

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.

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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)

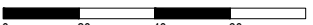
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-	PRE	DRAFT ISSUE	NV	NV	26/09/2025
A	PRE	FINAL ISSUE	NV	NV	30/09/2025
B	PRE	DRAFT ISSUE	NV	NV	02/02/2026
C	PRE	FOR REVIEW	NV	NV	12/03/2026
D	PRE	FINAL ISSUE	NV	NV	16/03/2026

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

DRAWING TITLE

PRECINCT 1 POD -
STAGE 1A

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

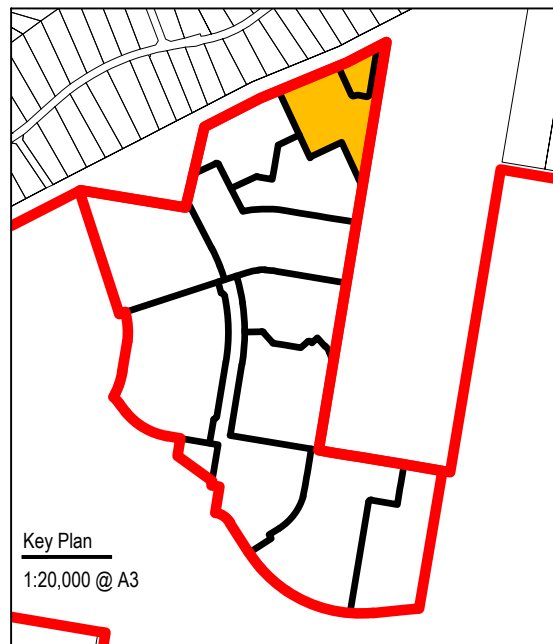
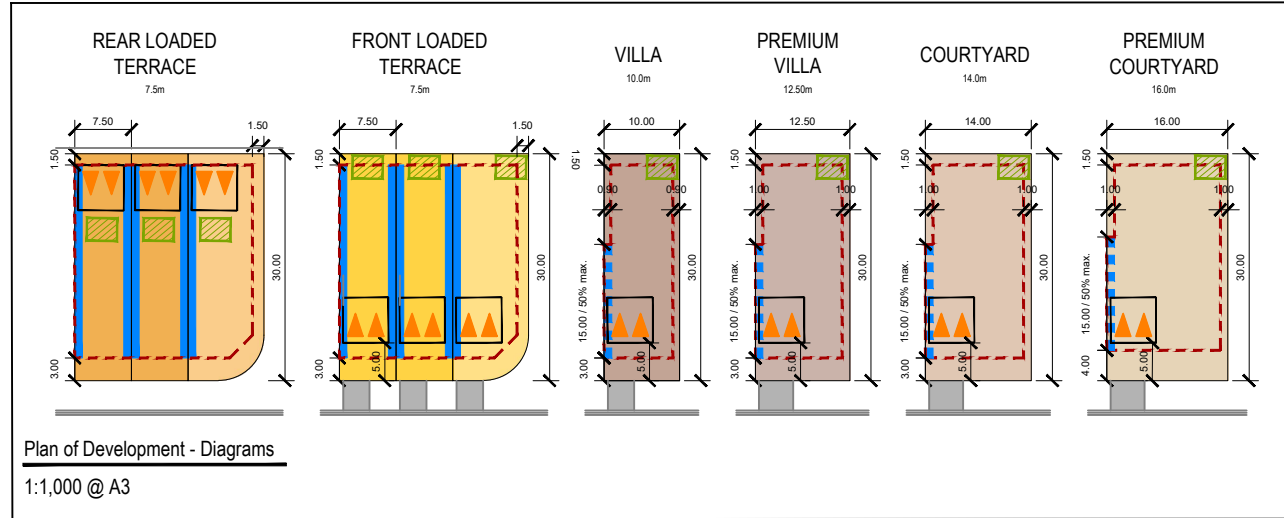


DRAWING NUMBER : 4123001 - 43
REVISION : D

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1695

Date: 19 May 2026



- Legend:
- Site boundary
 - Stage boundary
 - Easement
 - Optional duplex allotment
 - Maximum building envelope
 - Mandatory built-to-boundary wall
 - Optional built-to-boundary wall
 - Preferred primary private open space
 - Single or double car garage (refer to specific criteria)
 - * Lot impacted by potential acoustic requirements
- Bushfire:
- Extent of Radiant Heat Flux 12.5kW/m2
 - Extent of BAL-19 zone (12.5 - 19kW/m2)
 - Extent of BAL-29 zone (19 - 29kW/m2)



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

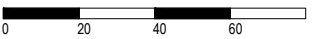
ISSUE CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE DRAFT ISSUE	NV	NV	26/09/2025
A	PRE FINAL ISSUE	NV	NV	30/09/2025
B	DRAFT ISSUE	NV	NV	02/02/2026
C	FOR REVIEW	NV	NV	12/03/2026
D	PRE FINAL ISSUE	NV	NV	16/03/2026

