

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

Approval no: DEV2025/1695

Date: 19 May 2026



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**PROJECT**

**RIVERBEND**

**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:

SITE BOUNDARIES: COLLIERS (JANUARY 2026)  
ADJOINING CADASTRE: QSPATIAL  
DESIGN CONTOURS: COLLIERS (FEBRUARY 2026)  
EXISTING CONTOURS: COLLIERS (JANUARY 2026)

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	DRAFT ISSUE	NV	NV	05/09/2025
A	PRE	DRAFT ISSUE	NV	NV	12/09/2025
B	PRE	FINAL ISSUE	NV	NV	30/09/2025
C	PRE	DRAFT ISSUE	NV	NV	02/02/2026
D	PRE	FINAL ISSUE	NV	NV	04/03/2026
E	PRE	FINAL ISSUE	NV	NV	10/03/2026
F	PRE	FINAL ISSUE	NV	NV	12/03/2026

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

**DRAWING TITLE**

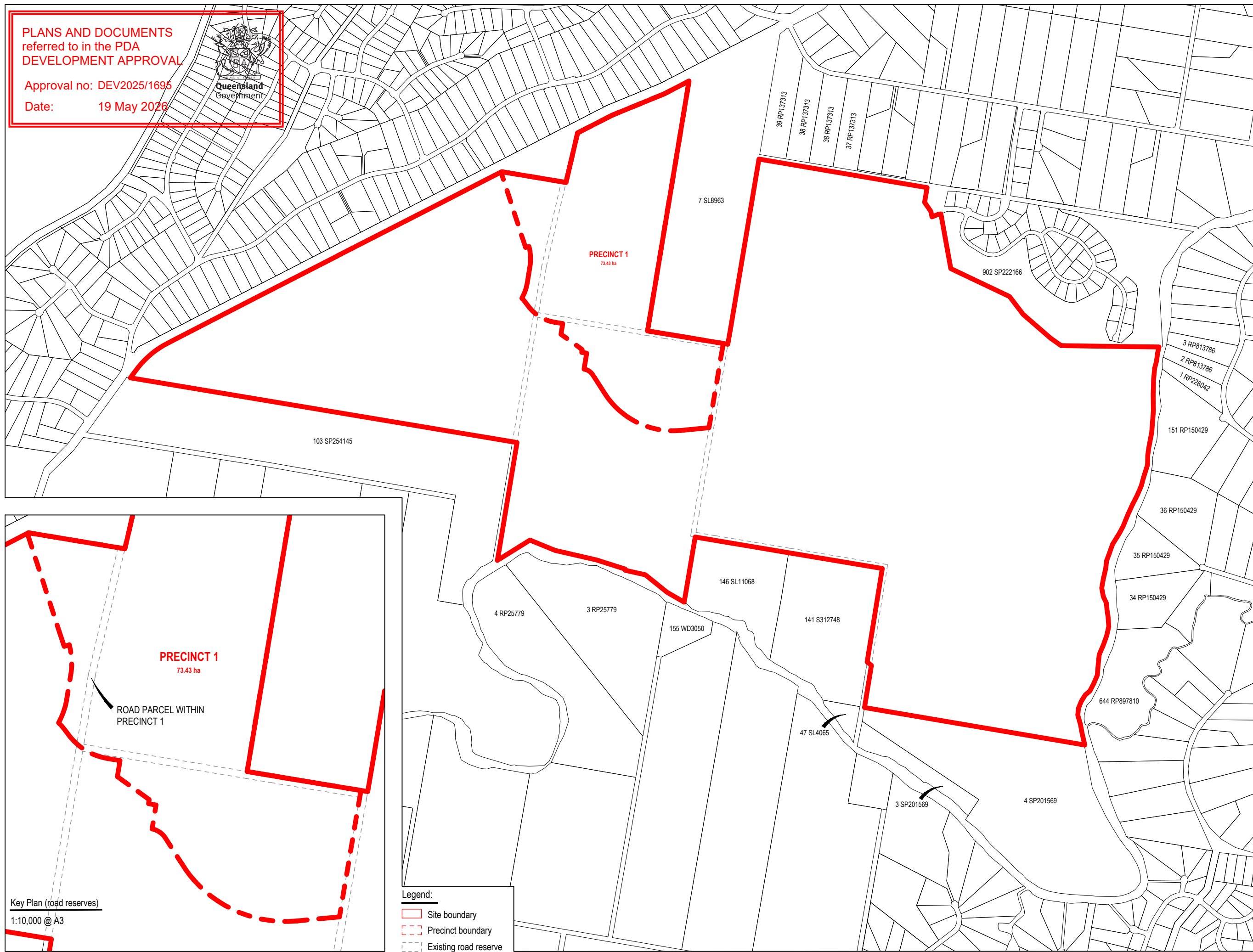
**PRECINCT 1 -  
OVERALL PRECINCT 1**

DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:15,000 @ A3



0 200 400 600

DRAWING NUMBER : 4123001 - 26  
REVISION : F



**Legend:**

- Site boundary
- Precinct boundary
- Existing road reserve

Key Plan (road reserves)

1:10,000 @ A3

PROJECT

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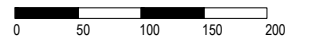
ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	DRAFT ISSUE	NV	NV	05/09/2025
A	PRE	DRAFT ISSUE	NV	NV	12/09/2025
B	PRE	FINAL ISSUE	NV	NV	30/09/2025
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D	PRE	FINAL ISSUE	NV	NV	04/03/2026
E	PRE	FINAL ISSUE	NV	NV	10/03/2026
F	PRE	FINAL ISSUE	NV	NV	12/03/2026

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

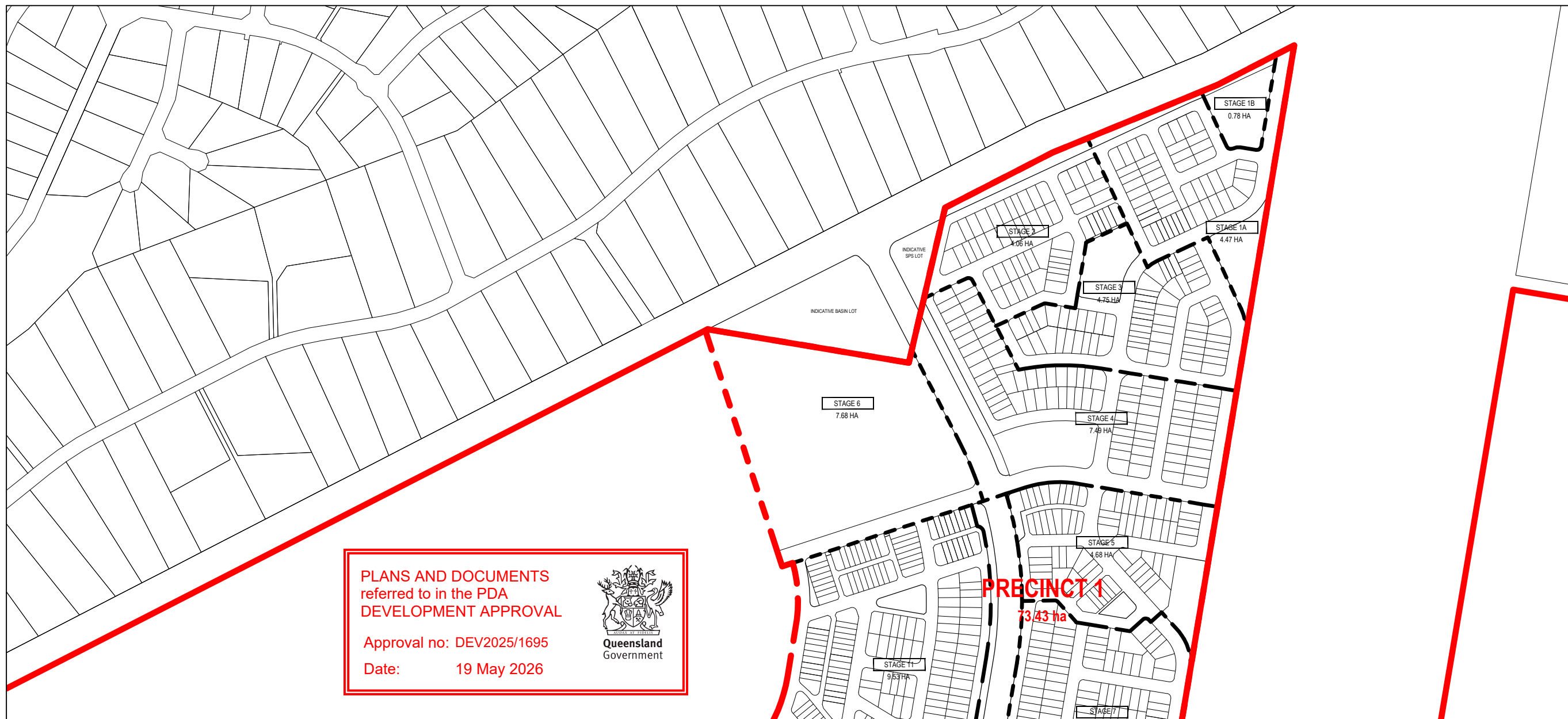
DRAWING TITLE

PRECINCT 1 -  
STAGING PLAN

DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:6,000 @ A3



DRAWING NUMBER : 4123001 - 27  
REVISION : F



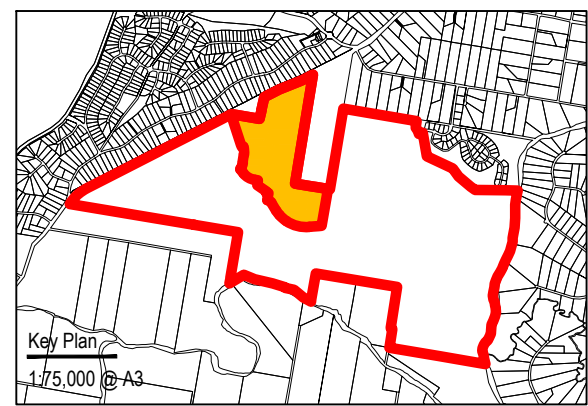
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Approval no: DEV2025/1695  
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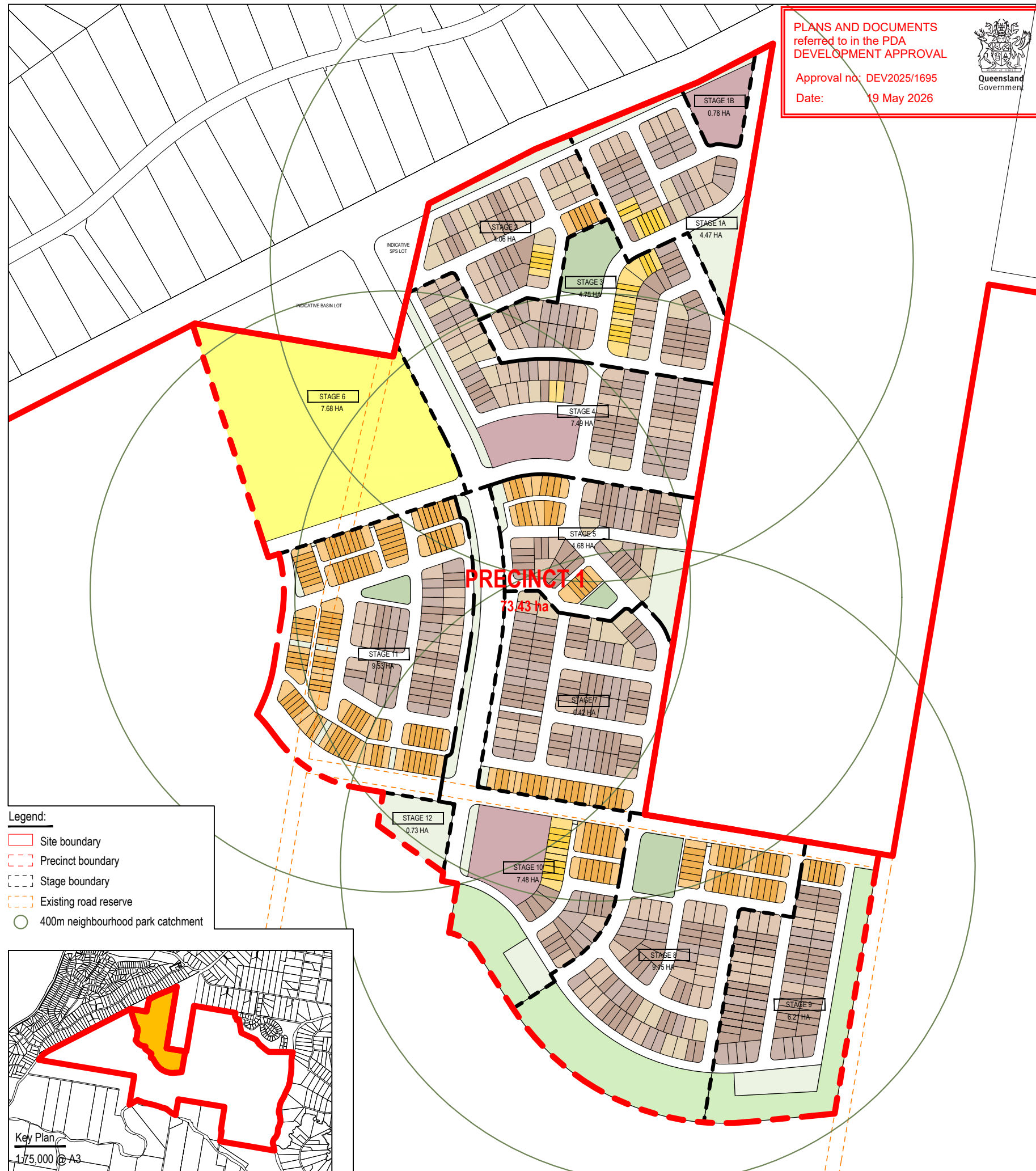
Residential Net Density Precinct 1	Calculation **		Rate
	Area (ha) **	Total Lots/Dwellings	
Stage 1A	3.04	50	16.45
Stage 1B	0.78	29	37.18
Stage 2	4.06	60	14.78
Stage 3	4.43	69	15.58
Stage 4	5.69	119	20.91
Stage 5	3.76	74	19.68
Stage 6 (School)	0	0	N/A
Stage 7	5.81	124	21.34
Stage 8	6.50	100	15.38
Stage 9	3.86	83	21.50
Stage 10	3.97	90	22.67
Stage 11	8.55	176	20.58
Stage 12 (Temp. Stormwater Basin)	0	0	N/A
<b>Precinct 1 Total</b>	<b>50.45</b>	<b>974</b>	<b>19.31</b>

