annotatid dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and other consultant(s) input and linework.
Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT
EARLY RELEASE AREA

CLIENT
North Harbour

NOTES
ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.
ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.
THE BOUNDARIES ON THIS PLAN SHOULD NOT BE USED FOR THE FINAL DESIGN AND ARE SUBJECT TO FINAL DETAILED DESIGN BY ENGINEERS.
INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:
CONCEPT LOT LAYOUT: JENSEN BOWERS (SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	DRAFT ISSUE	NV	NV	08/10/2025
A	PRE	DRAFT ISSUE	NV	NV	16/10/2025
B	PRE	FINAL (DA LODGEMENT)	NV	NV	17/10/2025
C	PRE	RESPONSE TO EDQ	NV	NV	05/02/2026
D	PRE	STAGES 2 AND 7 UPDATES	NV	NV	01/04/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE
EARLY RELEASE AREA (ROL - STAGE 1)

DESIGN : NV
DOCUMENT : NV
PROJECT : 240123
1:1,000 @ A3

DRAWING NUMBER
240123 - 21

REVISION
D

- Civil earthworks
- Street including traffic movement, street hierarchy and street engineering design
- Public and active transport network
- Open space, park distribution and public realm design
- Stormwater drainage
- Built form and residential density
- Services

Approval no: DEV2025/1706
Date: 22 April 2026



2.43 HA
STORMWATER

By: Nicole Tobias
Date: 16 April 2026



PROPOSED 14.5m WIDE ESPLANADE ROAD

PROPOSED 16.5m WIDE LOCAL ROAD

~~PROPOSED 16.5m WIDE LOCAL ROAD~~

194 HΔ

-  PDA boundary
-  Early release area boundary
-  Stage boundary

KEY PLAN
1:20,000 @ A3

North Harbour Early Release Area - Stage 2 Yield							
Lot Type	Lot Code	Typical Depth (m)	Typical Width (m)	Typical Area (sqm)	Total		
					No. of Lots	Lot Distribution	Area (ha)
Detached 32m Deep Products							
Traditional	T32	32	18	576	0	0.00%	0.00
Courtyard	C32	32	14	448	4	9.52%	0.19
Premium Villa	PV32	32	12.5	400	4	9.52%	0.12
Villa	V32	32	10	320	1	2.38%	0.03
Sub-Total					9	21.43%	0.34
Detached 28.5m Deep Products							
Traditional	T29	28.5	18	513	0	0.00%	0.00
Courtyard	C29	28.5	14	399	0	0.00%	0.00
Premium Villa	PV29	28.5	12.5	356.25	0	0.00%	0.00
Villa	V29	28.5	10	285	0	0.00%	0.00
Sub-Total					0	0.00%	0.00
Detached 25m Deep Products							
Traditional	T25	25	18	450	0	0.00%	0.00
Courtyard	C25	25	14	350	3	7.14%	0.11
Premium Villa	PV25	25	12.5	312.5	7	16.67%	0.22
Villa	V25	25	10	250	6	14.29%	0.15
Sub-Total					16	38.10%	0.48
Attached 25m Deep Products							
Terrace (Rear Loaded)	TERR - R	25 - 32	7.5	187.5	17	40.48%	0.35
Terrace (Front Loaded)	TERR - F	25 - 32	7.5	190	0	0.00%	0.00
Sub-Total					17	40.48%	0.35
Sub Total Residential Allotment Yield					42	100.00%	1.17
Additional Allotment Type							
Neighbourhood Recreation Park	-	-	-	-	0	-	0.00
Linear Open Space	-	-	-	-	1	-	0.29
Stormwater	-	-	-	-	1	-	0.09
Balance Lot	-	-	-	-	0	-	0.00
Sub Total Additional Allotment Yield					2	-	0.38
TOTAL					44	-	1.55
Maximum Potential Net Residential Density					16.87 dw/ha		
North Harbour Early Release Area Land Budget - Stage 2							
Land Use Type					Total		
					Area (ha)		%
Residential							
Low Density Residential					0.82		33.74%
Low Medium Density Residential					0.35		14.40%
Sub Total					1.17		48.15%
Open Space							
Neighbourhood Recreation Park					0.00		0.00%
Linear Open Space					0.29		11.93%
Stormwater					0.09		3.70%
Sub Total					0.38		15.64%
Other							
Balance Lot					0.00		0.00%
Local Street Network					0.88		36.21%
Sub Total					0.88		36.21%
Total					2.43		100.00%

BRISBANE
Level 3
109 Edward Street,
Brisbane City QLD 4001
T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws. The information contained in this document is confidential. Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group. Annotated dimensions take precedence over any measures of scale. Verify all dimensions on site prior to construction.