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

DRAWING TITLE

PRECINCT 1 POD -
STAGE 2

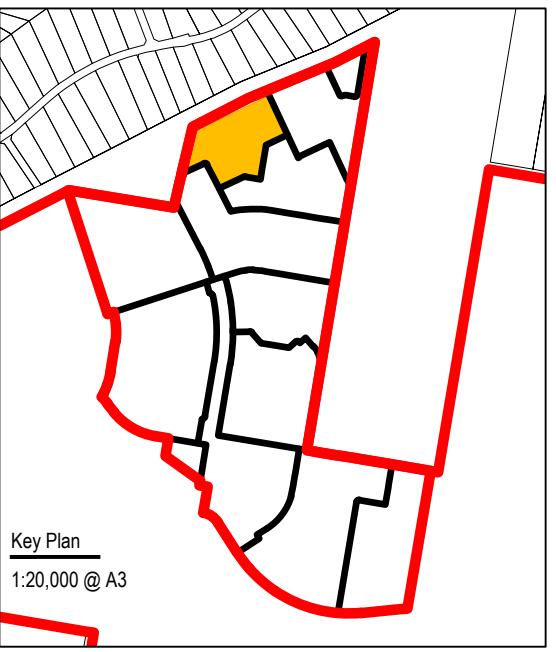
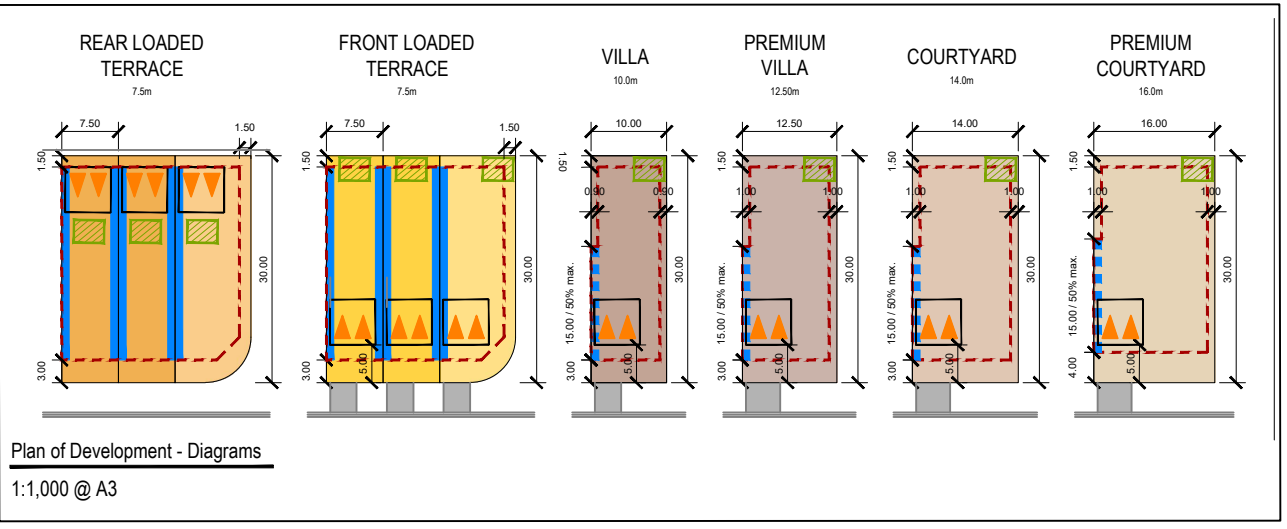
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PROJECT : 4123001
1:2,000 @ A3



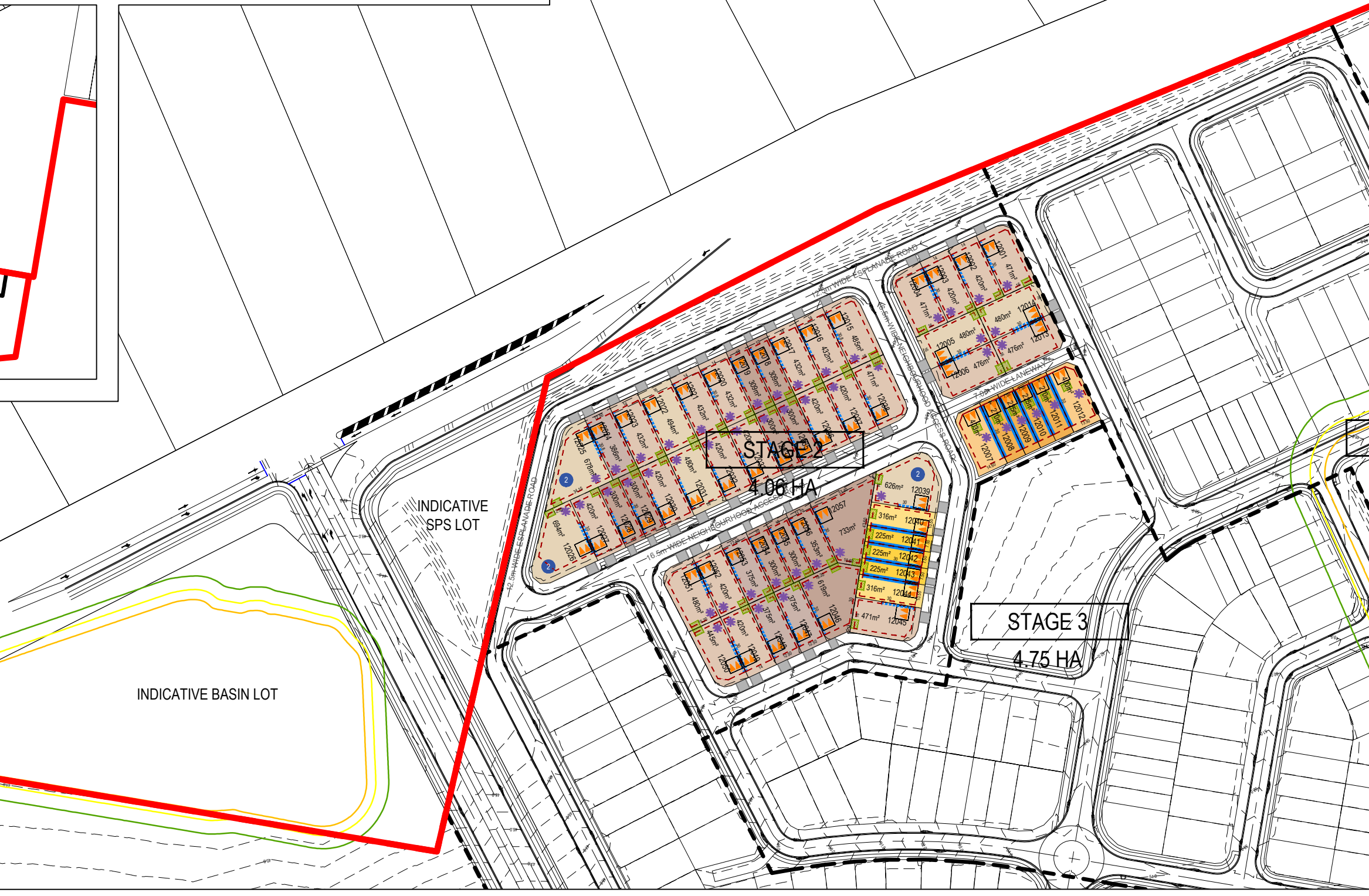
DRAWING NUMBER : 4123001 - 44
REVISION : D