- Legend:
- Site boundary
  - Precinct boundary
  - Stage boundary



\*\* 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

Yield Summary Precinct 1 Summary	Typical Dimensions	Typical Area	Precinct 1		
			No. of Lots	%	Area (ha)
<b>Lot Type</b>					
<b>30m Deep Attached (Terrace) Allotment (30 dw/ha)</b>					
7.5m Front-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	22	2.53%	0.52
9.0m Front-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	20	2.30%	0.68
7.5m Rear-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	148	16.99%	3.72
9.0m Rear-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	74	8.50%	2.53
<b>Sub Total</b>			<b>264</b>	<b>30.31%</b>	<b>7.45</b>
<b>30m Deep Detached Allotment (18 dw/ha)</b>					
10.0m Villa Allotment	10.0m x 30.0m	300m <sup>2</sup>	241	27.67%	7.72
12.5m Premium Villa Allotment	12.5m x 30.0m	375m <sup>2</sup>	157	18.03%	6.33
14.0m Courtyard Allotment	14.0m x 30.0m	420m <sup>2</sup>	157	18.03%	7.05
16.0m Premium Courtyard Allotment	16.0m x 30.0m	480m <sup>2</sup>	36	4.13%	2.04
<b>Sub Total</b>			<b>591</b>	<b>67.85%</b>	<b>23.14</b>
<b>Sub Total Residential Allotment Yield</b>			<b>855</b>	<b>98.16%</b>	<b>30.59</b>
<b>Additional Allotment Type</b>					
Medium Density Site	-	-	3	0.34%	2.68
Primary School	-	-	1	0.11%	7.00
Local Linear Park	-	-	3	0.34%	4.66
Local and Neighbourhood Recreation Park	-	-	4	0.46%	1.38
Stormwater Management	-	-	5	0.57%	2.52
<b>Total Additional Allotment Type Yield</b>			<b>16</b>	<b>1.84%</b>	<b>18.24</b>
<b>Total Allotments</b>			<b>871</b>	<b>100.00%</b>	<b>48.83</b>
<b>Maximum Potential Residential Dwellings</b>					
Optional Duplex Allotments	-	-	12	-	-
Medium Density Sites (site density 40 dw/ha)	-	-	107	-	-
<b>Sub Total Maximum Potential Residential Dwellings</b>			<b>119</b>	-	-
<b>Total Maximum Potential Residential Dwellings</b>			<b>974</b>	-	<b>33.27</b>
Maximum Potential Net Residential Density					19.31 dw/ha
<b>Land Budget Summary Precinct 1 Summary</b>					
Land Use Type	Summary				
	Area (ha)	%			
<b>Residential</b>					
Low Density Residential			23.14	31.51%	
Low-Medium Density Residential			7.45	10.15%	
Medium Density Site			2.68	3.65%	
<b>Sub Total</b>			<b>33.27</b>	<b>45.31%</b>	
<b>Open Space</b>					
Local Linear Parks			4.66	6.35%	
Local and Neighbourhood Recreation Parks			1.38	1.88%	
Linear Pockets (incl. Earth Mounds and Pedestrian Links)			1.80	2.45%	
Stormwater Management			2.52	3.43%	
<b>Sub Total</b>			<b>10.36</b>	<b>14.11%</b>	
<b>Education</b>					
Primary School			7.00	9.53%	
<b>Sub Total</b>			<b>7.00</b>	<b>9.53%</b>	
<b>Services and Street Network</b>					
Trunk and Neighbourhood Connectors			8.80	11.98%	
Local Street Network			14.00	19.07%	
<b>Sub Total</b>			<b>22.80</b>	<b>31.05%</b>	
<b>Proposed Total</b>			<b>73.43</b>	<b>100.00%</b>	
Existing road reserve			-2.80	-	
<b>Proposed total area less existing road reserve</b>			<b>70.63</b>	-	



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**place design group.**

BRISBANE  
Level 3, 109 Edward Street  
Brisbane QLD 4000  
GPO Box 775, Brisbane QLD 4001  
T + 61 7 3852 3922

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EXISTING CONTOURS: COLLIERS (JANUARY 2026)

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-	PRE	DRAFT ISSUE	NV	NV	05/09/2025
A	PRE	DRAFT ISSUE	NV	NV	12/09/2025
B	PRE	FINAL CONSULTANT ISSUE	NV	NV	24/09/2025
C	PRE	FINAL CONSULTANT ISSUE	NV	NV	26/09/2025
D	PRE	FINAL ISSUE	NV	NV	30/09/2025
E	PRE	DRAFT ISSUE	NV	NV	02/02/2026
F	PRE	FINAL ISSUE	NV	NV	04/03/2026
G	PRE	FINAL ISSUE	NV	NV	10/03/2026
H	PRE	FINAL ISSUE	NV	NV	12/03/2026

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**DRAWING TITLE**  
PRECINCT 1 -  
PLAN OF SUBDIVISION

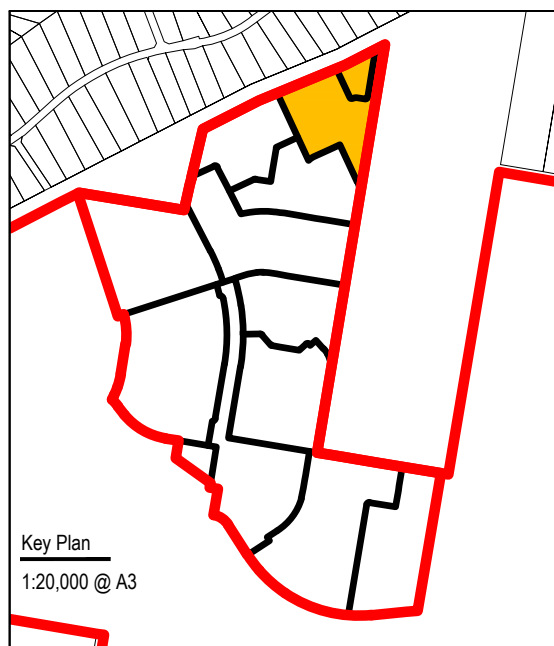
DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:6,000 @ A3

0 50 100 150 200  
**DRAWING NUMBER** REVISION  
4123001 - 28 H

Yield Summary Precinct 1	Typical Dimensions	Typical Area	Stage 1A		Stage 1B		Stage 2		Stage 3		Stage 4		Stage 5		Stage 6		Stage 7		Stage 8		Stage 9		Stage 10		Stage 11		Stage 12		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)	No. of Lots	Area (ha)
<b>Residential Allotment Type</b>																														
<b>30m Deep Attached (Terrace) Allotment (30 dw/ha)</b>																														
7.5m Front-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	5	0.11	0	0.00	3	0.07	8	0.18	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	6	0.16	0	0.00	0	0.00	22	0.52
9.0m Front-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	4	0.12	0	0.00	2	0.06	8	0.30	2	0.06	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	4	0.14	0	0.00	0	0.00	20	0.68
7.5m Rear-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	0	0.00	0	0.00	4	0.10	0	0.00	0	0.00	13	0.35	0	0.00	14	0.38	21	0.57	5	0.11	10	0.33	81	1.88	0	0.00	148	3.72
9.0m Rear-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	0	0.00	0	0.00	2	0.08	0	0.00	0	0.00	10	0.33	0	0.00	8	0.23	10	0.30	2	0.07	4	0.18	38	1.34	0	0.00	74	2.53
<b>Sub Total</b>			<b>9</b>	<b>0.23</b>	<b>0</b>	<b>0.00</b>	<b>11</b>	<b>0.31</b>	<b>16</b>	<b>0.48</b>	<b>2</b>	<b>0.06</b>	<b>23</b>	<b>0.68</b>	<b>0</b>	<b>0.00</b>	<b>22</b>	<b>0.61</b>	<b>31</b>	<b>0.87</b>	<b>7</b>	<b>0.18</b>	<b>24</b>	<b>0.81</b>	<b>119</b>	<b>3.22</b>	<b>0</b>	<b>0.00</b>	<b>264</b>	<b>7.45</b>
<b>30m Deep Detached Allotment (18 dw/ha)</b>																														
10.0m Villa Allotment	10.0m x 30.0m	300m <sup>2</sup>	7	0.23	0	0.00	11	0.41	23	0.75	19	0.58	29	0.91	0	0.00	46	1.39	26	0.89	44	1.39	12	0.43	24	0.74	0	0.00	241	7.72
12.5m Premium Villa Allotment	12.5m x 30.0m	375m <sup>2</sup>	18	0.70	0	0.00	4	0.15	12	0.54	33	1.30	7	0.26	0	0.00	31	1.19	14	0.58	16	0.67	5	0.23	17	0.71	0	0.00	157	6.33
14.0m Courtyard Allotment	14.0m x 30.0m	420m <sup>2</sup>	14	0.64	0	0.00	24	1.06	13	0.59	23	1.03	8	0.39	0	0.00	16	0.70	24	1.10	16	0.68	3	0.15	16	0.71	0	0.00	157	7.05
16.0m Premium Courtyard Allotment	16.0m x 30.0m	480m <sup>2</sup>	2	0.10	0	0.00	7	0.39	2	0.12	10	0.52	4	0.27	0	0.00	6	0.38	5	0.26	0	0.00	0	0.00	0	0.00	0	0.00	36	2.04
<b>Sub Total</b>			<b>41</b>	<b>1.67</b>	<b>0</b>	<b>0.00</b>	<b>46</b>	<b>2.01</b>	<b>50</b>	<b>2.00</b>	<b>85</b>	<b>3.43</b>	<b>48</b>	<b>1.83</b>	<b>0</b>	<b>0.00</b>	<b>99</b>	<b>3.66</b>	<b>69</b>	<b>2.83</b>	<b>76</b>	<b>2.74</b>	<b>20</b>	<b>0.81</b>	<b>57</b>	<b>2.16</b>	<b>0</b>	<b>0.00</b>	<b>591</b>	<b>23.14</b>
<b>Sub Total Residential Allotment Yield</b>			<b>50</b>	<b>1.90</b>	<b>0</b>	<b>0.00</b>	<b>57</b>	<b>2.32</b>	<b>66</b>	<b>2.48</b>	<b>87</b>	<b>3.49</b>	<b>71</b>	<b>2.51</b>	<b>0</b>	<b>0.00</b>	<b>121</b>	<b>4.27</b>	<b>100</b>	<b>3.70</b>	<b>83</b>	<b>2.92</b>	<b>44</b>	<b>1.62</b>	<b>176</b>	<b>5.38</b>	<b>0</b>	<b>0.00</b>	<b>855</b>	<b>30.59</b>
<b>Additional Allotment Type</b>																														
Medium Density Site	-	-	0	0.00	1	0.69	0	0.00	0	0.00	1	0.82	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	1.17	0	0.00	0	0.00	3	2.68
Primary School	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	7.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	7.00
Local Linear Park	-	-	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	2.05	1	1.70	1	0.91	0	0.00	0	0.00	3	4.66
Local and Neighbourhood Recreation Park	-	-	0	0.00	0	0.00	0	0.00	1	0.61	0	0.00	1	0.10	0	0.00	0	0.00	1	0.50	0	0.00	0	0.00	1	0.17	0	0.00	4	1.38
Stormwater Management	-	-	1	0.61	0	0.00	0	0.00	0	0.00	0	0.00	1	0.48	0	0.00	0	0.00	0	0.00	1	0.41	1	0.29	0	0.00	1	0.73	5	2.52
<b>Total Additional Allotment Type Yield</b>			<b>1</b>	<b>0.61</b>	<b>1</b>	<b>0.69</b>	<b>0</b>	<b>0.00</b>	<b>1</b>	<b>0.61</b>	<b>1</b>	<b>0.82</b>	<b>2</b>	<b>0.58</b>	<b>1</b>	<b>7.00</b>	<b>0</b>	<b>0.00</b>	<b>2</b>	<b>2.55</b>	<b>2</b>	<b>2.11</b>	<b>3</b>	<b>2.37</b>	<b>1</b>	<b>0.17</b>	<b>1</b>	<b>0.73</b>	<b>16</b>	<b>18.24</b>
<b>Total Allotments</b>			<b>51</b>	<b>2.51</b>	<b>1</b>	<b>0.69</b>	<b>57</b>	<b>2.32</b>	<b>67</b>	<b>3.09</b>	<b>88</b>	<b>4.31</b>	<b>73</b>	<b>3.09</b>	<b>1</b>	<b>7.00</b>	<b>121</b>	<b>4.27</b>	<b>102</b>	<b>6.25</b>	<b>85</b>	<b>5.03</b>	<b>47</b>	<b>3.99</b>	<b>177</b>	<b>5.55</b>	<b>1</b>	<b>0.73</b>	<b>871</b>	<b>48.83</b>
<b>Maximum Potential Residential Dwellings</b>																														
Optional Duplex Allotments	-	-	0	-	0	-	3	-	3	-	0	-	3	-	0	-	3	-	0	-	0	-	0	-	0	-	0	-	12	-
Medium Density Sites (site density 40 dw/ha)	-	-	0	-	29	-	0	-	0	-	32	-	0	-	0	-	0	-	0	-	0	-	46	-	0	-	0	-	107	-
<b>Sub Total Maximum Potential Residential Dwellings</b>			<b>0</b>	<b>-</b>	<b>29</b>	<b>-</b>	<b>3</b>	<b>-</b>	<b>3</b>	<b>-</b>	<b>32</b>	<b>-</b>	<b>3</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>3</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>46</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>119</b>	<b>-</b>
<b>Total Maximum Potential Residential Dwellings</b>			<b>50</b>	<b>1.90</b>	<b>29</b>	<b>0.69</b>	<b>60</b>	<b>2.32</b>	<b>69</b>	<b>2.48</b>	<b>119</b>	<b>4.31</b>	<b>74</b>	<b>2.51</b>	<b>0</b>	<b>0.00</b>	<b>124</b>	<b>4.27</b>	<b>100</b>	<b>3.70</b>	<b>83</b>	<b>2.92</b>	<b>90</b>	<b>2.79</b>	<b>176</b>	<b>5.38</b>	<b>0</b>	<b>0.00</b>	<b>974</b>	<b>33.27</b>
<b>Maximum Potential Net Residential Density</b>																														
			16.45 dw/ha		37.18 dw/ha		14.78 dw/ha		15.58 dw/ha		20.91 dw/ha		19.68 dw/ha		N/A		21.34 dw/ha		15.38 dw/ha		21.50 dw/ha		22.67 dw/ha		20.58 dw/ha		N/A		19.31 dw/ha	
<b>Land Budget Summary Precinct 1</b>																														
Land Use Type	Stage 1A		Stage 1B		Stage 2		Stage 3		Stage 4		Stage 5		Stage 6		Stage 7		Stage 8		Stage 9		Stage 10		Stage 11		Stage 12		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)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%
<b>Residential</b>																														
Low Density Residential	1.67	37.36%	0.00	0.00%	2.01	49.51%	2.00	42.11%	3.43	45.79%	1.83	39.10%	0.00	0.00%	3.66	57.01%	2.83	30.93%	2.74	44.12%	0.81	10.83%	2.16	22.67%	0.00	0.00%	23.14	31.51%		
Low-Medium Density Residential	0.23	5.15%	0.00	0.00%	0.31	7.64%	0.48	10.11%	0.06	0.80%	0.68	14.53%	0.00	0.00%	0.61	9.50%	0.87	9.51%	0.18	2.90%	0.81	10.83%	3.22	33.79%	0.00	0.00%	7.45	10.15%		
Medium Density Site	0.00	0.00%	0.69	88.46%	0.00	0.00%	0.00	0.00%	0.82	10.95%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	1.17	15.64%	0.00	0.00%	0.00	0.00%	2.68	3.65%		
<b>Sub Total</b>	<b>1.90</b>	<b>42.51%</b>	<b>0.69</b>	<b>88.46%</b>	<b>2.32</b>	<b>57.14%</b>	<b>2.48</b>	<b>52.21%</b>	<b>4.31</b>	<b>57.54%</b>	<b>2.51</b>	<b>53.63%</b>	<b>0.00</b>	<b>0.00%</b>	<b>4.27</b>	<b>66.51%</b>	<b>3.70</b>	<b>40.44%</b>	<b>2.92</b>	<b>47.02%</b>	<b>2.79</b>	<b>37.30%</b>	<b>5.38</b>	<b>56.45%</b>	<b>0.00</b>	<b>0.00%</b>	<b>33.27</b>	<b>45.31%</b>		
<b>Open Space</b>																														
Local Linear Parks	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%	2.05	22.40%	1.70	27.38%	0.91	12.17%	0.00	0.00%	0.00	0.00%	4.66	6.35%		
Local and Neighbourhood Recreation Parks	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.61	12.84%	0.00	0.00%	0.10	2.14%	0.00	0.00%	0.00	0.00%	0.50	5.46%	0.00	0.00%	0.00	0.00%	0.17	1.78%	0.00	0.00%	1.38	1.88%		
Linear Pockets (incl. Earth Mounds and Pedestrian Links)	0.19	4.25%	0.09	11.54%	0.32	7.88%	0.00	0.00%	0.32	4.27%	0.10	2.14%	0.00	0.00%	0.08	1.25%	0.00	0.00%	0.00	0.00%	0.56	7.49%	0.14	1.47%	0.00	0.00%	1.80	2.45%		
Stormwater Management	0.61	13.65%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.48	10.26%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.41	6.60%	0.29	3.88%	0.00	0.00%	0.73	100.00%	2.52	3.43%		
<b>Sub Total</b>	<b>0.80</b>	<b>17.90%</b>	<b>0.09</b>	<b>11.54%</b>	<b>0.32</b>	<b>7.88%</b>	<b>0.61</b>	<b>12.84%</b>	<b>0.32</b>	<b>4.27%</b>	<b>0.68</b>	<b>14.53%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.08</b>	<b>1.25%</b>	<b>2.55</b>	<b>27.87%</b>	<b>2.11</b>	<b>33.98%</b>	<b>1.76</b>	<b>23.53%</b>	<b>0.31</b>	<b>3.25%</b>	<b>0.73</b>	<b>100.00%</b>	<b>10.36</b>	<b>14.11%</b>		
<b>Education</b>																														
Primary School	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	7.00	91.15%	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%	7.00	9.53%
<b>Sub Total</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>7.00</b>	<b>91.15%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>7.00</b>	<b>9.53%</b>
<b>Services and Street Network</b>																														
Trunk and Neighbourhood Connectors	0.82	18.34%	0.00	0.00%	0.00	0.00%	0.32	6.74%	1.80	24.03%	0.44	9.40%	0.68	8.85%	0.61	9.50%	0.60	6.56%	0.24	3.86%	2.31	30.88%								