This drawing may display with permission a combination of specialist and other consultants' input and inputwork. Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE
USED FOR THE FINAL DESIGN AND ARE SUBJECT
TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE
FOLLOWING SOURCES:

CONCEPT LOT LAYOUT: JENSEN BOWERS
(SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

[illegible]

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA
(ROL - STAGE 2)

DESIGN : NV
DOCUMENT : NV
PROJECT : 240123
1:1.000



0 10 20 30

DRAWING NUMBER	REVISION
240123 - 22	D



0.81 HA

1003 (PART)
PARK
5640m²

STORMWATER

1003
(PART)
PARK
335m²

Not approved as part
of application

AMENDED IN RED

By: Nicole Tobias
Date: 16 April 2026



1008
BALANCE LOT (FUTURE DEVELOPMENT)

Legend:

-  PDA boundary
-  Early release area boundary
-  Stage boundary

KEY PLAN
1:20,000 @ A3

This plan is conceptual only and is subject to technical input and review addressing:

- Civil earthworks
- Street including traffic movement, street hierarchy and street engineering design
- Public and active transport network
- Open space, park distribution and public realm design
- Stormwater drainage
- Built form and residential density
- Services

North Harbour Early Release Area - Stage 3 Yield							
Lot Type	Lot Code	Typical Depth (m)	Typical Width (m)	Typical Area (sqm)	Total		
					No. of Lots	Lot Distribution	Area (ha)
Detached 32m Deep Products							
Traditional	T32	32	18	576	0	0	0.00
Courtyard	C32	32	14	448	0	0	0.00
Premium Villa	PV32	32	12.5	400	0	0	0.00
Villa	V32	32	10	320	0	0	0.00
Sub-Total					0	0	0.00
Detached 28.5m Deep Products							
Traditional	T29	28.5	18	513	0	0	0.00
Courtyard	C29	28.5	14	399	0	0	0.00
Premium Villa	PV29	28.5	12.5	356.25	0	0	0.00
Villa	V29	28.5	10	285	0	0	0.00
Sub-Total					0	0	0.00
Detached 25m Deep Products							
Traditional	T25	25	18	450	0	0	0.00
Courtyard	C25	25	14	350	0	0	0.00
Premium Villa	PV25	25	12.5	312.5	0	0	0.00
Villa	V25	25	10	250	0	0	0.00
Sub-Total					0	0	0.00
Attached 25m Deep Products							
Terrace (Rear Loaded)	TERR - R	25 - 32	7.5	187.5	0	0	0.00
Terrace (Front Loaded)	TERR - F	25 - 32	7.5	190	0	0	0.00
Sub-Total					0	0	0.00
Sub Total Residential Allotment Yield					0	0	0.00
Additional Allotment Type							
Neighbourhood Recreation Park	-	-	-	-	1	-	0.60
Linear Open Space	-	-	-	-	0	-	0.00
Stormwater	-	-	-	-	1	-	0.02
Balance Lot	-	-	-	-	1	-	0.16
Sub Total Additional Allotment Yield					3	-	0.78
TOTAL					3	-	0.78
Maximum Potential Net Residential Density					-		
North Harbour Early Release Area Land Budget - Stage 3							
Land Use Type				Total			
				Area (ha)	%		
Residential							
Low Density Residential					0.00	0.00%	
Low Medium Density Residential					0.00	0.00%	
Sub Total					0.00	0.00%	
Open Space							
Neighbourhood Recreation Park					0.60	74.07%	
Linear Open Space					0.00	0.00%	
Stormwater					0.02	2.47%	
Sub Total					0.62	76.54%	
Other							
Balance Lot					0.16	19.75%	
Local Street Network					0.03	3.70%	
Sub Total					0.19	23.46%	
Total					0.81	100.00%	

**place
design
group.**

BRISBANE
Level 3
109 Edward Street,
Brisbane City QLD 4001
T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Plaza Design Group.
Annotated dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and other consultant(s) input and inework.
Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE
USED FOR THE FINAL DESIGN AND ARE SUBJECT
TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

CONCEPT LOT LAYOUT: JENSEN BOWERS
(SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

[illegible]

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

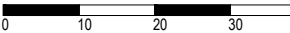
DRAWING TITLE

EARLY RELEASE AREA
(ROL - STAGE 3)

DESIGN : NV
DOCUMENT : NV
PROJECT : 240
1:1



1:1,000 @ A3



DRAWING NUMBER	REVISION
240123 - 23	D

Approval no: DEV2025/1706
Date: 22 April 2026



2.43 HA

2.43 HA

AMENDED IN RED

By: Nicole Tobias

Date: 16 April 2026



This plan is conceptual only and is subject to technical input and review addressing:

- Civil earthworks
- Street including traffic movement, street hierarchy and street engineering design
- Public and active transport network
- Open space, park distribution and public realm design
- Stormwater drainage
- Built form and residential density
- Services

Legend:

 PDA boundary

 Early release area boundary

Stage boundary

KEY PLAN
1:20,000 @ A3

North Harbour Early Release Area - Stage 4 Yield

Lot Type	Lot Code	Typical Depth (m)	Typical Width (m)	Typical Area (sqm)	Total		
					No. of Lots	Lot Distribution	Area (ha)
Detached 32m Deep Products							
Traditional	T32	32	18	576	2	6.06%	0.1
Courtyard	C32	32	14	448	4	12.12%	0.1
Premium Villa	PV32	32	12.5	400	2	6.06%	0.0
Villa	V32	32	10	320	0	0.00%	0.0
Sub-Total					8	24.24%	0.3
Detached 28.5m Deep Products							
Traditional	T29	28.5	18	513	0	0.00%	0.0
Courtyard	C29	28.5	14	399	0	0.00%	0.0
Premium Villa	PV29	28.5	12.5	356.25	0	0.00%	0.0
Villa	V29	28.5	10	285	0	0.00%	0.0
Sub-Total					0	0.00%	0.0
Detached 25m Deep Products							
Traditional	T25	25	18	450	2	6.06%	0.0
Courtyard	C25	25	14	350	4	12.12%	0.1
Premium Villa	PV25	25	12.5	312.5	6	18.18%	0.1
Villa	V25	25	10	250	6	18.18%	0.1
Sub-Total					18	54.55%	0.5
Attached 25m Deep Products							
Terrace (Rear Loaded)	TERR - R	25 - 32	7.5	187.5	7	21.21%	0.1
Terrace (Front Loaded)	TERR - F	25 - 32	7.5	190	0	0.00%	0.0
Sub-Total					7	21.21%	0.1
Sub Total Residential Allotment Yield					33	100.00%	1.0
Additional Allotment Type							
Neighbourhood Recreation Park	-	-	-	-	0	-	0.0
Linear Open Space	-	-	-	-	1	-	0.0
Stormwater	-	-	-	-	0	-	0.0
Balance Lot	-	-	-	-	1	-	0.0
Sub Total Additional Allotment Yield					2	-	0.6
TOTAL					35	-	1.7
Maximum Potential Net Residential Density					13.58 dw/ha		
North Harbour Early Release Area Land Budget - Stage 4							
Land Use Type				Total			
				Area (ha)	%		
Residential							
Low Density Residential					0.95	39.09	
Low Medium Density Residential					0.14	5.76	
Sub Total					1.09	44.86	
Open Space							
Neighbourhood Recreation Park					0.00	0.00	
Linear Open Space					0.61	25.10	
Stormwater					0.01	0.41	
Sub Total					0.62	25.51	
Other							
Balance Lot					0.00	0.00	
Local Street Network					0.72	29.63	
Sub Total					0.72	29.63	
Total					2.43	100.00	

**place
design
group.**

BRISBANE
Level 3
109 Edward Street,
Brisbane City QLD 4001
T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group.
Annotated dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and other consultant(s) input and input.
Nominated specialist and consultant information contained within this document is referenced from the supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE
USED FOR THE FINAL DESIGN AND ARE SUBJECT
TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

CONCEPT LOT LAYOUT: JENSEN BOWERS
(SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

[illegible]

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA
(ROL - STAGE 4)

DESIGN : NV
DOCUMENT : NV
PROJECT : 240
1:1



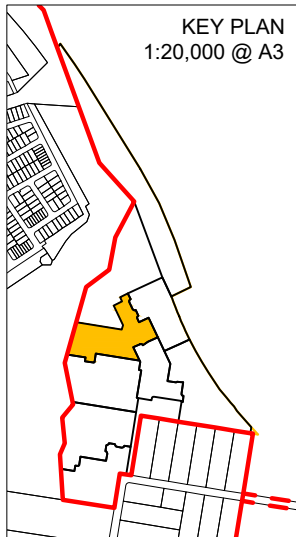
1:1,000 @ A:

0	10	20	30
DRAWING NUMBER		REVISION	
240123 - 24		D	

This plan is conceptual only and is subject to technical input and review addressing:

- Civil earthworks
- Street including traffic movement, street hierarchy and street engineering design
- Public and active transport network
- Open space, park distribution and public realm design
- Stormwater drainage
- Built form and residential density
- Services

Approval no: DE/2025/1706
Date: 22 April 2026



BRISBANE
Level 3
109 Edward Street,
Brisbane City QLD 4001
T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group.
Annotated dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and other consultant(s) input and inwork.
Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE
USED FOR THE FINAL DESIGN AND ARE SUBJECT
TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

CONCEPT LOT LAYOUT: JENSEN BOWERS
(SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

[illegible]

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA
(ROL - STAGE 5)

DESIGN : NV
DOCUMENT : NV
PROJECT : 240



1:1,000 @ A3



DRAWING NUMBER	REVISION
240123 - 25	D

Approval no: DEV2025/1706
Date: 22 April 2026



KEY PLAN
1:20,000 @ A3

Legend:

-  PDA boundary
-  Early release area boundary
-  Stage boundary

This plan is conceptual only and is subject to technical input and review addressing:

- Civil earthworks
- Street including traffic movement, street hierarchy and street engineering design
- Public and active transport network
- Open space, park distribution and public realm design
- Stormwater drainage
- Built form and residential density
- Services

North Harbour Early Release Area - Stage 6 Yield							
Lot Type	Lot Code	Typical Depth (m)	Typical Width (m)	Typical Area (sqm)	Total		
					No. of Lots	Lot Distribution	Area (ha)
Detached 32m Deep Products							
Traditional	T32	32	18	576	0	0.00%	0.00
Courtyard	C32	32	14	448	0	0.00%	0.00
Premium Villa	PV32	32	12.5	400	0	0.00%	0.00
Villa	V32	32	10	320	0	0.00%	0.00
Sub-Total					0	0.00%	0.00
Detached 28.5m Deep Products							
Traditional	T29	28.5	18	513	0	0.00%	0.00
Courtyard	C29	28.5	14	399	0	0.00%	0.00
Premium Villa	PV29	28.5	12.5	356.25	0	0.00%	0.00
Villa	V29	28.5	10	285	0	0.00%	0.00
Sub-Total					0	0.00%	0.00
Detached 25m Deep Products							
Traditional	T25	25	18	450	0	0.00%	0.00
Courtyard	C25	25	14	350	0	0.00%	0.00
Premium Villa	PV25	25	12.5	312.5	0	0.00%	0.00
Villa	V25	25	10	250	0	0.00%	0.00
Sub-Total					0	0.00%	0.00
Attached 25m Deep Products							
Terrace (Rear Loaded)	TERR - R	25 - 32	7.5	187.5	0	0.00%	0.00
Terrace (Front Loaded)	TERR - F	25 - 32	7.5	190	0	0.00%	0.00
Sub-Total					0	0.00%	0.00
Sub Total Residential Allotment Yield					0	0.00%	0.00
Additional Allotment Type							
Neighbourhood Recreation Park	-	-	-	-	0	-	0.00
Linear Open Space	-	-	-	-	0	-	0.00
Stormwater	-	-	-	-	0	-	0.00
Balance Lot	-	-	-	-	1	-	4.21
Sub Total Additional Allotment Yield					1	-	4.21
TOTAL					1	-	4.21
Maximum Potential Net Residential Density					-		
North Harbour Early Release Area Land Budget - Stage 6							
Land Use Type					Total		
					Area (ha)		%
Residential							
Low Density Residential					0.00		0.00%
Low Medium Density Residential					0.00		0.00%
Sub Total					0.00		0.00%
Open Space							
Neighbourhood Recreation Park					0.00		0.00%
Linear Open Space					0.00		0.00%
Stormwater					0.00		0.00%
Sub Total					0.00		0.00%
Other							
Balance Lot					4.21		100.00%
Local Street Network					0.00		0.00%
Sub Total					4.21		100.00%
Total					4.21		100.00%

**place
design
group.**

BRISBANE
Level 3
109 Edward Street,
Brisbane City QLD 4001
T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.

The information contained in this document is confidential.

Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group.

Annotated dimensions take precedence over any measures of scale.

Verify all dimensions on site prior to construction.

This drawing may display with permission a combination of specialist and other consultant's input and input.

Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE
USED FOR THE FINAL DESIGN AND ARE SUBJECT
TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE
FOLLOWING SOURCES:

CONCEPT LOT LAYOUT: JENSEN BOWERS
(SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

[illegible]

RE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA
(ROL - STAGE 6)

DESIGN : NV
DOCUMENT : NV
PROJECT : 240123
1:2,500 @



DRAWING NUMBER	REVISION
240123 - 26	D

Approval no: DEV2025/1706
Date: 22 April 2026



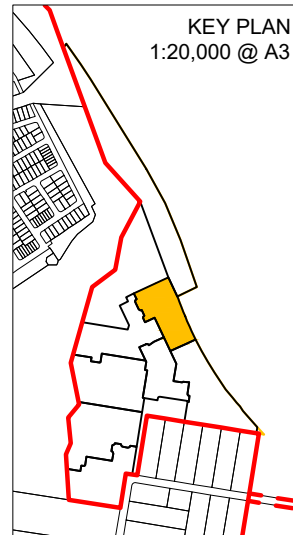
STAGE 10

3.17 HA

~~STAGE 6~~

4.21 HA
(NEW ROAD)

KEY PLAN
1:20,000 @ A3



Legend:

-  PDA boundary
-  Early release area boundary
-  Stage boundary

STAGE 7

1.57 HA

This plan is conceptual only and is subject to technical input and review addressing:

- Civil earthworks
- Street including traffic movement, street hierarchy and street engineering design
- Public and active transport network
- Open space, park distribution and public realm design
- Stormwater drainage
- Built form and residential density
- Services

North Harbour Early Release Area - Stage 7 Yield							
Lot Type	Lot Code	Typical Depth (m)	Typical Width (m)	Typical Area (sqm)	Total		
					No. of Lots	Lot Distribution	Area (ha)
Detached 32m Deep Products							
Traditional	T32	32	18	576	1	3.33%	0.06
Courtyard	C32	32	14	448	1	3.33%	0.04
Premium Villa	PV32	32	12.5	400	2	6.67%	0.08
Villa	V32	32	10	320	0	0.00%	0.00
Sub-Total					4	13.33%	0.18
Detached 28.5m Deep Products							
Traditional	T29	28.5	18	513	0	0.00%	0.00
Courtyard	C29	28.5	14	399	7	23.33%	0.30
Premium Villa	PV29	28.5	12.5	356.25	8	26.67%	0.29
Villa	V29	28.5	10	285	0	0.00%	0.00
Sub-Total					15	50.00%	0.59
Detached 25m Deep Products							
Traditional	T25	25	18	450	0	0.00%	0.00
Courtyard	C25	25	14	350	1	3.33%	0.04
Premium Villa	PV25	25	12.5	312.5	0	0.00%	0.00
Villa	V25	25	10	250	0	0.00%	0.00
Sub-Total					1	3.33%	0.04
Attached 25m Deep Products							
Terrace (Rear Loaded)	TERR - R	25 - 32	7.5	187.5	0	0.00%	0.00
Terrace (Front Loaded)	TERR - F	25 - 32	7.5	190	10	33.33%	0.25
Sub-Total					10	33.33%	0.25
Sub Total Residential Allotment Yield					30	100.00%	1.06
Additional Allotment Type							
Neighbourhood Recreation Park	-	-	-	-	0	-	0.00
Linear Open Space	-	-	-	-	0	-	0.00
Stormwater	-	-	-	-	0	-	0.00
Balance Lot	-	-	-	-	0	-	0.00
Sub Total Additional Allotment Yield					0	-	0.00
TOTAL					30	-	1.06
Maximum Potential Net Residential Density					19.11 dw/ha		
North Harbour Early Release Area Land Budget - Stage 7							
Land Use Type					Total		
					Area (ha)		%
Residential							
Low Density Residential					0.81		51.59%
Low Medium Density Residential					0.25		15.92%
Sub Total					1.06		67.52%
Open Space							
Neighbourhood Recreation Park					0.00		0.00%
Linear Open Space					0.00		0.00%
Stormwater					0.00		0.00%
Sub Total					0.00		0.00%
Other							
Balance Lot					0.00		0.00%
Local Street Network					0.51		32.48%
Sub Total					0.51		32.48%
Total					1.57		100.00%

**place
design
group.**

BRISBANE
Level 3
109 Edward Street,
Brisbane City QLD 4001
T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws. The information contained in this document is confidential. Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group. Annotated dimensions take precedence over any measures of scale. Verify all dimensions on site prior to construction.

This drawing may display with permission a combination of specialist and other consultants' input and inputwork. Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE
USED FOR THE FINAL DESIGN AND ARE SUBJECT
TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

CONCEPT LOT LAYOUT: JENSEN BOWERS
(SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

[illegible]

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

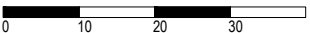
DRAWING TITLE

EARLY RELEASE AREA
(ROL - STAGE 7)