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no. DEV2025/1695
Date: 19 May 2026



- Legend:**
- Site boundary
 - Stage boundary
 - Easement
 - Design contours (0.5 metres)
 - Optional duplex allotment
 - Maximum building envelope
 - Mandatory built-to-boundary wall
 - Optional built-to-boundary wall
 - Preferred primary private open space
 - Single or double car garage (refer to specific criteria)
 - ✳ Lot impacted by potential acoustic requirements
- Bushfire:**
- Extent of Radiant Heat Flux 12.5kW/m2
 - Extent of BAL-19 zone (12.5 - 19kW/m2)
 - Extent of BAL-29 zone (19 - 29kW/m2)



ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	DRAFT ISSUE	NV	NV	26/09/2025
A	PRE	FINAL ISSUE	NV	NV	30/09/2025
B	PRE	DRAFT ISSUE	NV	NV	02/02/2026
C	PRE	FOR REVIEW	NV	NV	12/03/2026
D	PRE	FINAL ISSUE	NV	NV	16/03/2026

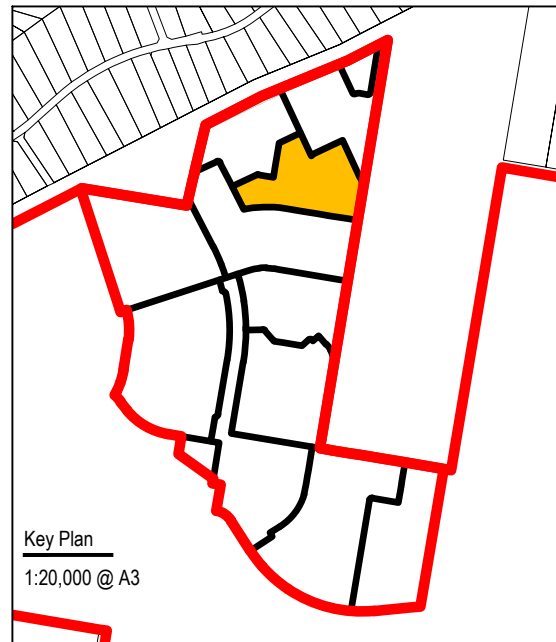
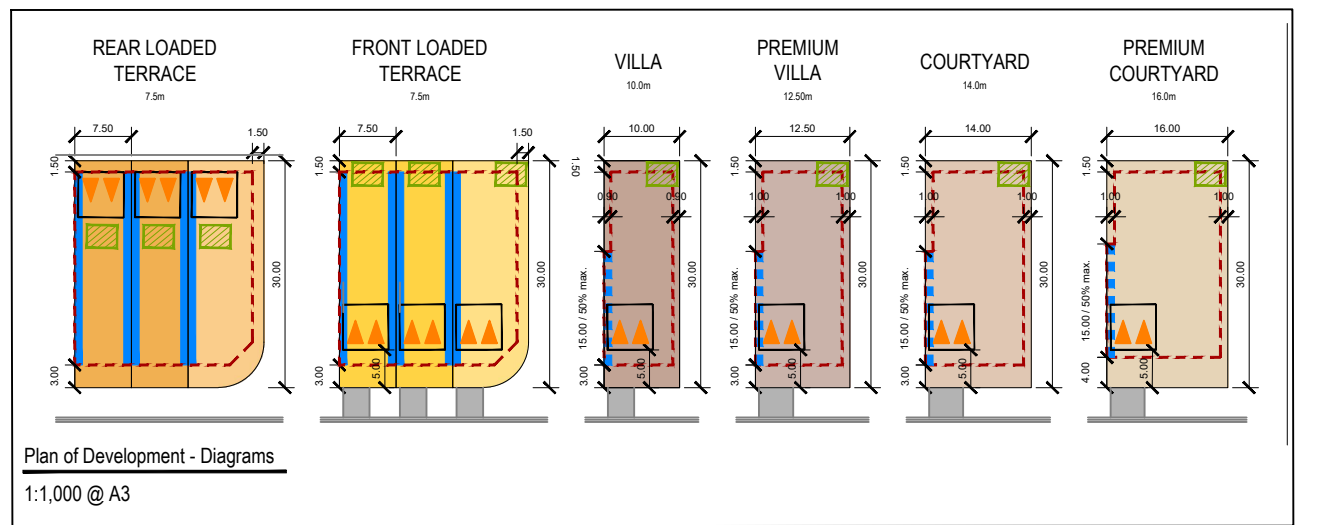
PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE
PRECINCT 1 POD - STAGE 3