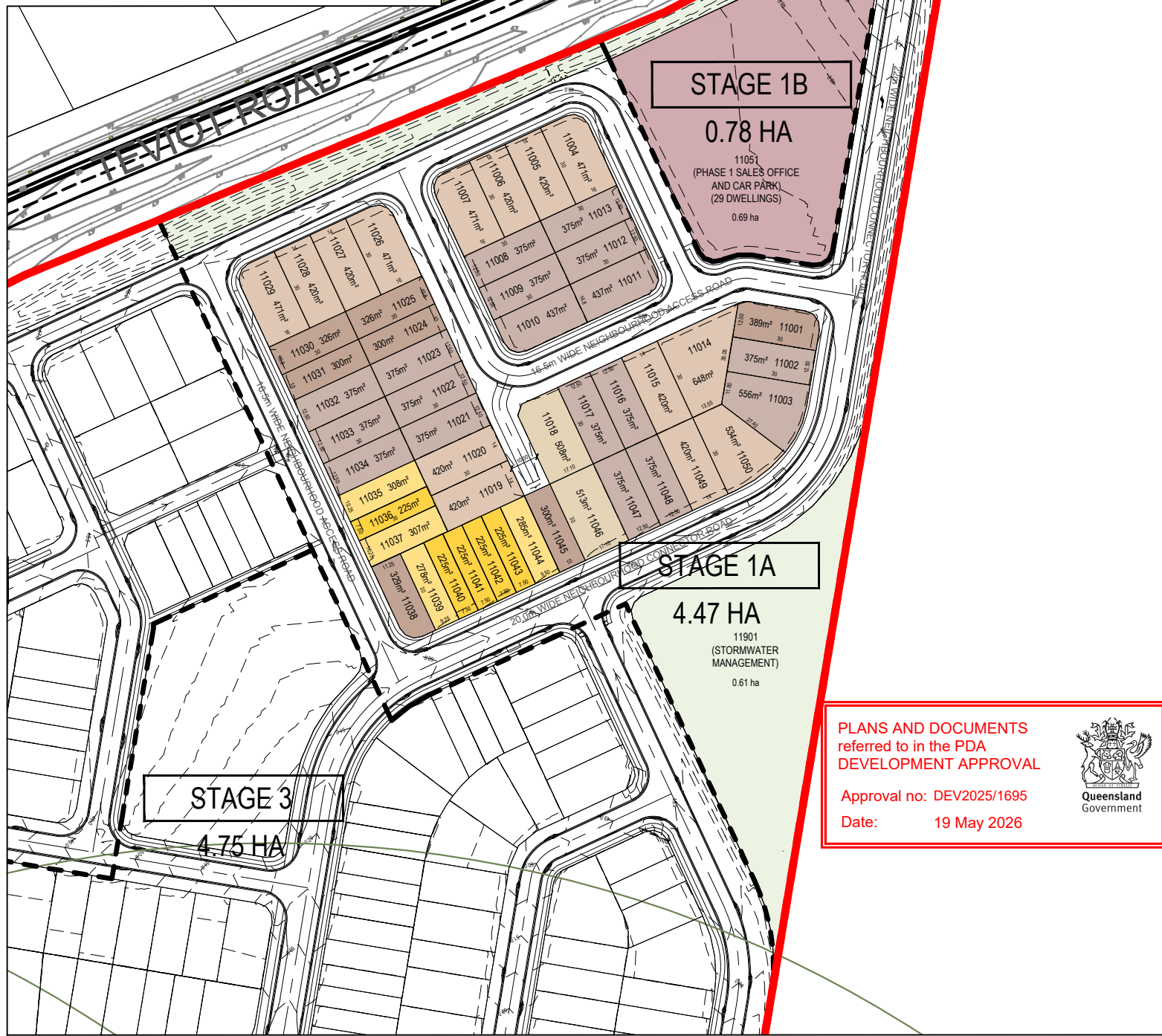
Yield Breakdown Stages 1A and 1B	Typical Dimensions	Typical Area	Stage 1A			Stage 1B		
			No. of Lots	%	Area (ha)	No. of Lots	%	Area (ha)
<b>Lot Type</b>								
<b>30m Deep Attached (Terrace) Allotment (30 dw/ha)</b>								
7.5m Front-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	5	9.80%	0.11	0	0.00%	0.00
9.0m Front-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	4	7.84%	0.12	0	0.00%	0.00
7.5m Rear-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	0	0.00%	0.00	0	0.00%	0.00
9.0m Rear-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	0	0.00%	0.00	0	0.00%	0.00
<b>Sub Total</b>			<b>9</b>	<b>17.65%</b>	<b>0.23</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>30m Deep Detached Allotment (18 dw/ha)</b>								
10.0m Villa Allotment	10.0m x 30.0m	300m <sup>2</sup>	7	13.73%	0.23	0	0.00%	0.00
12.5m Premium Villa Allotment	12.5m x 30.0m	375m <sup>2</sup>	18	35.29%	0.70	0	0.00%	0.00
14.0m Courtyard Allotment	14.0m x 30.0m	420m <sup>2</sup>	14	27.45%	0.64	0	0.00%	0.00
16.0m Premium Courtyard Allotment	16.0m x 30.0m	480m <sup>2</sup>	2	3.92%	0.10	0	0.00%	0.00
<b>Sub Total</b>			<b>41</b>	<b>80.39%</b>	<b>1.67</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Sub Total Residential Allotment Yield</b>			<b>50</b>	<b>98.04%</b>	<b>1.90</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Additional Allotment Type</b>								
Medium Density Site	-	-	0	0.00%	0.00	1	100.00%	0.69
Primary School	-	-	0	0.00%	0.00	0	0.00%	0.00
Local Linear Park	-	-	0	0.00%	0.00	0	0.00%	0.00
Local and Neighbourhood Recreation Park	-	-	0	0.00%	0.00	0	0.00%	0.00
Stormwater Management	-	-	1	1.96%	0.61	0	0.00%	0.00
<b>Total Additional Allotment Type Yield</b>			<b>1</b>	<b>1.96%</b>	<b>0.61</b>	<b>1</b>	<b>100.00%</b>	<b>0.69</b>
<b>Total Allotments</b>			<b>51</b>	<b>100.00%</b>	<b>2.51</b>	<b>1</b>	<b>100.00%</b>	<b>0.69</b>
<b>Maximum Potential Residential Dwellings</b>								
Optional Duplex Allotments	-	-	0	-	-	0	-	-
Medium Density Sites (site density 40 dw/ha)	-	-	0	-	-	29	-	-
<b>Sub Total Maximum Potential Residential Dwellings</b>			<b>0</b>	<b>-</b>	<b>-</b>	<b>29</b>	<b>-</b>	<b>-</b>
<b>Total Maximum Potential Residential Dwellings</b>			<b>50</b>	<b>-</b>	<b>1.90</b>	<b>29</b>	<b>-</b>	<b>0.69</b>
<b>Maximum Potential Net Residential Density</b>			16.45 dw/ha			37.18 dw/ha		
<b>Land Budget Breakdown Stages 1A and 1B</b>			<b>Stage 1A</b>		<b>Stage 1B</b>			
			Area (ha)	%	Area (ha)	%		
<b>Land Use Type</b>								
<b>Residential</b>								
Low Density Residential			1.67	37.36%	0.00	0.00%		
Low-Medium Density Residential			0.23	5.15%	0.00	0.00%		
Medium Density Site			0.00	0.00%	0.69	88.46%		
<b>Sub Total</b>			<b>1.90</b>	<b>42.51%</b>	<b>0.69</b>	<b>88.46%</b>		
<b>Open Space</b>								
Local Linear Parks			0.00	0.00%	0.00	0.00%		
Local and Neighbourhood Recreation Parks			0.00	0.00%	0.00	0.00%		
Linear Pockets (incl. Earth Mounds and Pedestrian Links)			0.19	4.25%	0.09	11.54%		
Stormwater Management			0.61	13.65%	0.00	0.00%		
<b>Sub Total</b>			<b>0.80</b>	<b>17.90%</b>	<b>0.09</b>	<b>11.54%</b>		
<b>Education</b>								
Primary School			0.00	0.00%	0.00	0.00%		
<b>Sub Total</b>			<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>		
<b>Services and Street Network</b>								
Trunk and Neighbourhood Connectors			0.82	18.34%	0.00	0.00%		
Local Street Network			0.95	21.25%	0.00	0.00%		
<b>Sub Total</b>			<b>1.77</b>	<b>39.60%</b>	<b>0.00</b>	<b>0.00%</b>		
<b>Proposed Total</b>			<b>4.47</b>	<b>100.00%</b>	<b>0.78</b>	<b>100.00%</b>		

Existing road reserve = 0.00ha



- Legend:**
- Site boundary
  - Stage boundary
  - Existing road reserve
  - Easement
  - Design contours (0.5 metres)
  - Optional duplex allotment
  - 400m neighbourhood park catchment

**Net Residential Density:**  
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.



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

Approval no: DEV2025/1695  
Date: 19 May 2026

**place design group.**

BRISBANE  
Level 3, 109 Edward Street  
Brisbane QLD 4000  
GPO Box 775, Brisbane QLD 4001  
T + 61 7 3852 3922

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**PROJECT**  
RIVERBEND

**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:  
SITE BOUNDARIES: COLLIER'S (JANUARY 2026)  
ADJOINING CADASTRE: QSPATIAL  
DESIGN CONTOURS: COLLIER'S (FEBRUARY 2026)  
EXISTING CONTOURS: COLLIER'S (JANUARY 2026)

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	DRAFT ISSUE	NV	NV	05/09/2025
A	PRE	DRAFT ISSUE	NV	NV	12/09/2025
B	PRE	FINAL CONSULTANT ISSUE	NV	NV	24/09/2025
C	PRE	FINAL CONSULTANT ISSUE	NV	NV	26/09/2025
D	PRE	FINAL ISSUE	NV	NV	30/09/2025
E	PRE	DRAFT ISSUE	NV	NV	02/02/2026
F	PRE	FINAL ISSUE	NV	NV	04/03/2026
G	PRE	FINAL ISSUE	NV	NV	10/03/2026
H	PRE	FINAL ISSUE	NV	NV	12/03/2026

