



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1706

Date: 22 April 2026

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PROJECT

EARLY RELEASE AREA

CLIENT



NOTES

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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	FOR REVIEW	NV	NV	17/12/2025
D	PRE	FINAL	NV	NV	18/12/2025
E	PRE	RESPONSE TO EDQ	NV	NV	05/02/2026
F	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
(POD - STAGE 1)

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



DRAWING NUMBER REVISION
240123 - 33 F

Legend:

- PDA boundary
- Early release area boundary
- Stage boundary
- Mandatory built to boundary wall
- Optional built to boundary wall
- Preferred garage location (single or double garage)
- Preferred driveway location
Note: max. 3.0m width driveway for single garage, and 5.0m width driveway for double garage). Driveway not to cut through footpath.
- Nominated primary street frontage
- Indicative bin pad locations (shared driveways)
- Driveway to be min. 3.0m at kerb (if double garage, 5.0m wide driveway must taper to 3.0m at kerb).
- 3.0m rear setback permitted

Lot Types:

Detached 32m Deep Products:

- Traditional (T32)
- Courtyard (C32)
- Premium Villa (PV32)
- Villa (V32)

Detached 28.5m Deep Products:

- Traditional (T29)
- Courtyard (C29)
- Premium Villa (PV29)
- Villa (V29)

Detached 25m Deep Products:

- Traditional (T25)
- Courtyard (C25)
- Premium Villa (PV25)
- Villa (V25)

Attached 25m Deep Products:

- Terrace (Rear Loaded) (TERR - R)
- Terrace (Front Loaded) (TERR - F)

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

AMENDED IN RED

By: Nicole Tobias

Date: 16 April 2026



KEY PLAN
1:10,000 @ A3



STAGE 1

1.94 HA

1001
OPEN SPACE

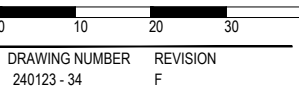
PROPOSED 16.5m WIDE LOCAL ROAD

PROPOSED 7m WIDE LANEWAY

PROPOSED 12m WIDE ESPLANADE ROAD

PROPOSED 16.5m WIDE LOCAL ROAD

- Civil earthworks
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PROJECT

EARLY RELEASE AREA

CLIENT



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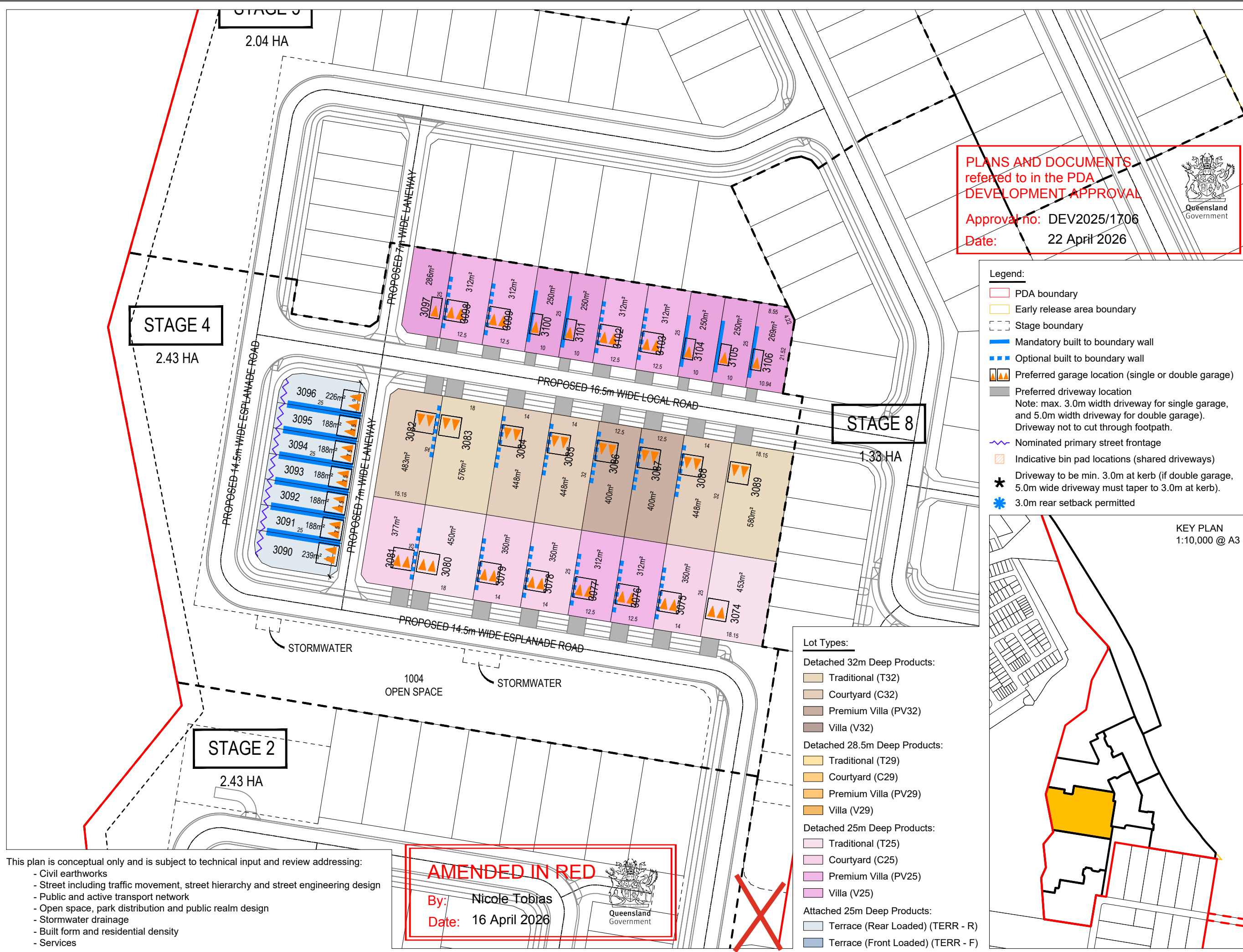
DRAWING TITLE