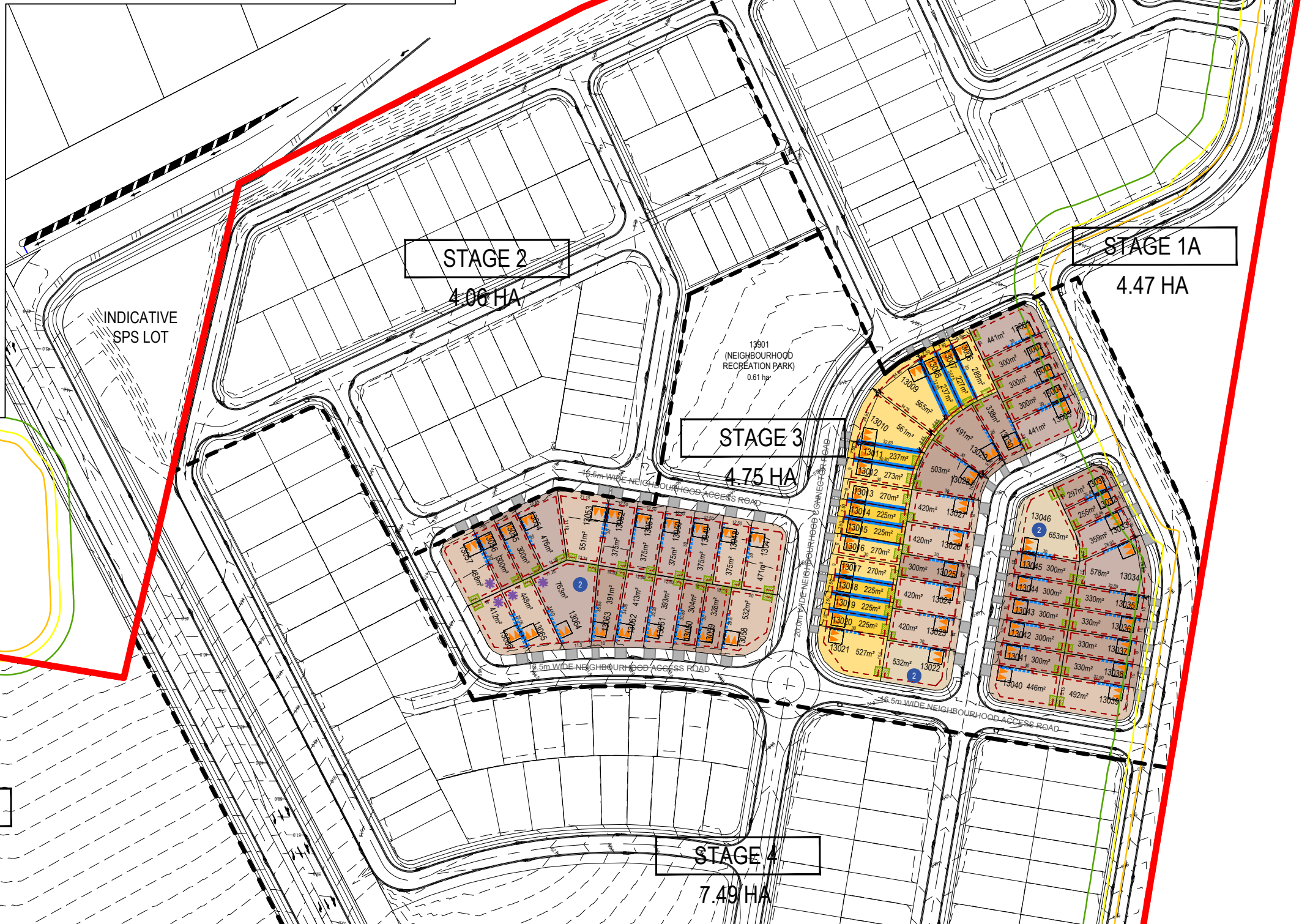
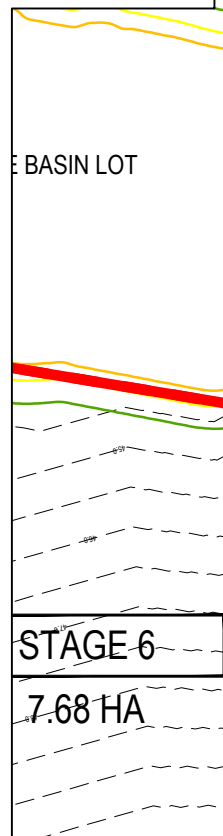
DESIGN : TD
DOCUMENT : TD / NV
PROJECT : 4123001
1:2,000 @ A3

DRAWING NUMBER : 4123001 - 45
REVISION : D

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



- Legend:**
- Site boundary
 - Stage boundary
 - Easement
 - Optional duplex allotment
 - Maximum building envelope
 - Mandatory built-to-boundary wall
 - Optional built-to-boundary wall
 - Preferred primary private open space
 - ▲ Single or double car garage (refer to specific criteria)
 - ✳ Lot impacted by potential acoustic requirements
- Bushfire:**
- Extent of Radiant Heat Flux 12.5kW/m2
 - Extent of BAL-19 zone (12.5 - 19kW/m2)
 - Extent of BAL-29 zone (19 - 29kW/m2)