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

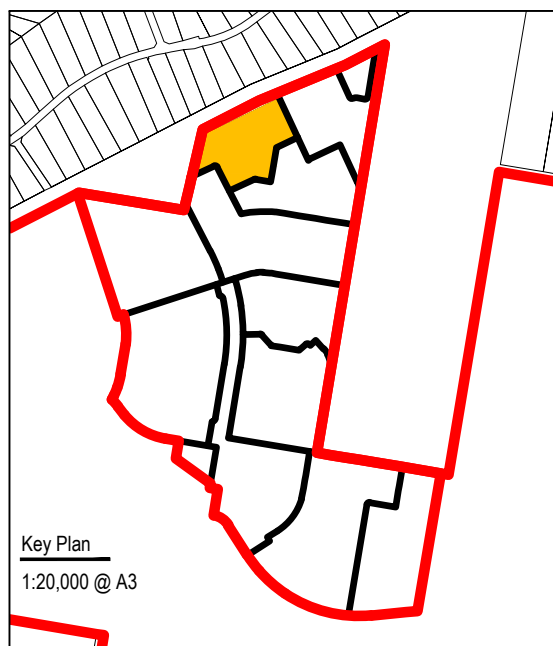
**DRAWING TITLE**  
PRECINCT 1 ROL - STAGE 1A AND STAGE 1B

DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:2,000 @ A3

**DRAWING NUMBER** 4123001-30  
**REVISION** H

Yield Breakdown Stage 2	Typical Dimensions	Typical Area	Stage 2		
			No. of Lots	%	Area (ha)
<b>Lot Type</b>					
<b>30m Deep Attached (Terrace) Allotment (30 dw/ha)</b>					
7.5m Front-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	3	5.26%	0.07
9.0m Front-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	2	3.51%	0.06
7.5m Rear-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	4	7.02%	0.10
9.0m Rear-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	2	3.51%	0.08
<b>Sub Total</b>			<b>11</b>	<b>19.30%</b>	<b>0.31</b>
<b>30m Deep Detached Allotment (18 dw/ha)</b>					
10.0m Villa Allotment	10.0m x 30.0m	300m <sup>2</sup>	11	19.30%	0.41
12.5m Premium Villa Allotment	12.5m x 30.0m	375m <sup>2</sup>	4	7.02%	0.15
14.0m Courtyard Allotment	14.0m x 30.0m	420m <sup>2</sup>	24	42.11%	1.06
16.0m Premium Courtyard Allotment	16.0m x 30.0m	480m <sup>2</sup>	7	12.28%	0.39
<b>Sub Total</b>			<b>46</b>	<b>80.70%</b>	<b>2.01</b>
<b>Sub Total Residential Allotment Yield</b>			<b>57</b>	<b>100.00%</b>	<b>2.32</b>
<b>Additional Allotment Type</b>					
Medium Density Site	-	-	0	0.00%	0.00
Primary School	-	-	0	0.00%	0.00
Local Linear Park	-	-	0	0.00%	0.00
Local and Neighbourhood Recreation Park	-	-	0	0.00%	0.00
Stormwater Management	-	-	0	0.00%	0.00
<b>Total Additional Allotment Type Yield</b>			<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Total Allotments</b>			<b>57</b>	<b>100.00%</b>	<b>2.32</b>
<b>Maximum Potential Residential Dwellings</b>					
Optional Duplex Allotments	-	-	3	-	-
Medium Density Sites (site density 40 dw/ha)	-	-	0	-	-
<b>Sub Total Maximum Potential Residential Dwellings</b>			<b>3</b>	<b>-</b>	<b>-</b>
<b>Total Maximum Potential Residential Dwellings</b>			<b>60</b>	<b>-</b>	<b>2.32</b>
Maximum Potential Net Residential Density					14.78 dw/ha
<b>Land Budget Breakdown Stage 2</b>			<b>Stage 2</b>		
			Area (ha)	%	
<b>Land Use Type</b>					
<b>Residential</b>					
Low Density Residential			2.01	49.51%	
Low-Medium Density Residential			0.31	7.64%	
Medium Density Site			0.00	0.00%	
<b>Sub Total</b>			<b>2.32</b>	<b>57.14%</b>	
<b>Open Space</b>					
Local Linear Parks			0.00	0.00%	
Local and Neighbourhood Recreation Parks			0.00	0.00%	
Linear Pockets (incl. Earth Mounds and Pedestrian Links)			0.32	7.88%	
Stormwater Management			0.00	0.00%	
<b>Sub Total</b>			<b>0.32</b>	<b>7.88%</b>	
<b>Education</b>					
Primary School			0.00	0.00%	
<b>Sub Total</b>			<b>0.00</b>	<b>0.00%</b>	
<b>Services and Street Network</b>					
Trunk and Neighbourhood Connectors			0.00	0.00%	
Local Street Network			1.42	34.98%	
<b>Sub Total</b>			<b>1.42</b>	<b>34.98%</b>	
<b>Proposed Total</b>			<b>4.06</b>	<b>100.00%</b>	

Existing road reserve = 0.00ha



- Legend:**
- Site boundary
  - Stage boundary
  - Existing road reserve
  - Easement
  - Design contours (0.5 metres)
  - Optional duplex allotment
  - 400m neighbourhood park catchment

**Net Residential Density:**  
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.

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

Approval no: DEV2025/1695  
Date: 19 May 2026



BRISBANE  
Level 3, 109 Edward Street  
Brisbane QLD 4000  
GPO Box 775, Brisbane QLD 4001  
T + 61 7 3852 3922

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PROJECT  
**RIVERBEND**

CLIENT  
**CELESTINO**

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ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
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C	PRE	FINAL CONSULTANT ISSUE	NV	NV	26/09/2025
D	PRE	FINAL ISSUE	NV	NV	30/09/2025
E	PRE	DRAFT ISSUE	NV	NV	02/02/2026
F	PRE	FINAL ISSUE	NV	NV	04/03/2026
G	PRE	FINAL ISSUE	NV	NV	10/03/2026
H	PRE	FINAL ISSUE	NV	NV	12/03/2026

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

DRAWING TITLE  
**PRECINCT 1 ROL - STAGE 2**

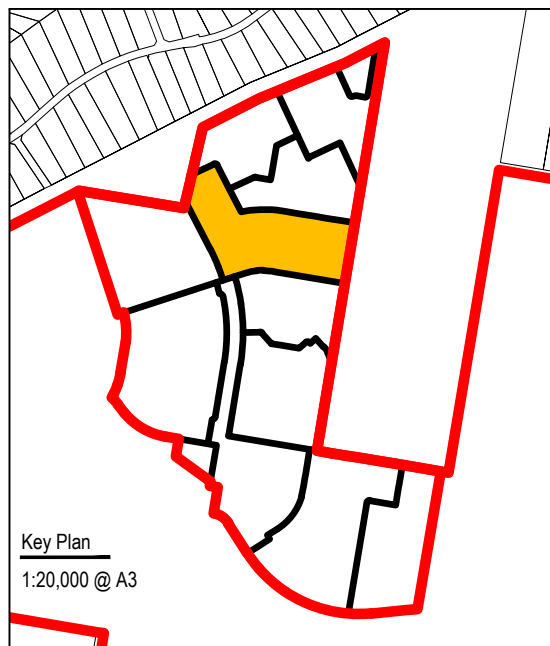
DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:2,000 @ A3

DRAWING NUMBER REVISION  
4123001 - 31 H



Yield Breakdown Stage 4	Typical Dimensions	Typical Area	Stage 4		
			No. of Lots	%	Area (ha)
<b>Residential Allotment Type</b>					
<b>30m Deep Attached (Terrace) Allotment (30 dw/ha)</b>					
7.5m Front-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	0	0.00%	0.00
9.0m Front-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	2	2.27%	0.06
7.5m Rear-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	0	0.00%	0.00
9.0m Rear-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	0	0.00%	0.00
<b>Sub Total</b>			<b>2</b>	<b>2.27%</b>	<b>0.06</b>
<b>30m Deep Detached Allotment (18 dw/ha)</b>					
10.0m Villa Allotment	10.0m x 30.0m	300m <sup>2</sup>	19	21.59%	0.58
12.5m Premium Villa Allotment	12.5m x 30.0m	375m <sup>2</sup>	33	37.50%	1.30
14.0m Courtyard Allotment	14.0m x 30.0m	420m <sup>2</sup>	23	26.14%	1.03
16.0m Premium Courtyard Allotment	16.0m x 30.0m	480m <sup>2</sup>	10	11.36%	0.52
<b>Sub Total</b>			<b>85</b>	<b>96.59%</b>	<b>3.43</b>
<b>Total Residential Allotment Yield</b>			<b>87</b>	<b>98.86%</b>	<b>3.49</b>
<b>Additional Allotment Type</b>					
Medium Density Site	-	-	1	1.14%	0.82
Primary School	-	-	0	0.00%	0.00
Local Linear Park	-	-	0	0.00%	0.00
Local and Neighbourhood Recreation Park	-	-	0	0.00%	0.00
Stormwater Management	-	-	0	0.00%	0.00
<b>Total Additional Allotment Type Yield</b>			<b>1</b>	<b>1.14%</b>	<b>0.82</b>
<b>Total Allotments</b>			<b>88</b>	<b>100.00%</b>	<b>4.31</b>
<b>Maximum Potential Residential Dwellings</b>					
Optional Duplex Allotments	-	-	0	-	-
Medium Density Sites (site density 40 dw/ha)	-	-	32	-	-
<b>Sub Total Maximum Potential Residential Dwellings</b>			<b>32</b>	-	-
<b>Total Maximum Potential Residential Dwellings</b>			<b>119</b>	-	<b>4.31</b>
Maximum Potential Net Residential Density					20.91 dw/ha
<b>Land Budget Breakdown Stage 4</b>					
Land Use Type	Stage 4				
	Area (ha)	%			
<b>Residential</b>					
Low Density Residential		3.43	45.79%		
Low-Medium Density Residential		0.06	0.80%		
Medium Density Site		0.82	10.95%		
<b>Sub Total</b>		<b>4.31</b>	<b>57.54%</b>		
<b>Open Space</b>					
Local Linear Parks		0.00	0.00%		
Local and Neighbourhood Recreation Parks		0.00	0.00%		
Linear Pockets (incl. Pedestrian Links)		0.32	4.27%		
Stormwater Management		0.00	0.00%		
<b>Sub Total</b>		<b>0.32</b>	<b>4.27%</b>		
<b>Education</b>					
Primary School		0.00	0.00%		
<b>Sub Total</b>		<b>0.00</b>	<b>0.00%</b>		
<b>Services and Street Network</b>					
Trunk and Neighbourhood Connectors		1.80	24.03%		
Local Street Network		1.06	14.15%		
<b>Sub Total</b>		<b>2.86</b>	<b>38.18%</b>		
<b>Proposed Total</b>		<b>7.49</b>	<b>100.00%</b>		

Existing road reserve = 0.00ha

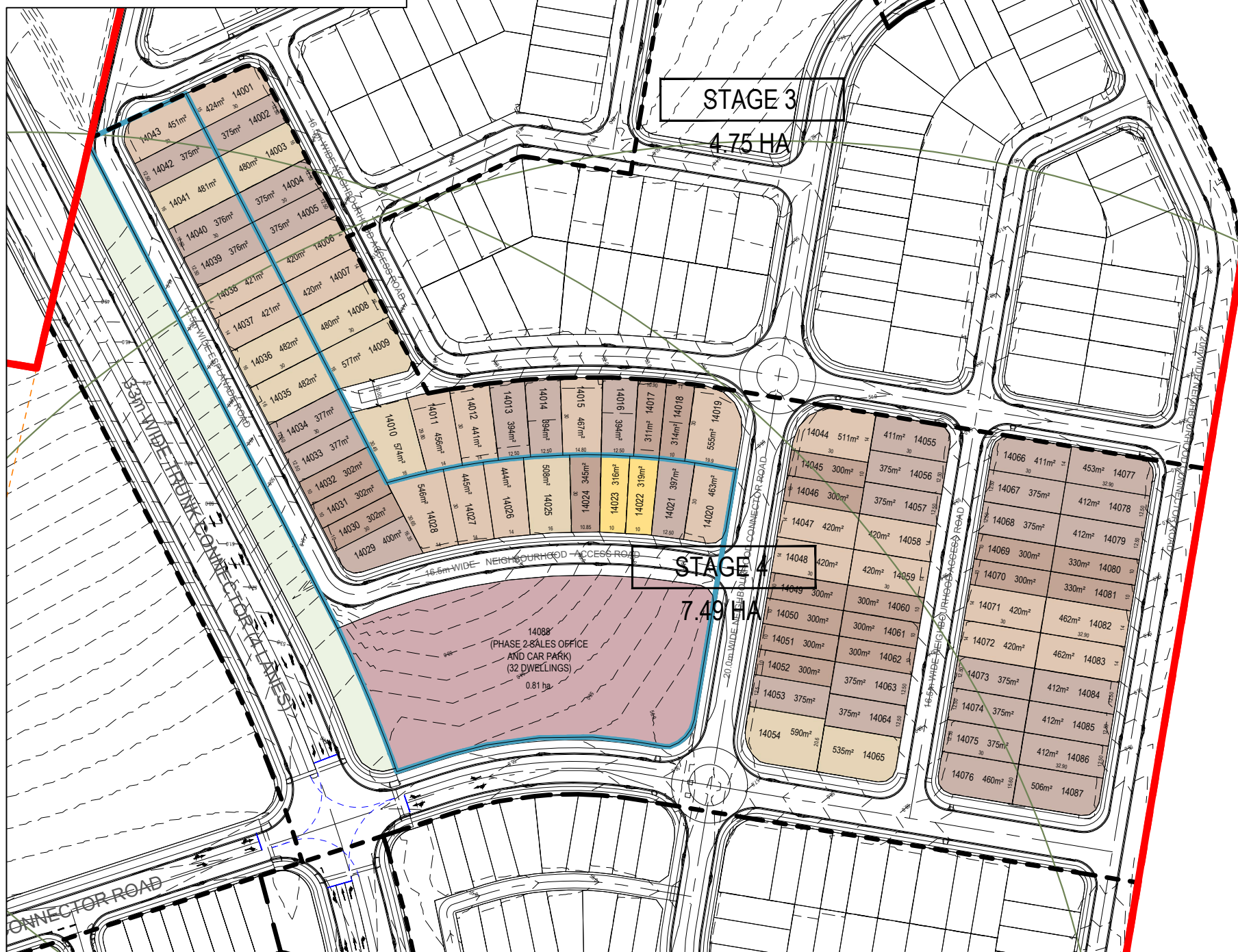


**Net Residential Density:**

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:**

- Site boundary
- Stage boundary
- Existing road reserve
- Easement
- Design contours (0.5 metres)
- Optional duplex allotment
- 400m neighbourhood park catchment
- Phase 2 display village extent