EARLY RELEASE AREA
(POD - STAGE 4)

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



DRAWING NUMBER REVISION
240123 - 35 F





PROJECT

EARLY RELEASE AREA

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DRAWING TITLE

EARLY RELEASE AREA
(POD - STAGE 7)

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



0 10 20 30

DRAWING NUMBER REVISION
240123 - 37 F

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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Date: 22 April 2026

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- Traditional (T25)
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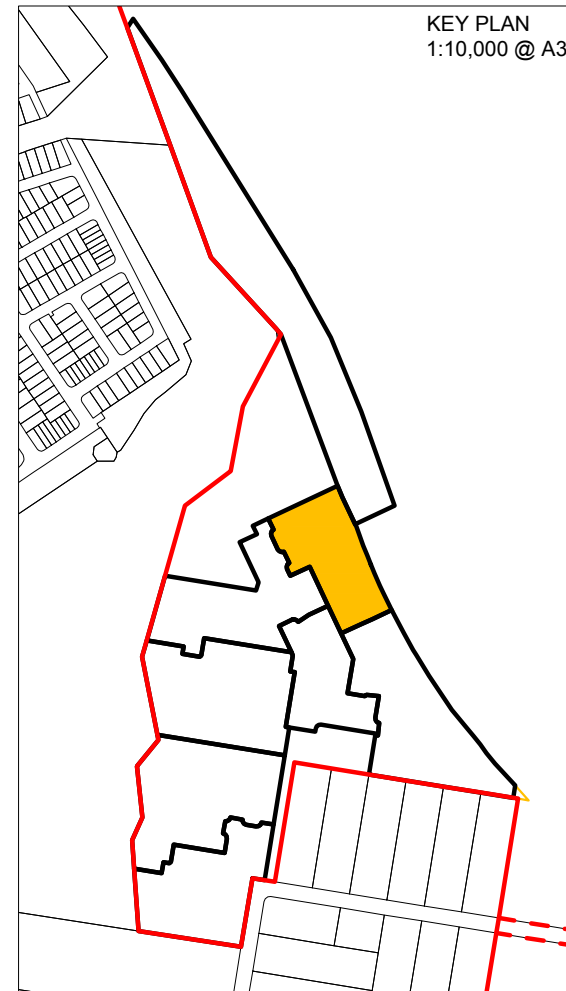
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KEY PLAN
1:10,000 @ A3