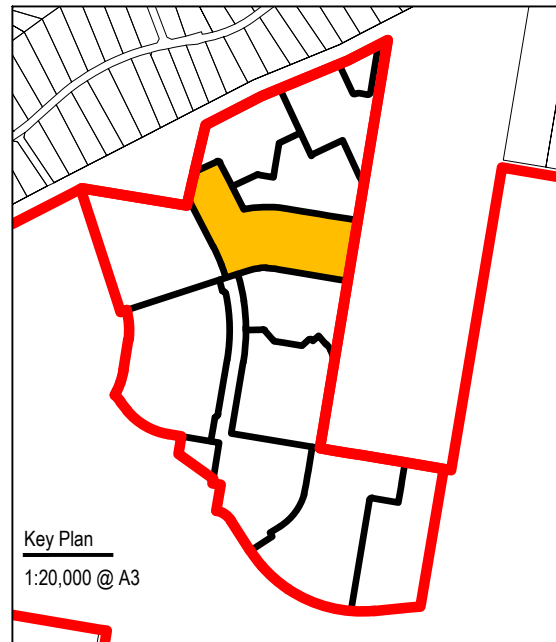
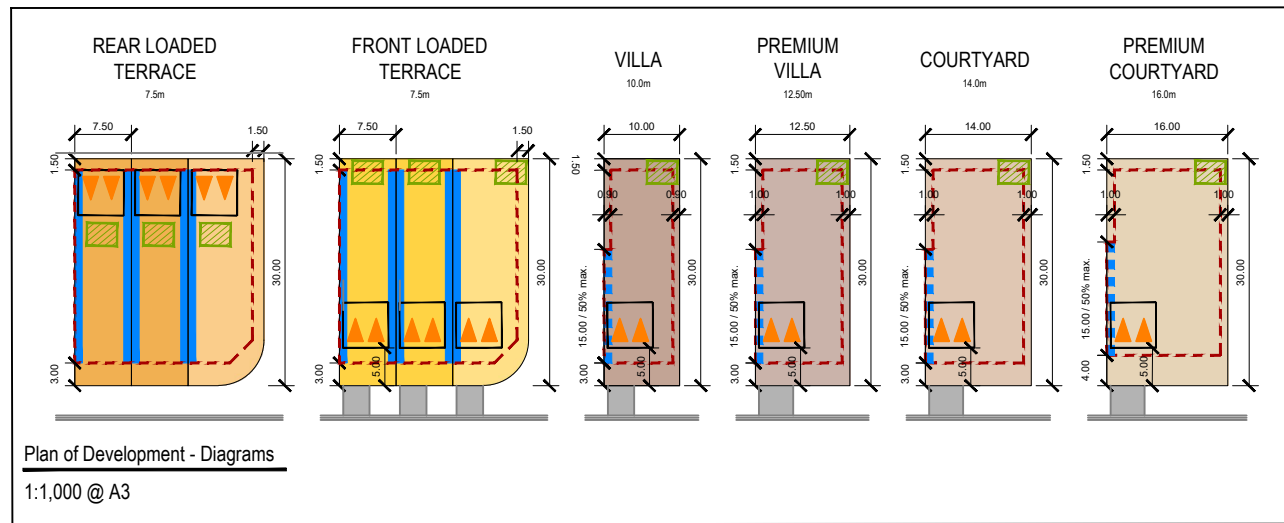
ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	DRAFT ISSUE	NV	NV	26/09/2025
A	PRE	FINAL ISSUE	NV	NV	30/09/2025
B	PRE	DRAFT ISSUE	NV	NV	02/02/2026
C	PRE	FOR REVIEW	NV	NV	12/03/2026
D	PRE	FINAL ISSUE	NV	NV	16/03/2026

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

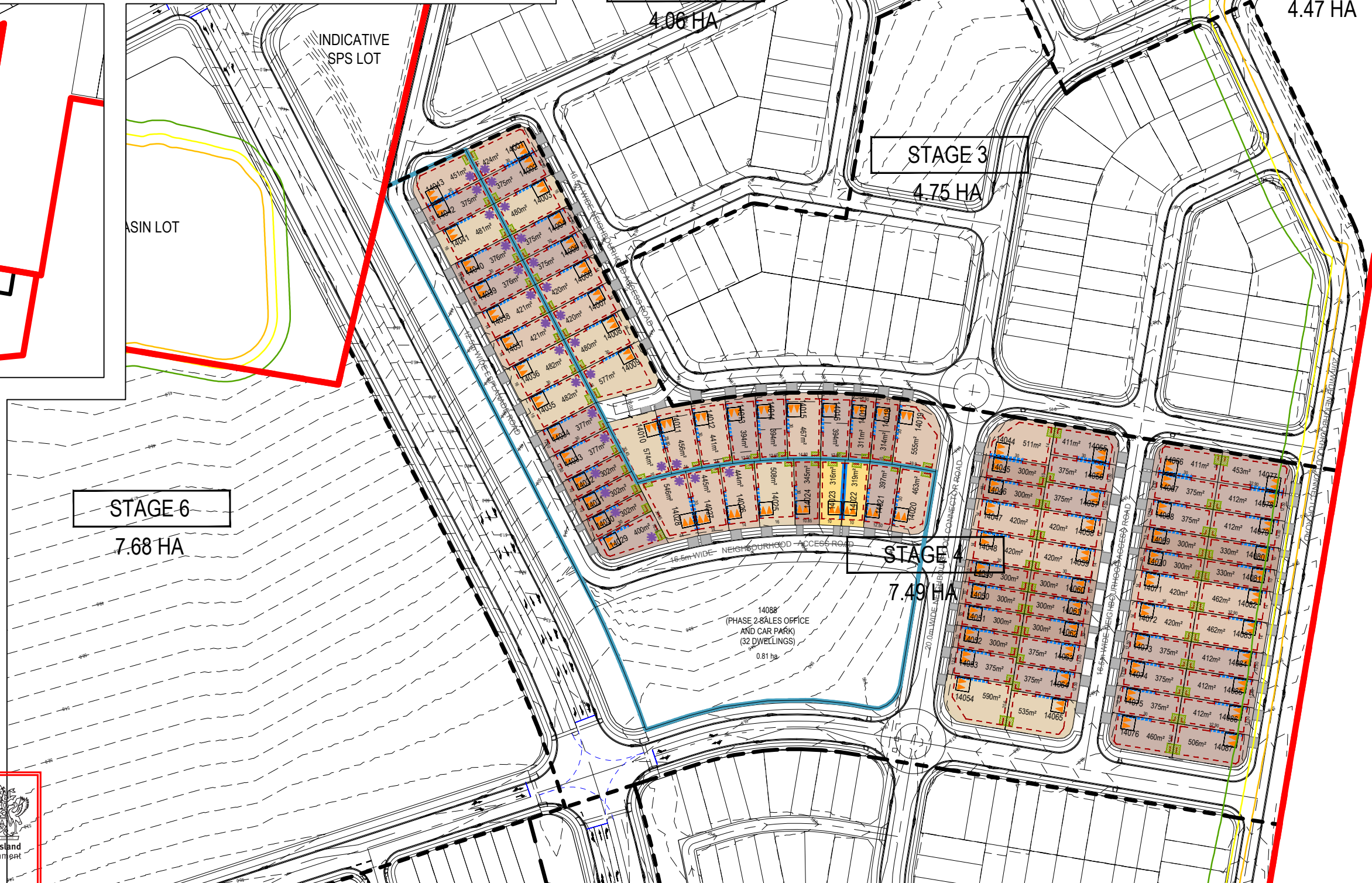
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**PRECINCT 1 POD -
STAGE 4**