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BRISBANE  
Level 3, 109 Edward Street  
Brisbane QLD 4000  
GPO Box 775, Brisbane QLD 4001  
T + 61 7 3852 3922

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**NOTES**

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INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

- SITE BOUNDARIES: COLLIER'S (JANUARY 2026)
- ADJOINING CADASTRE: QSPATIAL
- DESIGN CONTOURS: COLLIER'S (FEBRUARY 2026)
- EXISTING CONTOURS: COLLIER'S (JANUARY 2026)

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

Approval no: DEV2025/1695  
Date: 19 May 2026



ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	DRAFT ISSUE	NV	NV	05/09/2025
A	PRE	DRAFT ISSUE	NV	NV	10/09/2025
B	PRE	FINAL CONSULTANT ISSUE	NV	NV	24/09/2025
C	PRE	FINAL CONSULTANT ISSUE	NV	NV	26/09/2025
D	PRE	FINAL ISSUE	NV	NV	30/09/2025
E	PRE	DRAFT ISSUE	NV	NV	02/02/2026
F	PRE	FINAL ISSUE	NV	NV	04/03/2026
G	PRE	FINAL ISSUE	NV	NV	10/03/2026
H	PRE	FINAL ISSUE	NV	NV	12/03/2026

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

**DRAWING TITLE**

PRECINCT 1 ROL - STAGE 4

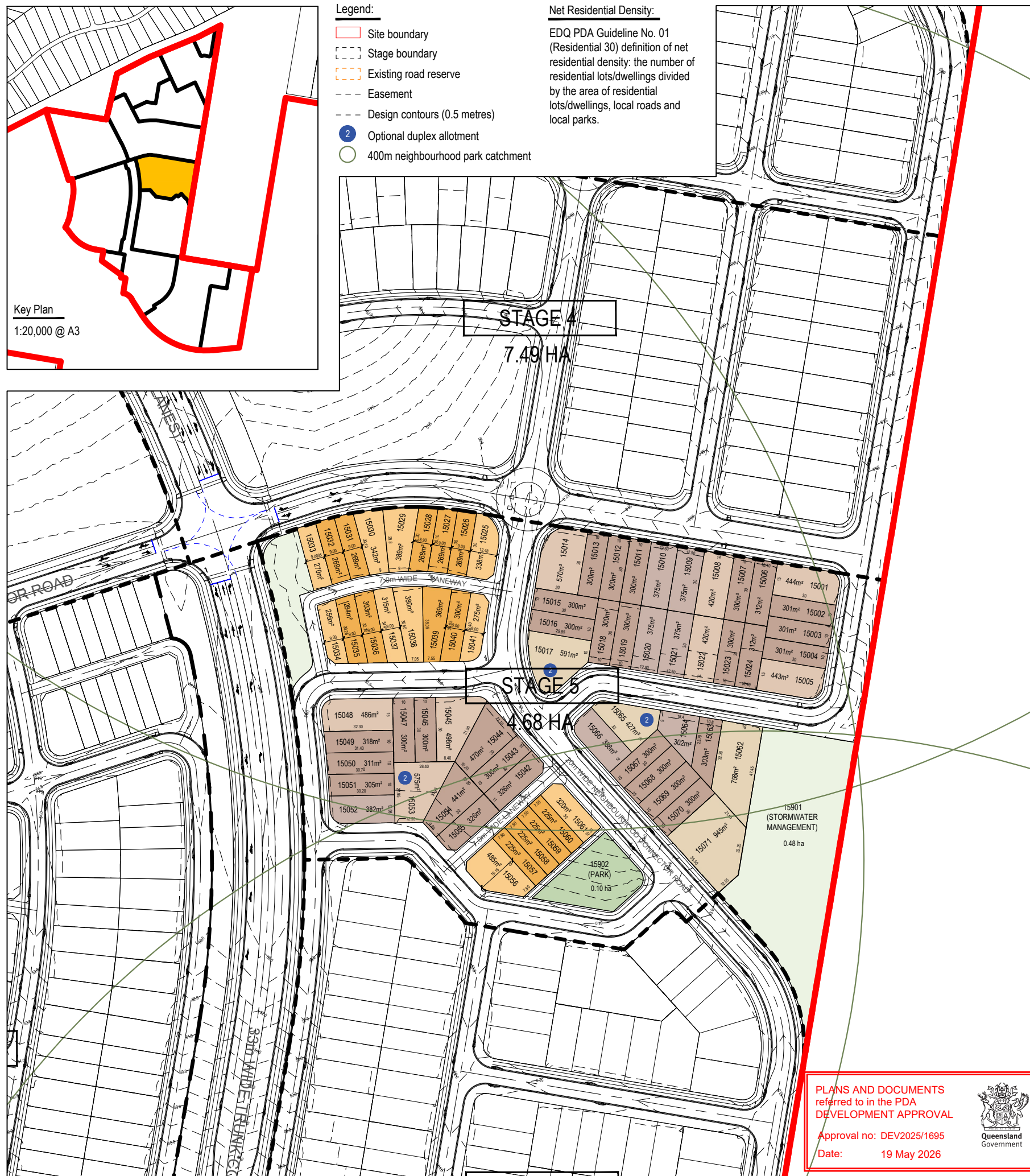
DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:2,000 @ A3



DRAWING NUMBER : 4123001-33  
REVISION : H

Lot Yield Breakdown Stage 5	Typical Dimensions	Typical Area	Stage 5		
			No. of Lots	%	Area (ha)
<b>Lot Type</b>					
<b>30m Deep Attached (Terrace) Allotment (30 dw/ha)</b>					
7.5m Front-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	0	0.00%	0.00
9.0m Front-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	0	0.00%	0.00
7.5m Rear-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	13	17.81%	0.35
9.0m Rear-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	10	13.70%	0.33
<b>Sub Total</b>			<b>23</b>	<b>31.51%</b>	<b>0.68</b>
<b>30m Deep Detached Allotment (18 dw/ha)</b>					
10.0m Villa Allotment	10.0m x 30.0m	300m <sup>2</sup>	29	39.73%	0.91
12.5m Premium Villa Allotment	12.5m x 30.0m	375m <sup>2</sup>	7	9.59%	0.26
14.0m Courtyard Allotment	14.0m x 30.0m	420m <sup>2</sup>	8	10.96%	0.39
16.0m Premium Courtyard Allotment	16.0m x 30.0m	480m <sup>2</sup>	4	5.48%	0.27
<b>Sub Total</b>			<b>48</b>	<b>65.75%</b>	<b>1.83</b>
<b>Sub Total Residential Allotment Yield</b>			<b>71</b>	<b>97.26%</b>	<b>2.51</b>
<b>Additional Allotment Type</b>					
Medium Density Site	-	-	0	0.00%	0.00
Primary School	-	-	0	0.00%	0.00
Local Linear Park	-	-	0	0.00%	0.00
Local and Neighbourhood Recreation Park	-	-	1	1.37%	0.10
Stormwater Management	-	-	1	1.37%	0.48
<b>Total Additional Allotment Type Yield</b>			<b>2</b>	<b>2.74%</b>	<b>0.58</b>
<b>Total Allotments</b>			<b>73</b>	<b>100.00%</b>	<b>3.09</b>
<b>Maximum Potential Residential Dwellings</b>					
Optional Duplex Allotments	-	-	3	-	-
Medium Density Sites (site density 40 dw/ha)	-	-	0	-	-
<b>Sub Total Maximum Potential Residential Dwellings</b>			<b>3</b>		
<b>Total Maximum Potential Residential Dwellings</b>			<b>74</b>		<b>2.51</b>
<b>Maximum Potential Net Residential Density</b>					<b>19.68 dw/ha</b>
<b>Land Budget Breakdown Stage 5</b>			<b>Stage 5</b>		
			Area (ha)	%	
<b>Land Use Type</b>					
<b>Residential</b>					
Low Density Residential			1.83	39.10%	
Low-Medium Density Residential			0.68	14.53%	
Medium Density Site			0.00	0.00%	
<b>Sub Total</b>			<b>2.51</b>	<b>53.63%</b>	
<b>Open Space</b>					
Local Linear Parks			0.00	0.00%	
Local and Neighbourhood Recreation Parks			0.10	2.14%	
Linear Pockets (incl. Pedestrian Links)			0.10	2.14%	
Stormwater Management			0.48	10.26%	
<b>Sub Total</b>			<b>0.68</b>	<b>14.53%</b>	
<b>Education</b>					
Primary School			0.00	0.00%	
<b>Sub Total</b>			<b>0.00</b>	<b>0.00%</b>	
<b>Services and Street Network</b>					
Trunk and Neighbourhood Connectors			0.44	9.40%	
Local Street Network			1.05	22.44%	
<b>Sub Total</b>			<b>1.49</b>	<b>31.84%</b>	
<b>Proposed Total</b>			<b>4.68</b>	<b>100.00%</b>	

Existing road reserve = 0.00ha



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BRISBANE  
Level 3, 109 Edward Street  
Brisbane QLD 4000  
GPO Box 775, Brisbane QLD 4001  
T + 61 7 3852 3922

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DESIGN CONTOURS: COLLIER'S (FEBRUARY 2026)  
EXISTING CONTOURS: COLLIER'S (JANUARY 2026)

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-	PRE	DRAFT ISSUE	NV	NV	05/09/2025
A	PRE	DRAFT ISSUE	NV	NV	12/09/2025
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D	PRE	FINAL ISSUE	NV	NV	30/09/2025
E	PRE	DRAFT ISSUE	NV	NV	02/02/2026
F	PRE	FINAL ISSUE	NV	NV	04/03/2026
G	PRE	FINAL ISSUE	NV	NV	10/03/2026
H	PRE	FINAL ISSUE	NV	NV	12/03/2026