DESIGN : NV
DOCUMENT : NV
PROJECT : 240123

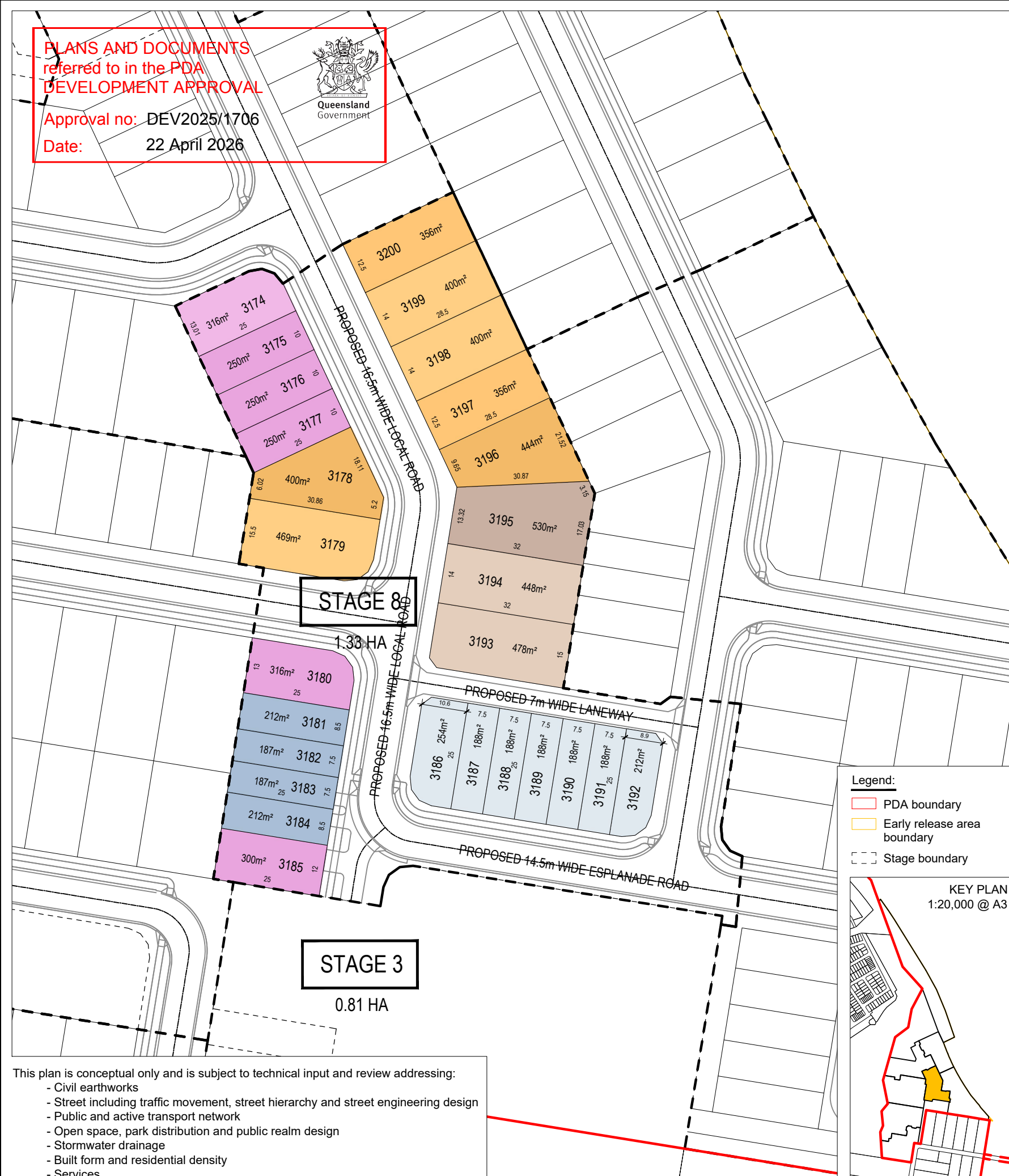


1:1,000 @ A3



DRAWING NUMBER	REVISION
240123 - 27	D

Approval no: DEV2025/1706
Date: 22 April 2026



North Harbour Early Release Area - Stage 8 Yield							
Lot Type	Lot Code	Typical Depth (m)	Typical Width (m)	Typical Area (sqm)	Total		
					No. of Lots	Lot Distribution	Area (ha)
Detached 32m Deep Products							
Traditional	T32	32	18	576	0	0.00%	0.00
Courtyard	C32	32	14	448	2	7.41%	0.00
Premium Villa	PV32	32	12.5	400	1	3.70%	0.00
Villa	V32	32	10	320	0	0.00%	0.00
Sub-Total					3	11.11%	0.11
Detached 28.5m Deep Products							
Traditional	T29	28.5	18	513	0	0.00%	0.00
Courtyard	C29	28.5	14	399	3	11.11%	0.11
Premium Villa	PV29	28.5	12.5	356.25	2	7.41%	0.00
Villa	V29	28.5	10	285	2	7.41%	0.00
Sub-Total					7	25.93%	0.22
Detached 25m Deep Products							
Traditional	T25	25	18	450	0	0.00%	0.00
Courtyard	C25	25	14	350	0	0.00%	0.00
Premium Villa	PV25	25	12.5	312.5	1	3.70%	0.00
Villa	V25	25	10	250	5	18.52%	0.11
Sub-Total					6	22.22%	0.11
Attached 25m Deep Products							
Terrace (Rear Loaded)	TERR - R	25 - 32	7.5	187.5	7	25.93%	0.11
Terrace (Front Loaded)	TERR - F	25 - 32	7.5	190	4	14.81%	0.00
Sub-Total					11	40.74%	0.22
Sub Total Residential Allotment Yield					27	100.00%	0.88
Additional Allotment Type							
Neighbourhood Recreation Park	-	-	-	-	0	-	0.00
Linear Open Space	-	-	-	-	0	-	0.00
Stormwater	-	-	-	-	0	-	0.00
Balance Lot	-	-	-	-	0	-	0.00
Sub Total Additional Allotment Yield					0	-	0.00
TOTAL					27	-	0.88
Maximum Potential Net Residential Density					20.30 dw/ha		
North Harbour Early Release Area Land Budget - Stage 8							
Land Use Type					Total		
					Area (ha)		%
Residential							
Low Density Residential					0.59	44.36%	
Low Medium Density Residential					0.22	16.54%	
Sub Total					0.81	60.90%	
Open Space							
Neighbourhood Recreation Park					0.00	0.00%	
Linear Open Space					0.00	0.00%	
Stormwater					0.00	0.00%	
Sub Total					0.00	0.00%	
Other							
Balance Lot					0.00	0.00%	
Local Street Network					0.52	39.10%	
Sub Total					0.52	39.10%	
Total					1.33	100.00%	