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

DRAWING NUMBER : 4123001 - 46
REVISION : D



- Legend:**
- Site boundary
 - Stage boundary
 - Easement
 - Optional duplex allotment
 - Maximum building envelope
 - Mandatory built-to-boundary wall
 - Optional built-to-boundary wall
 - Preferred primary private open space
 - ▲ Single or double car garage (refer to specific criteria)
 - ✳ Lot impacted by potential acoustic requirements
 - Phase 2 display village extent
- Bushfire:**
- Extent of Radiant Heat Flux 12.5kW/m2
 - Extent of BAL-19 zone (12.5 - 19kW/m2)
 - Extent of BAL-29 zone (19 - 29kW/m2)



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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D	PRE	FINAL ISSUE	NV	NV	16/03/2026

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

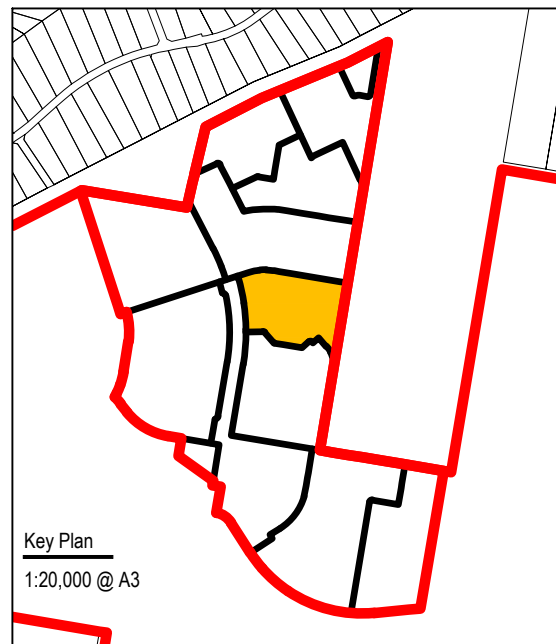
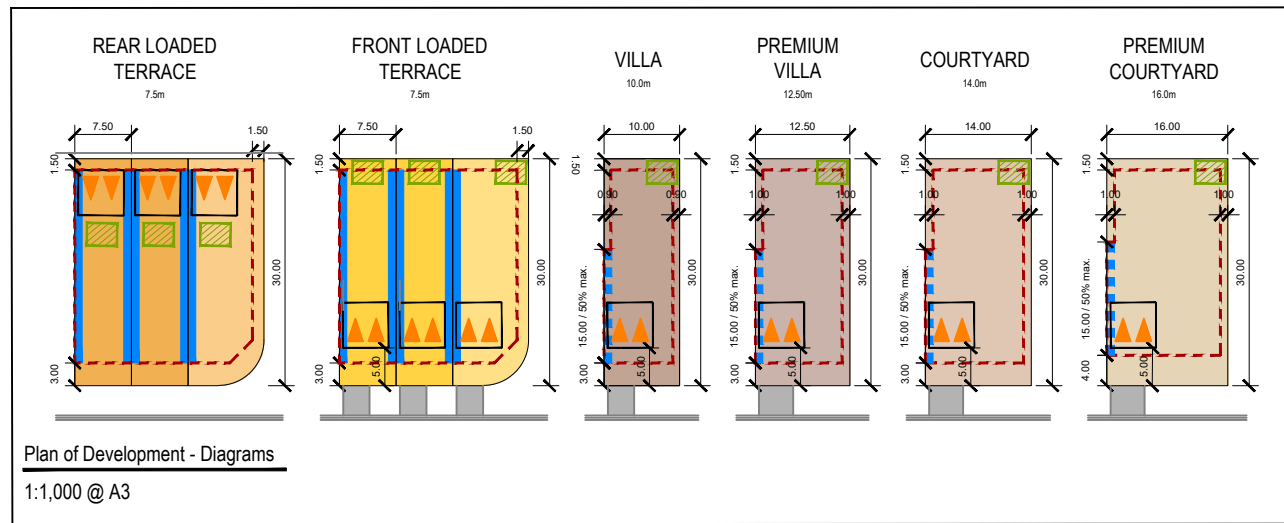
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PRECINCT 1 POD -
STAGE 5