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DRAWING TITLE

PRECINCT 1 ROL -  
STAGE 5

DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:2,000 @ A3

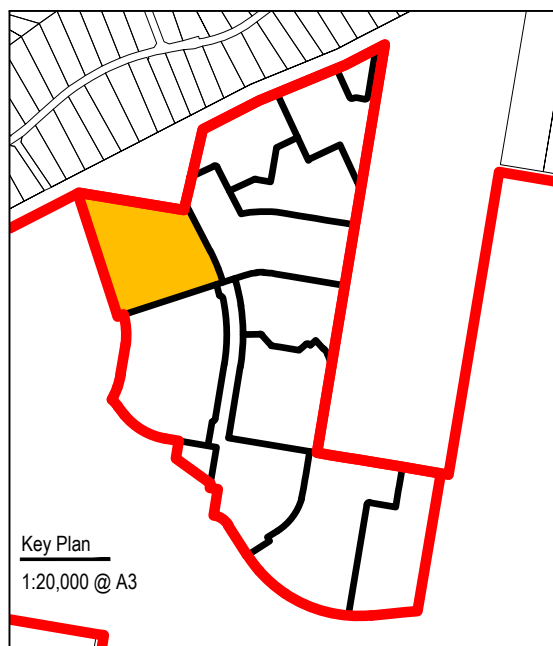


**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**  
Approval no: DEV2025/1695  
Date: 19 May 2026

DRAWING NUMBER	REVISION
4123001 - 34	H

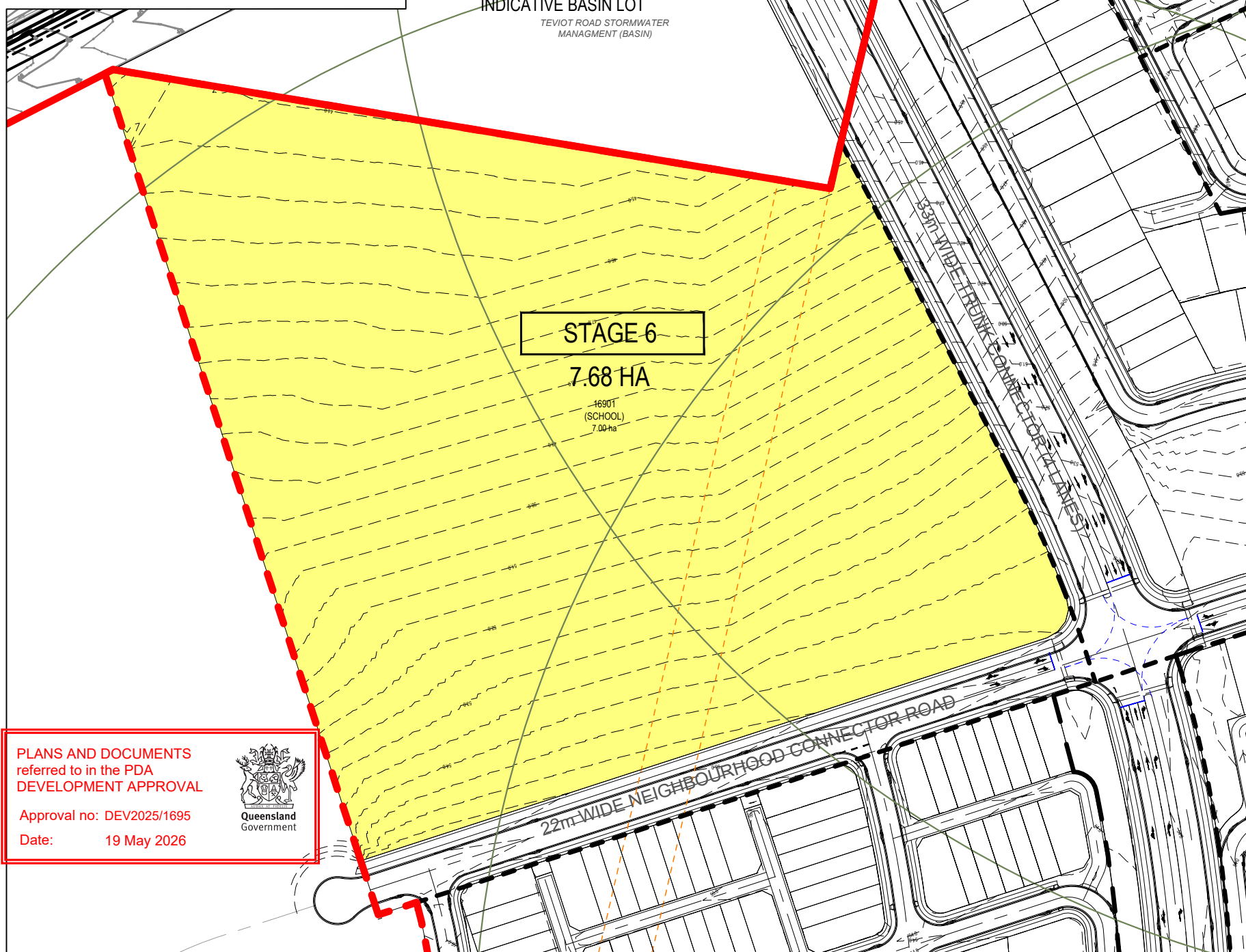
Yield Breakdown Stage 6	Typical Dimensions	Typical Area	Stage 6		
			No. of Lots	%	Area (ha)
<b>Lot Type</b>					
<b>30m Deep Attached (Terrace) Allotment (30 dw/ha)</b>					
7.5m Front-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	0	0.00%	0.00
9.0m Front-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	0	0.00%	0.00
7.5m Rear-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	0	0.00%	0.00
9.0m Rear-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	0	0.00%	0.00
<b>Sub Total</b>			<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>30m Deep Detached Allotment (18 dw/ha)</b>					
10.0m Villa Allotment	10.0m x 30.0m	300m <sup>2</sup>	0	0.00%	0.00
12.5m Premium Villa Allotment	12.5m x 30.0m	375m <sup>2</sup>	0	0.00%	0.00
14.0m Courtyard Allotment	14.0m x 30.0m	420m <sup>2</sup>	0	0.00%	0.00
16.0m Premium Courtyard Allotment	16.0m x 30.0m	480m <sup>2</sup>	0	0.00%	0.00
<b>Sub Total</b>			<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Sub Total Residential Allotment Yield</b>			<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Additional Allotment Type</b>					
Medium Density Site	-	-	0	0.00%	0.00
Primary School	-	-	1	100.00%	7.00
Local Linear Park	-	-	0	0.00%	0.00
Local and Neighbourhood Recreation Park	-	-	0	0.00%	0.00
Stormwater Management	-	-	0	0.00%	0.00
<b>Total Additional Allotment Type Yield</b>			<b>1</b>	<b>100.00%</b>	<b>7.00</b>
<b>Total Allotments</b>			<b>1</b>	<b>100.00%</b>	<b>7.00</b>
<b>Maximum Potential Residential Dwellings</b>					
Optional Duplex Allotments	-	-	0	-	-
Medium Density Sites (site density 40 dw/ha)	-	-	0	-	-
<b>Sub Total Maximum Potential Residential Dwellings</b>			<b>0</b>	<b>-</b>	<b>-</b>
<b>Total Maximum Potential Residential Dwellings</b>			<b>0</b>	<b>-</b>	<b>0.00</b>
Maximum Potential Net Residential Density					N/A
<b>Land Budget Breakdown Stage 6</b>			<b>Stage 6</b>		
			Area (ha)	%	
<b>Land Use Type</b>					
<b>Residential</b>					
Low Density Residential			0.00	0.00%	
Low-Medium Density Residential			0.00	0.00%	
Medium Density Site			0.00	0.00%	
<b>Sub Total</b>			<b>0.00</b>	<b>0.00%</b>	
<b>Open Space</b>					
Local Linear Parks			0.00	0.00%	
Local and Neighbourhood Recreation Parks			0.00	0.00%	
Linear Pockets (incl. Pedestrian Links)			0.00	0.00%	
Stormwater Management			0.00	0.00%	
<b>Sub Total</b>			<b>0.00</b>	<b>0.00%</b>	
<b>Education</b>					
Primary School			7.00	91.15%	
<b>Sub Total</b>			<b>7.00</b>	<b>91.15%</b>	
<b>Services and Street Network</b>					
Trunk and Neighbourhood Connectors			0.68	8.85%	
Local Street Network			0.00	0.00%	
<b>Sub Total</b>			<b>0.68</b>	<b>8.85%</b>	
<b>Proposed Total</b>			<b>7.68</b>	<b>100.00%</b>	

Existing road reserve = 0.52ha



- Legend:**
- Site boundary
  - Stage boundary
  - Existing road reserve
  - Easement
  - Design contours (0.5 metres)
  - Optional duplex allotment
  - 400m neighbourhood park catchment

**Net Residential Density:**  
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.



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

Approval no: DEV2025/1695  
Date: 19 May 2026

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BRISBANE  
Level 3, 109 Edward Street  
Brisbane QLD 4000  
GPO Box 775, Brisbane QLD 4001  
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-	PRE	DRAFT ISSUE	NV	NV	05/09/2025
A	PRE	DRAFT ISSUE	NV	NV	12/09/2025
B	PRE	FINAL CONSULTANT ISSUE	NV	NV	24/09/2025
C	PRE	FINAL CONSULTANT ISSUE	NV	NV	26/09/2025
D	PRE	FINAL ISSUE	NV	NV	30/09/2025
E	PRE	DRAFT ISSUE	NV	NV	02/02/2026
F	PRE	FINAL ISSUE	NV	NV	04/03/2026
G	PRE	FINAL ISSUE	NV	NV	10/03/2026
H	PRE	FINAL ISSUE	NV	NV	12/03/2026

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

DRAWING TITLE  
**PRECINCT 1 ROL - STAGE 6**

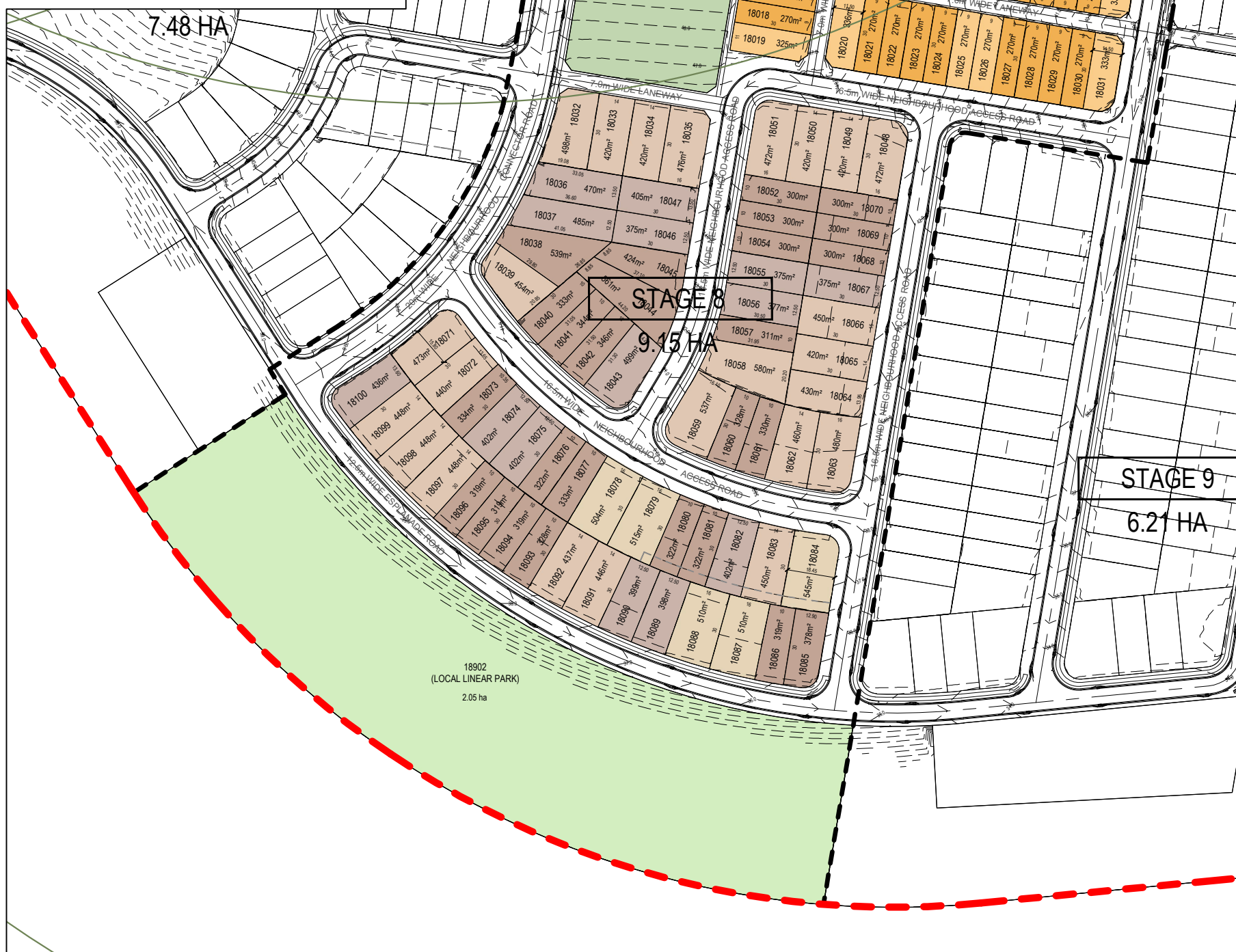
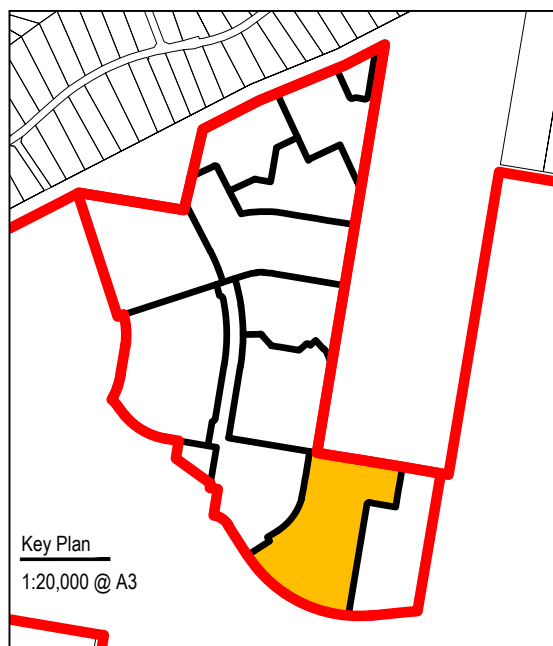
DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:2,000 @ A3

DRAWING NUMBER : 4123001-35  
REVISION : H



Yield Breakdown Stage 8	Typical Dimensions	Typical Area	Stage 8		
			No. of Lots	%	Area (ha)
<b>Lot Type</b>					
<b>30m Deep Attached (Terrace) Allotment (30 dw/ha)</b>					
7.5m Front-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	0	0.00%	0.00
9.0m Front-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	0	0.00%	0.00
7.5m Rear-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	21	20.59%	0.57
9.0m Rear-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	10	9.80%	0.30
<b>Sub Total</b>			<b>31</b>	<b>30.39%</b>	<b>0.87</b>
<b>30m Deep Detached Allotment (18 dw/ha)</b>					
10.0m Villa Allotment	10.0m x 30.0m	300m <sup>2</sup>	26	25.49%	0.89
12.5m Premium Villa Allotment	12.5m x 30.0m	375m <sup>2</sup>	14	13.73%	0.58
14.0m Courtyard Allotment	14.0m x 30.0m	420m <sup>2</sup>	24	23.53%	1.10
16.0m Premium Courtyard Allotment	16.0m x 30.0m	480m <sup>2</sup>	5	4.90%	0.26
<b>Sub Total</b>			<b>69</b>	<b>67.65%</b>	<b>2.83</b>
<b>Sub Total Residential Allotment Yield</b>			<b>100</b>	<b>98.04%</b>	<b>3.70</b>
<b>Additional Allotment Type</b>					
Medium Density Site	-	-	0	0.00%	0.00
Primary School	-	-	0	0.00%	0.00
Local Linear Park	-	-	1	0.98%	2.05
Local and Neighbourhood Recreation Park	-	-	1	0.98%	0.50
Stormwater Management	-	-	0	0.00%	0.00
<b>Total Additional Allotment Type Yield</b>			<b>2</b>	<b>1.96%</b>	<b>2.55</b>
<b>Total Allotments</b>			<b>102</b>	<b>100.00%</b>	<b>6.25</b>
<b>Maximum Potential Residential Dwellings</b>					
Optional Duplex Allotments	-	-	0	-	-
Medium Density Sites (site density 40 dw/ha)	-	-	0	-	-
<b>Sub Total Maximum Potential Residential Dwellings</b>			<b>0</b>	<b>-</b>	<b>-</b>
<b>Total Maximum Potential Residential Dwellings</b>			<b>100</b>	<b>-</b>	<b>3.70</b>
<b>Maximum Potential Net Residential Density</b>					<b>15.38 dw/ha</b>
<b>Land Budget Breakdown Stage 8</b>			<b>Stage 8</b>		
			Area (ha)	%	
<b>Land Use Type</b>					
<b>Residential</b>					
Low Density Residential			2.83	30.93%	
Low-Medium Density Residential			0.87	9.51%	
Medium Density Site			0.00	0.00%	
<b>Sub Total</b>			<b>3.70</b>	<b>40.44%</b>	
<b>Open Space</b>					
Local Linear Parks			2.05	22.40%	
Local and Neighbourhood Recreation Parks			0.50	5.46%	
Linear Pockets (incl. Pedestrian Links)			0.00	0.00%	
Stormwater Management			0.00	0.00%	
<b>Sub Total</b>			<b>2.55</b>	<b>27.87%</b>	
<b>Education</b>					
Primary School			0.00	0.00%	
<b>Sub Total</b>			<b>0.00</b>	<b>0.00%</b>	
<b>Services and Street Network</b>					
Trunk and Neighbourhood Connectors			0.60	6.56%	
Local Street Network			2.30	25.14%	
<b>Sub Total</b>			<b>2.90</b>	<b>31.69%</b>	
<b>Proposed Total</b>			<b>9.15</b>	<b>100.00%</b>	

Existing road reserve = 0.50ha



**Legend:**

- Site boundary
- Stage boundary
- Existing road reserve
- Easement
- Design contours (0.5 metres)
- Optional duplex allotment
- 400m neighbourhood park catchment

**Net Residential Density:**

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.