**place
design
group.**

BRISBANE
Level 3
109 Edward Street,
Brisbane City QLD 4000
T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group.
Annotated dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and/or consultant(s) input and inputwork.
Noted specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE
USED FOR THE FINAL DESIGN AND ARE SUBJECT
TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE
FOLLOWING SOURCES:

CONCEPT LOT LAYOUT: JENSEN BOWERS
(SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

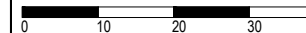
[illegible]

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA
(ROL - STAGE 8)

DESIGN : NV
DOCUMENT : NV
PROJECT : 240
1:1

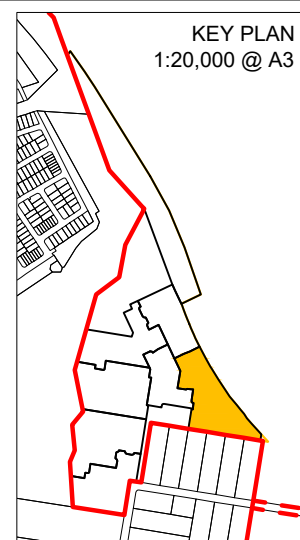


DRAWING NUMBER	REVISION
240123 - 28	D

Approval no: DEV2025/1706
Date: 22 April 2026



North Harbour Early Release Area Land Budget - Stage 9		
Land Use Type	Total	
	Area (ha)	%
Residential		
Low Density Residential	1.09	42.58%
Low Medium Density Residential	0.45	17.58%
Sub Total	1.54	60.16%
Open Space		
Neighbourhood Recreation Park	0.00	0.00%
Linear Open Space	0.00	0.00%
Stormwater	0.00	0.00%
Sub Total	0.00	0.00%
Other		
Balance Lot	0.28	10.94%
Local Street Network	0.74	28.91%
Sub Total	1.02	39.84%
Total	2.56	100.00%



KEY PLAN
1:20,000 @ A3

Legend:

-  PDA boundary
-  Early release area boundary
-  Stage boundary

This plan is conceptual only and is subject to technical input and review addressing:

- Civil earthworks
- Street including traffic movement, street hierarchy and street engineering design
- Public and active transport network
- Open space, park distribution and public realm design
- Stormwater drainage
- Built form and residential density
- Services

North Harbour Early Release Area - Stage 9 Yield							
Lot Type	Lot Code	Typical Depth (m)	Typical Width (m)	Typical Area (sqm)	Total		
					No. of Lots	Lot Distribution	Area (ha)
Detached 32m Deep Products							
Traditional	T32	32	18	576	0	0.00%	0.00
Courtyard	C32	32	14	448	0	0.00%	0.00
Premium Villa	PV32	32	12.5	400	0	0.00%	0.00
Villa	V32	32	10	320	0	0.00%	0.00
Sub-Total					0	0.00%	0.00
Detached 28.5m Deep Products							
Traditional	T29	28.5	18	513	1	2.08%	0.05
Courtyard	C29	28.5	14	399	2	4.17%	0.09
Premium Villa	PV29	28.5	12.5	356.25	1	2.08%	0.04
Villa	V29	28.5	10	285	6	12.50%	0.25
Sub-Total					10	20.83%	0.43
Detached 25m Deep Products							
Traditional	T25	25	18	450	0	0.00%	0.00
Courtyard	C25	25	14	350	6	12.50%	0.26
Premium Villa	PV25	25	12.5	312.5	8	16.67%	0.25
Villa	V25	25	10	250	4	8.33%	0.15
Sub-Total					18	37.50%	0.66
Attached 25m Deep Products							
Terrace (Rear Loaded)	TERR - R	25 - 32	7.5	187.5	9	18.75%	0.19
Terrace (Front Loaded)	TERR - F	25 - 32	7.5	190	11	22.92%	0.26
Sub-Total					20	41.67%	0.45
Sub Total Residential Allotment Yield					48	100.00%	1.54
Additional Allotment Type							
Neighbourhood Recreation Park	-	-	-	-	0	-	0.00
Linear Open Space	-	-	-	-	0	-	0.00
Stormwater	-	-	-	-	0	-	0.00
Balance Lot	-	-	-	-	2	-	0.28
Sub Total Additional Allotment Yield					2	-	0.28
TOTAL					50	-	1.82
Maximum Potential Net Residential Density					18.75 dw/ha		