STAGE 10

3.17 HA

STAGE 6

4.21 HA
(NEW ROAD)

STAGE 7

1.57 HA



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DRAWING TITLE

EARLY RELEASE AREA
(POD - STAGE 8)

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



0 10 20 30

DRAWING NUMBER REVISION
240123 - 38 F

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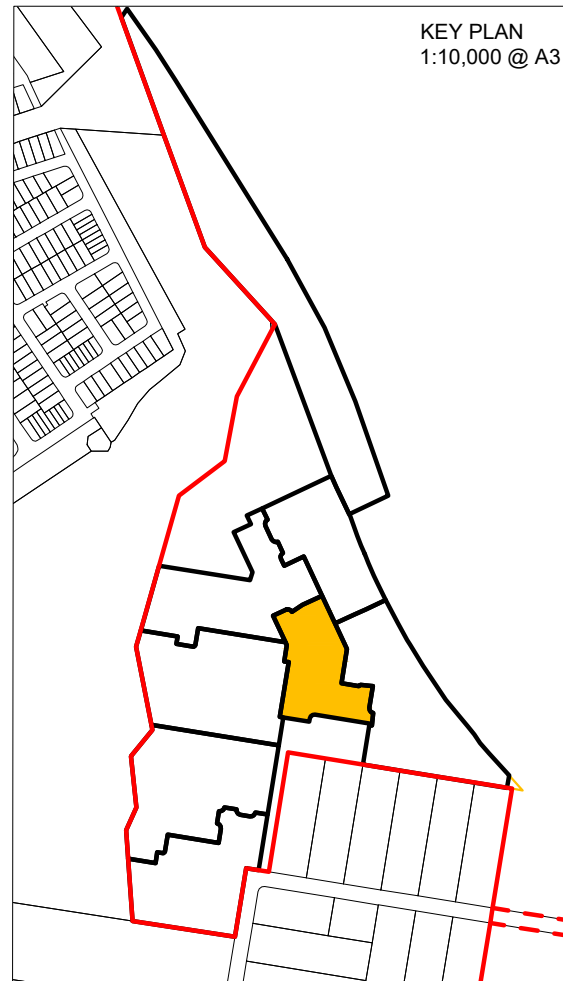
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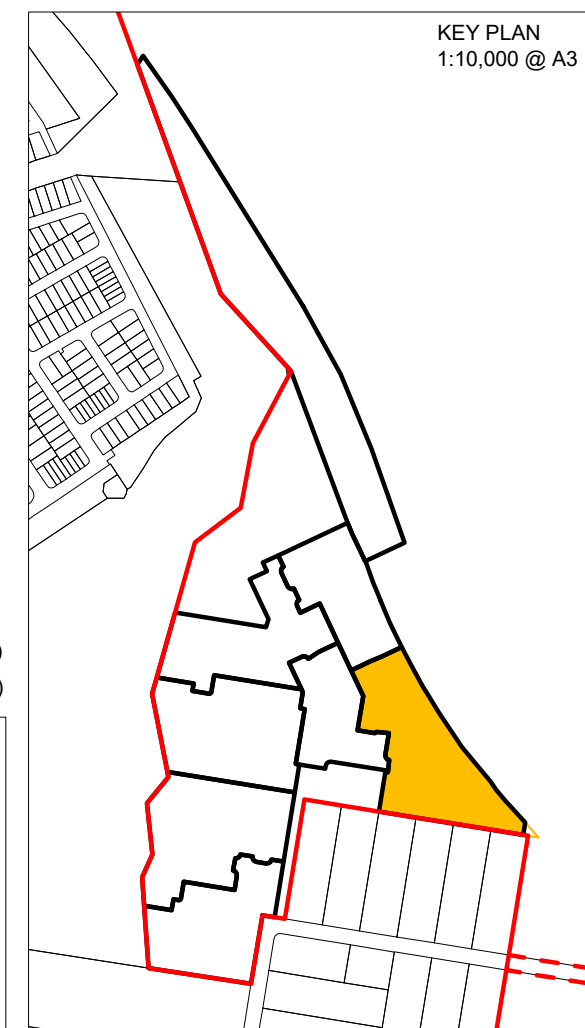
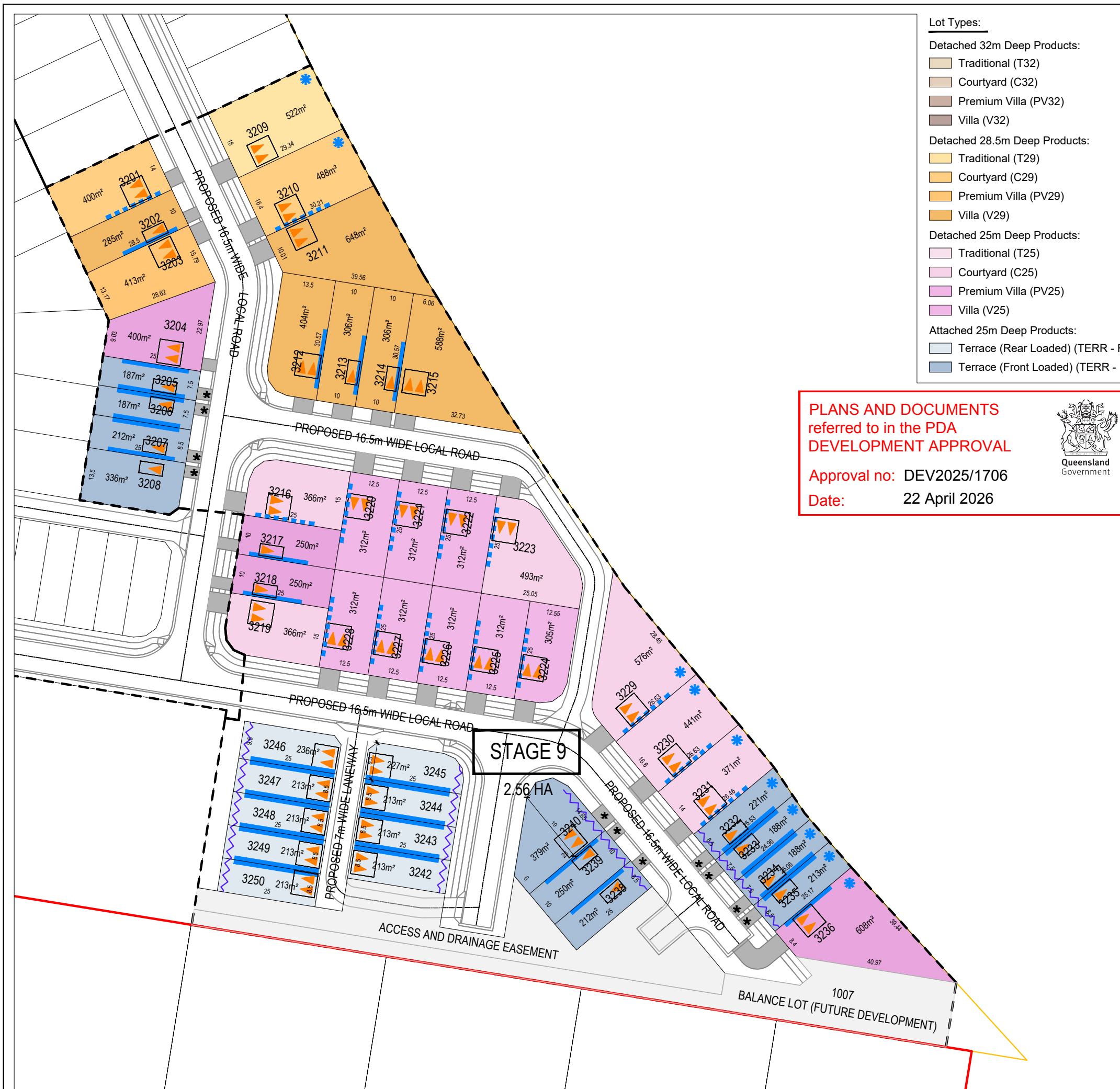
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- Built form and residential density
- Services

KEY PLAN
1:10,000 @ A3





KEY PLAN
1:10,000 @ A3

**place
design
group.**

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

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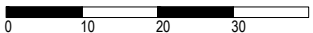
[illegible]

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DRAWING TITLE

EARLY RELEASE AREA
(POD - STAGE 9)

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



DRAWING NUMBER	REVISION
240123 - 39	F