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

Approval no: DEV2025/1695  
Date: 19 May 2026



BRISBANE  
Level 3, 109 Edward Street  
Brisbane QLD 4000  
GPO Box 775, Brisbane QLD 4001  
T + 61 7 3852 3922

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**PROJECT**  
**RIVERBEND**

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**CELESTINO**

**NOTES**

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ADJOINING CADASTRE: QSPATIAL  
DESIGN CONTOURS: COLLIERS (FEBRUARY 2026)  
EXISTING CONTOURS: COLLIERS (JANUARY 2026)

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	DRAFT ISSUE	NV	NV	05/09/2025
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G	PRE	FINAL ISSUE	NV	NV	10/03/2026
H	PRE	FINAL ISSUE	NV	NV	12/03/2026

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

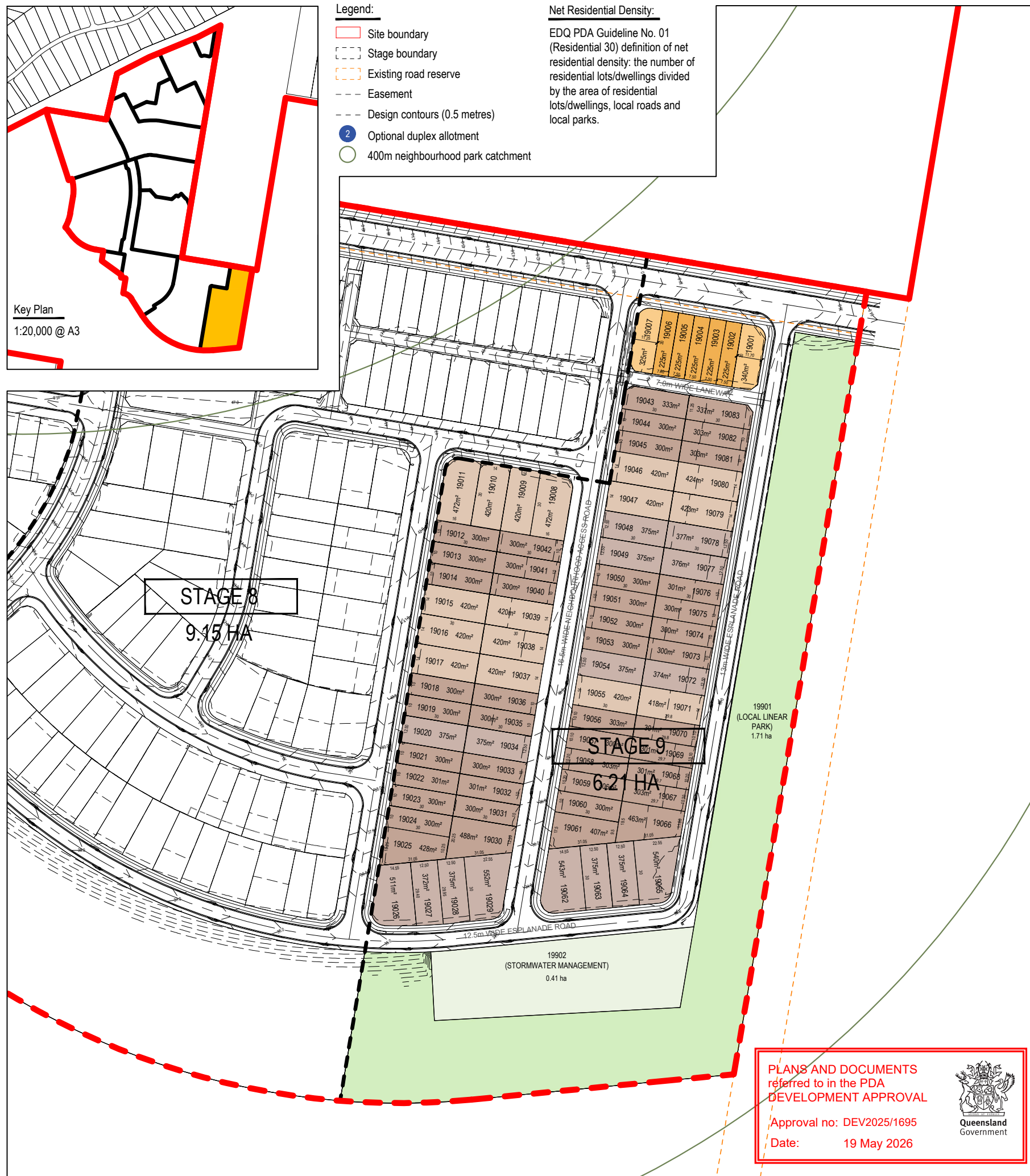
**DRAWING TITLE**  
**PRECINCT 1 ROL - STAGE 8**

DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:2,000 @ A3

DRAWING NUMBER	REVISION
4123001 - 37	H

Yield Breakdown Stage 9	Typical Dimensions	Typical Area	Stage 9		
			No. of Lots	%	Area (ha)
<b>Lot Type</b>					
<b>30m Deep Attached (Terrace) Allotment (30 dw/ha)</b>					
7.5m Front-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	0	0.00%	0.00
9.0m Front-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	0	0.00%	0.00
7.5m Rear-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	5	5.88%	0.11
9.0m Rear-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	2	2.35%	0.07
<b>Sub Total</b>			<b>7</b>	<b>8.24%</b>	<b>0.18</b>
<b>30m Deep Detached Allotment (18 dw/ha)</b>					
10.0m Villa Allotment	10.0m x 30.0m	300m <sup>2</sup>	44	51.76%	1.39
12.5m Premium Villa Allotment	12.5m x 30.0m	375m <sup>2</sup>	16	18.82%	0.67
14.0m Courtyard Allotment	14.0m x 30.0m	420m <sup>2</sup>	16	18.82%	0.68
16.0m Premium Courtyard Allotment	16.0m x 30.0m	480m <sup>2</sup>	0	0.00%	0.00
<b>Sub Total</b>			<b>76</b>	<b>89.41%</b>	<b>2.74</b>
<b>Sub Total Residential Allotment Yield</b>			<b>83</b>	<b>97.65%</b>	<b>2.92</b>
<b>Additional Allotment Type</b>					
Medium Density Site	-	-	0	0.00%	0.00
Primary School	-	-	0	0.00%	0.00
Local Linear Park	-	-	1	1.18%	1.70
Local and Neighbourhood Recreation Park	-	-	0	0.00%	0.00
Stormwater Management	-	-	1	1.18%	0.41
<b>Total Additional Allotment Type Yield</b>			<b>2</b>	<b>2.35%</b>	<b>2.11</b>
<b>Total Allotments</b>			<b>85</b>	<b>100.00%</b>	<b>5.03</b>
<b>Maximum Potential Residential Dwellings</b>					
Optional Duplex Allotments	-	-	0	-	-
Medium Density Sites (site density 40 dw/ha)	-	-	0	-	-
<b>Sub Total Maximum Potential Residential Dwellings</b>			<b>0</b>	<b>-</b>	<b>-</b>
<b>Total Maximum Potential Residential Dwellings</b>			<b>83</b>	<b>-</b>	<b>2.92</b>
Maximum Potential Net Residential Density					21.50 dw/ha
<b>Land Budget Breakdown Stage 9</b>			<b>Stage 9</b>		
			Area (ha)	%	
<b>Land Use Type</b>					
<b>Residential</b>					
Low Density Residential			2.74	44.12%	
Low-Medium Density Residential			0.18	2.90%	
Medium Density Site			0.00	0.00%	
<b>Sub Total</b>			<b>2.92</b>	<b>47.02%</b>	
<b>Open Space</b>					
Local Linear Parks			1.70	27.38%	
Local and Neighbourhood Recreation Parks			0.00	0.00%	
Linear Pockets (incl. Pedestrian Links)			0.00	0.00%	
Stormwater Management			0.41	6.60%	
<b>Sub Total</b>			<b>2.11</b>	<b>33.98%</b>	
<b>Education</b>					
Primary School			0.00	0.00%	
<b>Sub Total</b>			<b>0.00</b>	<b>0.00%</b>	
<b>Services and Street Network</b>					
Trunk and Neighbourhood Connectors			0.24	3.86%	
Local Street Network			0.94	15.14%	
<b>Sub Total</b>			<b>1.18</b>	<b>19.00%</b>	
<b>Proposed Total</b>			<b>6.21</b>	<b>100.00%</b>	

Existing road reserve = 0.21ha



**place design group.**

BRISBANE  
Level 3, 109 Edward Street  
Brisbane QLD 4000  
GPO Box 775, Brisbane QLD 4001  
T + 61 7 3852 3922

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PROJECT

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EXISTING CONTOURS: COLLIER'S (JANUARY 2026)

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
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G	PRE	FINAL ISSUE	NV	NV	10/03/2026
H	PRE	FINAL ISSUE	NV	NV	12/03/2026

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

DRAWING TITLE

PRECINCT 1 ROL -  
STAGE 9

DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:2,000 @ A3

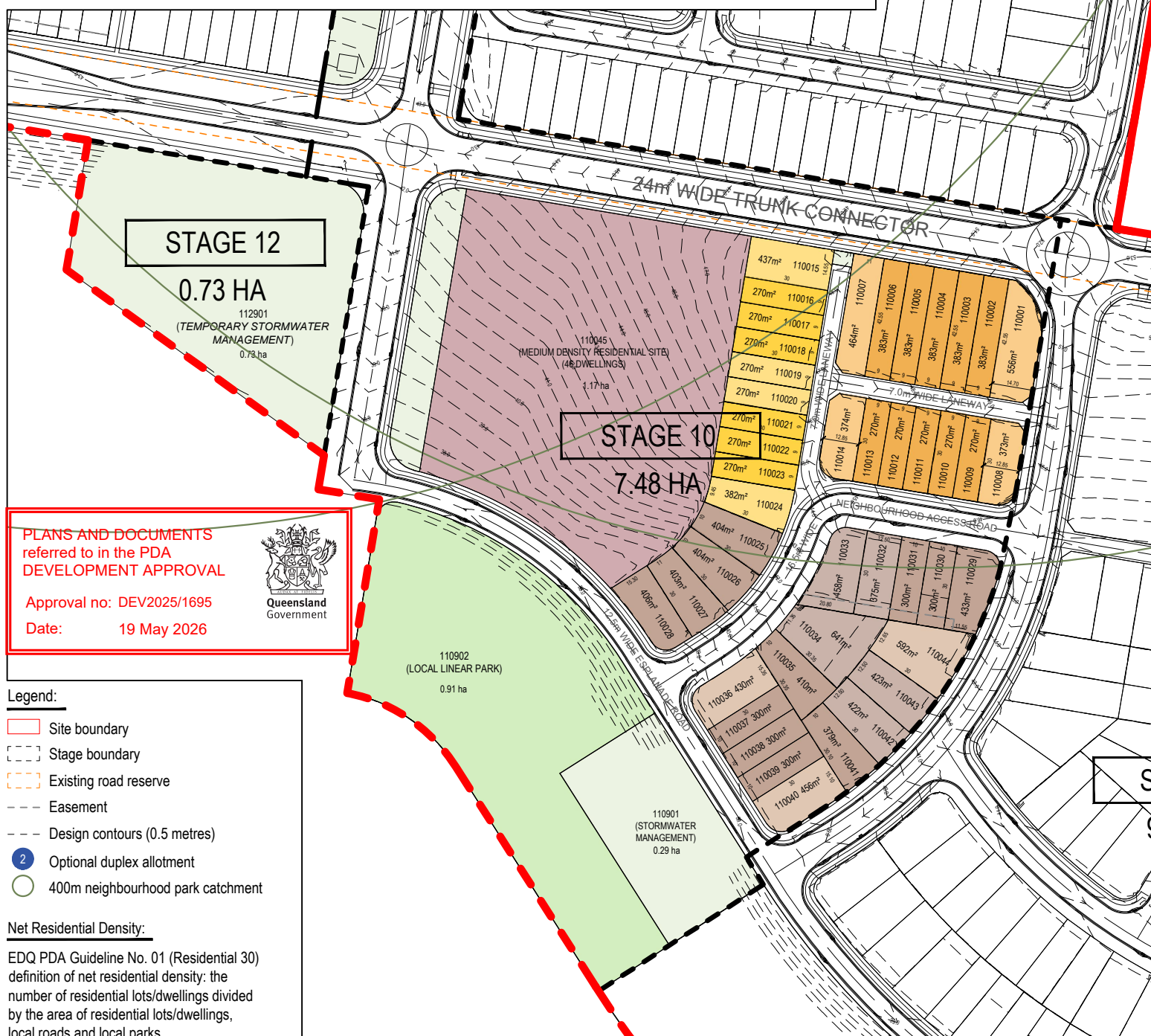
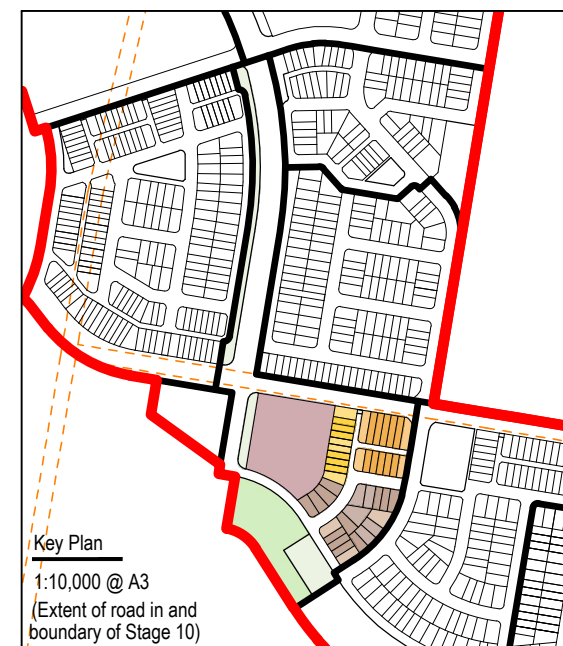
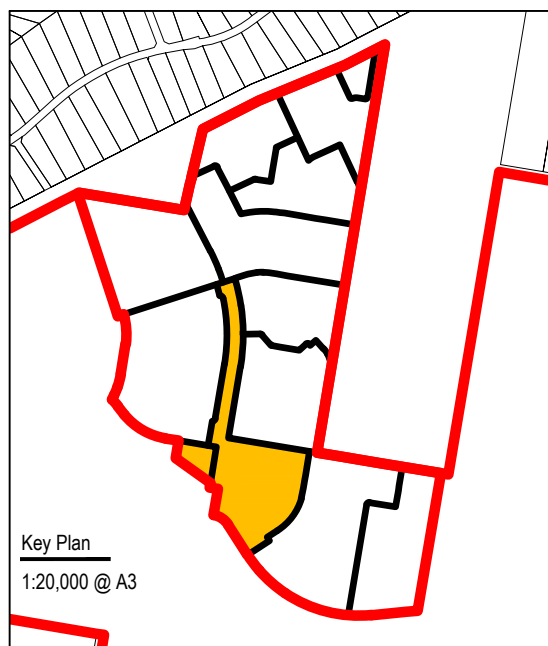