[illegible]

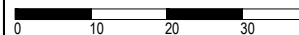
PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA
(ROL - STAGE 9)

DESIGN : NV
DOCUMENT : NV
PROJECT : 240123
1:1.000 @ A3

NORTH



DRAWING NUMBER	REVISION
240123 - 29	D

**place
design
group.**

BRISBANE
Level 3
109 Edward Street,
Brisbane City QLD 4000
T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group.
Annotated dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and other consultant(s) input and linework.
Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE USED FOR THE FINAL DESIGN AND ARE SUBJECT TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

CONCEPT LOT LAYOUT: JENSEN BOWERS
(SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

Approval no: DEV2025/1706
Date: 22 April 2026



KEY PLAN
1:20,000 @ A3

Legend:

-  PDA boundary
-  Early release area boundary
-  Stage boundary

This plan is conceptual only and is subject to technical input and review addressing:

- Civil earthworks
- Street including traffic movement, street hierarchy and street engineering design
- Public and active transport network
- Open space, park distribution and public realm design
- Stormwater drainage
- Built form and residential density
- Services

North Harbour Early Release Area - Stage 10 Yield							
Lot Type	Lot Code	Typical Depth (m)	Typical Width (m)	Typical Area (sqm)	Total		
					No. of Lots	Lot Distribution	Area (ha)
Detached 32m Deep Products							
Traditional	T32	32	18	576	0	0.00%	0.00
Courtyard	C32	32	14	448	0	0.00%	0.00
Premium Villa	PV32	32	12.5	400	0	0.00%	0.00
Villa	V32	32	10	320	0	0.00%	0.00
Sub-Total					0	0.00%	0.00
Detached 28.5m Deep Products							
Traditional	T29	28.5	18	513	0	0.00%	0.00
Courtyard	C29	28.5	14	399	0	0.00%	0.00
Premium Villa	PV29	28.5	12.5	356.25	0	0.00%	0.00
Villa	V29	28.5	10	285	0	0.00%	0.00
Sub-Total					0	0.00%	0.00
Detached 25m Deep Products							
Traditional	T25	25	18	450	0	0.00%	0.00
Courtyard	C25	25	14	350	0	0.00%	0.00
Premium Villa	PV25	25	12.5	312.5	0	0.00%	0.00
Villa	V25	25	10	250	0	0.00%	0.00
Sub-Total					0	0.00%	0.00
Attached 25m Deep Products							
Terrace (Rear Loaded)	TERR - R	25 - 32	7.5	187.5	0	0.00%	0.00
Terrace (Front Loaded)	TERR - F	25 - 32	7.5	190	0	0.00%	0.00
Sub-Total					0	0.00%	0.00
Sub Total Residential Allotment Yield					0	0.00%	0.00
Additional Allotment Type							
Neighbourhood Recreation Park	-	-	-	-	0	-	0.00
Linear Open Space	-	-	-	-	1	-	1.80
Stormwater	-	-	-	-	1	-	1.37
Balance Lot	-	-	-	-	0	-	0.00
Sub Total Additional Allotment Yield					2	-	3.17
TOTAL					2	-	3.17
Maximum Potential Net Residential Density					-		
North Harbour Early Release Area Land Budget - Stage 10							
Land Use Type				Total			
				Area (ha)	%		
Residential							
Low Density Residential				0.00		0.00%	
Low Medium Density Residential				0.00		0.00%	
Sub Total				0.00		0.00%	
Open Space							
Neighbourhood Recreation Park				0.00		0.00%	
Linear Open Space				1.80		56.78%	
Stormwater				1.37		43.22%	
Sub Total				3.17		100.00%	
Other							
Balance Lot				0.00		0.00%	
Local Street Network				0.00		0.00%	
Sub Total				0.00		0.00%	
Total				3.17		100.00%	

**place
design
group.**

BRISBANE
Level 3
109 Edward Street,
Brisbane City QLD 4000
T + 61 7 3852 3922

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group.
Annotated dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and other consultant(s) input and input.
Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE
USED FOR THE FINAL DESIGN AND ARE SUBJECT
TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE
FOLLOWING SOURCES:

CONCEPT LOT LAYOUT: JENSEN BOWERS
(SEPTEMBER 2025)
ADJOINING CADASTRE: QSPATIAL

[illegible]

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

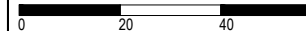
DRAWING TITLE

EARLY RELEASE AREA
(ROL - STAGE 10)

DESIGN : NV
DOCUMENT : NV
PROJECT : 240
1:1



1:1,500 @ A3



DRAWING NUMBER	REVISION
240123 - 30	D