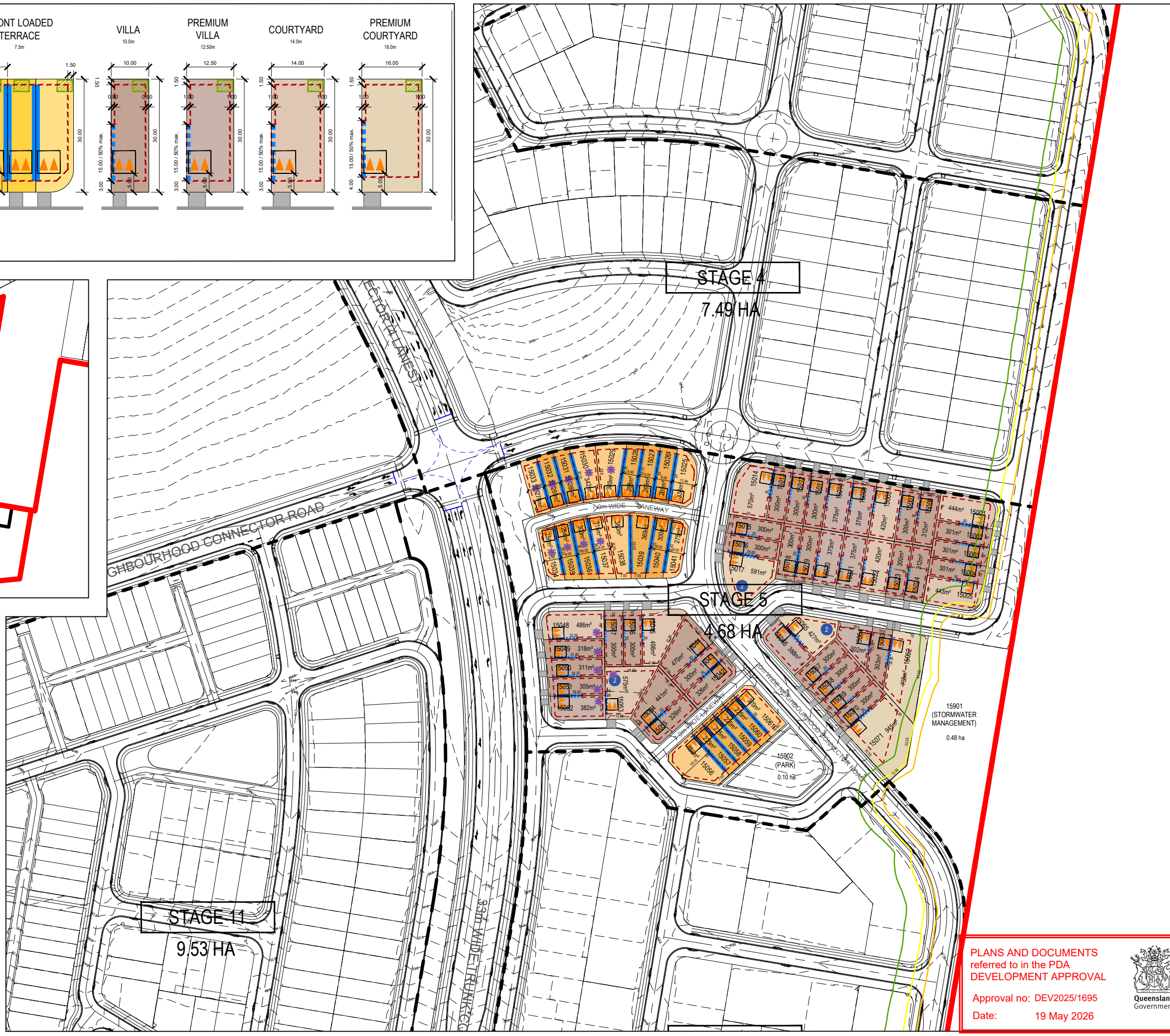
DESIGN : TD
DOCUMENT : TD / NV
PROJECT : 4123001
1:2,000 @ A3



DRAWING NUMBER	REVISION
4123001 - 47	D



- Legend:**
- Site boundary
 - Stage boundary
 - Easement
 - Optional duplex allotment
 - Maximum building envelope
 - Mandatory built-to-boundary wall
 - Optional built-to-boundary wall
 - Preferred primary private open space
 - ▲ Single or double car garage (refer to specific criteria)
 - ✳ Lot impacted by potential acoustic requirements
- Bushfire:**
- Extent of Radiant Heat Flux 12.5kW/m²
 - Extent of BAL-19 zone (12.5 - 19kW/m²)
 - Extent of BAL-29 zone (19 - 29kW/m²)



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1695
Date: 19 May 2026



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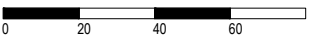
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-	PRE	DRAFT ISSUE	NV	NV	26/09/2025
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D	PRE	FINAL ISSUE	NV	NV	16/03/2026

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

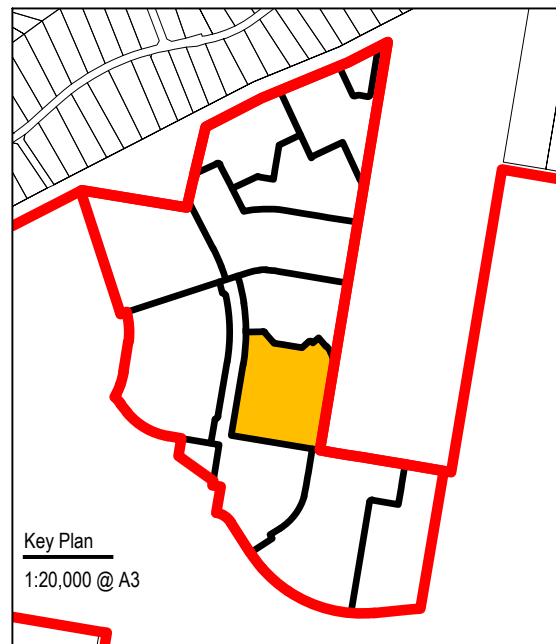
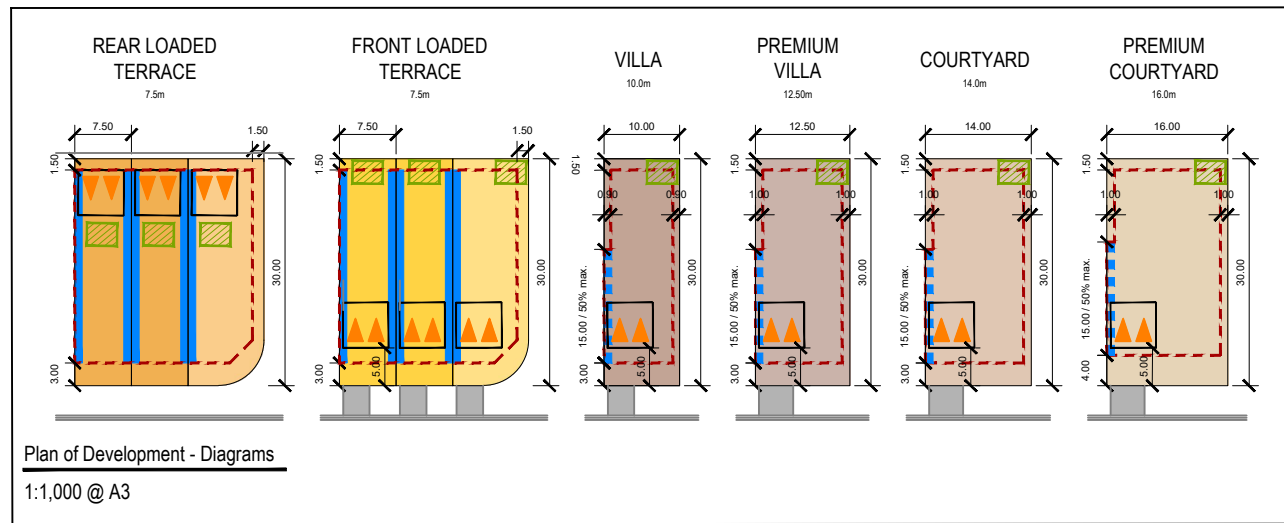
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PRECINCT 1 POD -
STAGE 7