DRAWING NUMBER REVISION

4123001 - 38 H

Yield Breakdown Stages 10 and 12	Typical Dimensions	Typical Area	Stage 10			Stage 12		
			No. of Lots	%	Area (ha)	No. of Lots	%	Area (ha)
<b>Lot Type</b>								
<b>30m Deep Attached (Terrace) Allotment (30 dw/ha)</b>								
7.5m Front-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	6	12.77%	0.16	0	0.00%	0.00
9.0m Front-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	4	8.51%	0.14	0	0.00%	0.00
7.5m Rear-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	10	21.28%	0.33	0	0.00%	0.00
9.0m Rear-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	4	8.51%	0.18	0	0.00%	0.00
<b>Sub Total</b>			<b>24</b>	<b>51.06%</b>	<b>0.81</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>30m Deep Detached Allotment (18 dw/ha)</b>								
10.0m Villa Allotment	10.0m x 30.0m	300m <sup>2</sup>	12	25.53%	0.43	0	0.00%	0.00
12.5m Premium Villa Allotment	12.5m x 30.0m	375m <sup>2</sup>	5	10.64%	0.23	0	0.00%	0.00
14.0m Courtyard Allotment	14.0m x 30.0m	420m <sup>2</sup>	3	6.38%	0.15	0	0.00%	0.00
16.0m Premium Courtyard Allotment	16.0m x 30.0m	480m <sup>2</sup>	0	0.00%	0.00	0	0.00%	0.00
<b>Sub Total</b>			<b>20</b>	<b>42.55%</b>	<b>0.81</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Sub Total Residential Allotment Yield</b>			<b>44</b>	<b>93.62%</b>	<b>1.62</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Additional Allotment Type</b>								
Medium Density Site	-	-	1	2.13%	1.17	0	0.00%	0.00
Primary School	-	-	0	0.00%	0.00	0	0.00%	0.00
Local Linear Park	-	-	1	2.13%	0.91	0	0.00%	0.00
Local and Neighbourhood Recreation Park	-	-	0	0.00%	0.00	0	0.00%	0.00
Stormwater Management	-	-	1	2.13%	0.29	1	100.00%	0.73
<b>Total Additional Allotment Type Yield</b>			<b>3</b>	<b>6.38%</b>	<b>2.37</b>	<b>1</b>	<b>100.00%</b>	<b>0.73</b>
<b>Total Allotments</b>			<b>47</b>	<b>100.00%</b>	<b>3.99</b>	<b>1</b>	<b>100.00%</b>	<b>0.73</b>
<b>Maximum Potential Residential Dwellings</b>								
Optional Duplex Allotments	-	-	0	-	-	0	-	-
Medium Density Sites (site density 40 dw/ha)	-	-	46	-	-	0	-	-
<b>Sub Total Maximum Potential Residential Dwellings</b>			<b>46</b>			<b>0</b>		
<b>Total Maximum Potential Residential Dwellings</b>			<b>90</b>		<b>2.79</b>	<b>0</b>		<b>0.00</b>
Maximum Potential Net Residential Density				22.67 dw/ha				N/A
<b>Land Budget Breakdown Stages 10 and 12</b>			<b>Stage 10</b>		<b>Stage 12</b>			
			Area (ha)	%	Area (ha)	%		
<b>Land Use Type</b>								
<b>Residential</b>								
Low Density Residential			0.81	10.83%	0.00	0.00%		
Low-Medium Density Residential			0.81	10.83%	0.00	0.00%		
Medium Density Site			1.17	15.64%	0.00	0.00%		
<b>Sub Total</b>			<b>2.79</b>	<b>37.30%</b>	<b>0.00</b>	<b>0.00%</b>		
<b>Open Space</b>								
Local Linear Parks			0.91	12.17%	0.00	0.00%		
Local and Neighbourhood Recreation Parks			0.00	0.00%	0.00	0.00%		
Linear Pockets (incl. Pedestrian Links)			0.56	7.49%	0.00	0.00%		
Stormwater Management			0.29	3.88%	0.73	100.00%		
<b>Sub Total</b>			<b>1.76</b>	<b>23.53%</b>	<b>0.73</b>	<b>100.00%</b>		
<b>Education</b>								
Primary School			0.00	0.00%	0.00	0.00%		
<b>Sub Total</b>			<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>		
<b>Services and Street Network</b>								
Trunk and Neighbourhood Connectors			2.31	30.88%	0.00	0.00%		
Local Street Network			0.62	8.29%	0.00	0.00%		
<b>Sub Total</b>			<b>2.93</b>	<b>39.17%</b>	<b>0.00</b>	<b>0.00%</b>		
<b>Proposed Total</b>			<b>7.48</b>	<b>100.00%</b>	<b>0.73</b>	<b>100.00%</b>		

Existing road reserve = 0.50ha (Stage 10)



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

Approval no: DEV2025/1695  
Date: 19 May 2026

- Legend:**
- Site boundary
  - Stage boundary
  - Existing road reserve
  - Easement
  - Design contours (0.5 metres)
  - Optional duplex allotment
  - 400m neighbourhood park catchment

**Net Residential Density:**  
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.



BRISBANE  
Level 3, 109 Edward Street  
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PROJECT  
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B	PRE	FINAL CONSULTANT ISSUE	NV	NV	24/09/2025
C	PRE	FINAL CONSULTANT ISSUE	NV	NV	26/09/2025
D	PRE	FINAL ISSUE	NV	NV	30/09/2025
E	PRE	DRAFT ISSUE	NV	NV	02/02/2026
F	PRE	FINAL ISSUE	NV	NV	04/02/2026
G	PRE	FINAL ISSUE	NV	NV	10/03/2026
H	PRE	FINAL ISSUE	NV	NV	12/03/2026

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

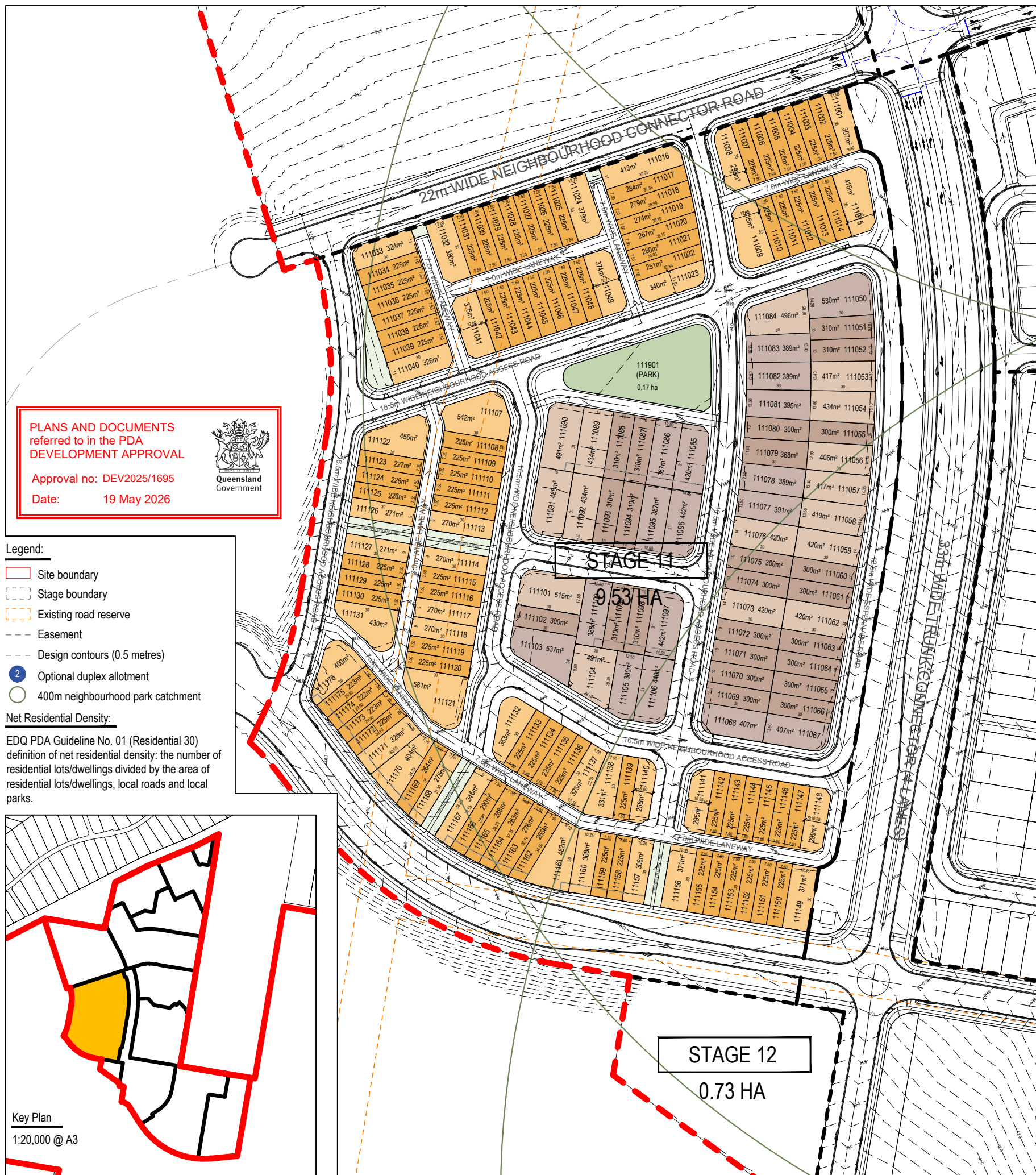
**PRECINCT 1 ROL - STAGES 10 AND 12**

DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:2,000 @ A3

DRAWING NUMBER	REVISION
4123001 - 39	H

Yield Breakdown Stage 11	Typical Dimensions	Typical Area	Stage 11		
			No. of Lots	%	Area (ha)
<b>Lot Type</b>					
<b>30m Deep Attached (Terrace) Allotment (30 dw/ha)</b>					
7.5m Front-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	0	0.00%	0.00
9.0m Front-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	0	0.00%	0.00
7.5m Rear-Loaded Terrace Allotment	7.5m x 30.0m	225m <sup>2</sup>	81	45.76%	1.88
9.0m Rear-Loaded Terrace Allotment	9.0m x 30.0m	270m <sup>2</sup>	38	21.47%	1.34
<b>Sub Total</b>			<b>119</b>	<b>67.23%</b>	<b>3.22</b>
<b>30m Deep Detached Allotment (18 dw/ha)</b>					
10.0m Villa Allotment	10.0m x 30.0m	300m <sup>2</sup>	24	13.56%	0.74
12.5m Premium Villa Allotment	12.5m x 30.0m	375m <sup>2</sup>	17	9.60%	0.71
14.0m Courtyard Allotment	14.0m x 30.0m	420m <sup>2</sup>	16	9.04%	0.71
16.0m Premium Courtyard Allotment	16.0m x 30.0m	480m <sup>2</sup>	0	0.00%	0.00
<b>Sub Total</b>			<b>57</b>	<b>32.20%</b>	<b>2.16</b>
<b>Sub Total Residential Allotment Yield</b>			<b>176</b>	<b>99.44%</b>	<b>5.38</b>
<b>Additional Allotment Type</b>					
Medium Density Site	-	-	0	0.00%	0.00
Primary School	-	-	0	0.00%	0.00
Local Linear Park	-	-	0	0.00%	0.00
Local and Neighbourhood Recreation Park	-	-	1	0.56%	0.17
Stormwater Management	-	-	0	0.00%	0.00
<b>Total Additional Allotment Type Yield</b>			<b>1</b>	<b>0.56%</b>	<b>0.17</b>
<b>Total Allotments</b>			<b>177</b>	<b>100.00%</b>	<b>5.55</b>
<b>Maximum Potential Residential Dwellings</b>					
Optional Duplex Allotments	-	-	0	-	-
Medium Density Sites (site density 40 dw/ha)	-	-	0	-	-
<b>Sub Total Maximum Potential Residential Dwellings</b>			<b>0</b>		
<b>Total Maximum Potential Residential Dwellings</b>			<b>176</b>		<b>5.38</b>
Maximum Potential Net Residential Density					20.58 dw/ha
<b>Land Budget Breakdown Stage 11</b>					
Land Use Type	Stage 11				
	Area (ha)	%			
<b>Residential</b>					
Low Density Residential			2.16	22.67%	
Low-Medium Density Residential			3.22	33.79%	
Medium Density Site			0.00	0.00%	
<b>Sub Total</b>			<b>5.38</b>	<b>56.45%</b>	
<b>Open Space</b>					
Local Linear Parks			0.00	0.00%	
Local and Neighbourhood Recreation Parks			0.17	1.78%	
Linear Pockets and Stormwater Management (incl. Pedestrian Links)			0.14	1.47%	
Stormwater Management			0.00	0.00%	
<b>Sub Total</b>			<b>0.31</b>	<b>3.25%</b>	
<b>Education</b>					
Primary School			0.00	0.00%	
<b>Sub Total</b>			<b>0.00</b>	<b>0.00%</b>	
<b>Services and Street Network</b>					
Trunk and Neighbourhood Connectors			0.98	10.28%	
Local Street Network			2.86	30.01%	
<b>Sub Total</b>			<b>3.84</b>	<b>40.29%</b>	
<b>Proposed Total</b>			<b>9.53</b>	<b>100.00%</b>	

Existing road reserve = 1.07ha



**place design group.**

BRISBANE  
Level 3, 109 Edward Street  
Brisbane QLD 4000  
GPO Box 775, Brisbane QLD 4001  
T + 61 7 3852 3922

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PROJECT

RIVERBEND

CLIENT

**CELESTINO**

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:

SITE BOUNDARIES: COLLIER'S (JANUARY 2026)  
ADJOINING CADASTRE: QSPATIAL  
DESIGN CONTOURS: COLLIER'S (FEBRUARY 2026)  
EXISTING CONTOURS: COLLIER'S (JANUARY 2026)

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	DRAFT ISSUE	NV	NV	05/09/2025
A	PRE	DRAFT ISSUE	NV	NV	12/09/2025
B	PRE	FINAL CONSULTANT ISSUE	NV	NV	24/09/2025
C	PRE	FINAL CONSULTANT ISSUE	NV	NV	26/09/2025
D	PRE	FINAL ISSUE	NV	NV	30/09/2025
E	PRE	DRAFT ISSUE	NV	NV	02/02/2026
F	PRE	FINAL ISSUE	NV	NV	04/03/2026
G	PRE	FINAL ISSUE	NV	NV	10/03/2026
H	PRE	FINAL ISSUE	NV	NV	12/03/2026

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

DRAWING TITLE

PRECINCT 1 ROL -  
STAGE 11

DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:2,000 @ A3



0 20 40 60

DRAWING NUMBER REVISION  
4123001 - 40 G