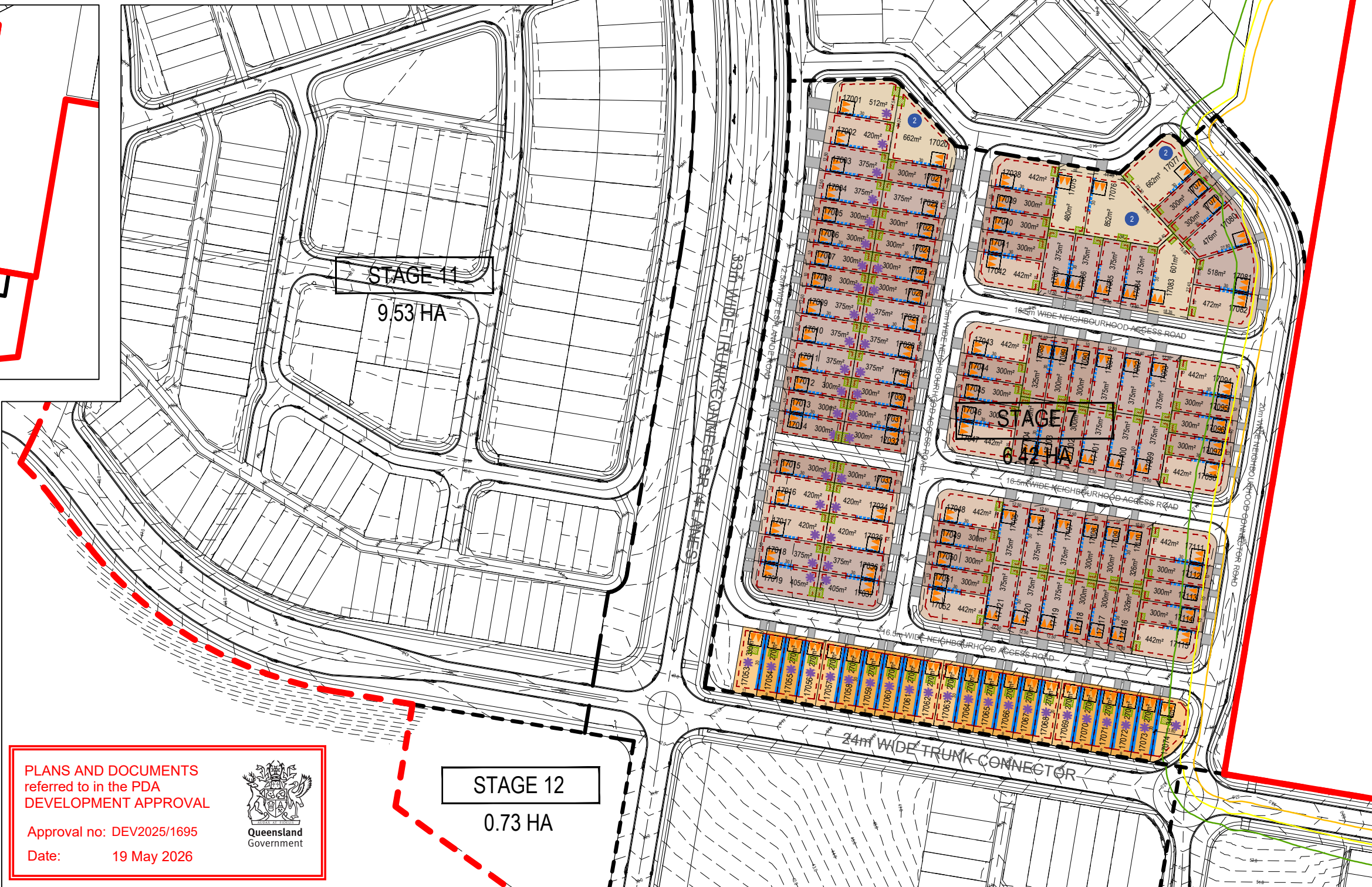
DESIGN : TD
DOCUMENT : TD / NV
PROJECT : 4123001
1:2,000 @ A3



DRAWING NUMBER : 4123001 - 48
REVISION : D



- Legend:**
- Site boundary
 - Stage boundary
 - Easement
 - Optional duplex allotment
 - Maximum building envelope
 - Mandatory built-to-boundary wall
 - Optional built-to-boundary wall
 - Preferred primary private open space
 - Single or double car garage (refer to specific criteria)
 - * Lot impacted by potential acoustic requirements
- Bushfire:**
- Extent of Radiant Heat Flux 12.5kW/m2
 - Extent of BAL-19 zone (12.5 - 19kW/m2)
 - Extent of BAL-29 zone (19 - 29kW/m2)

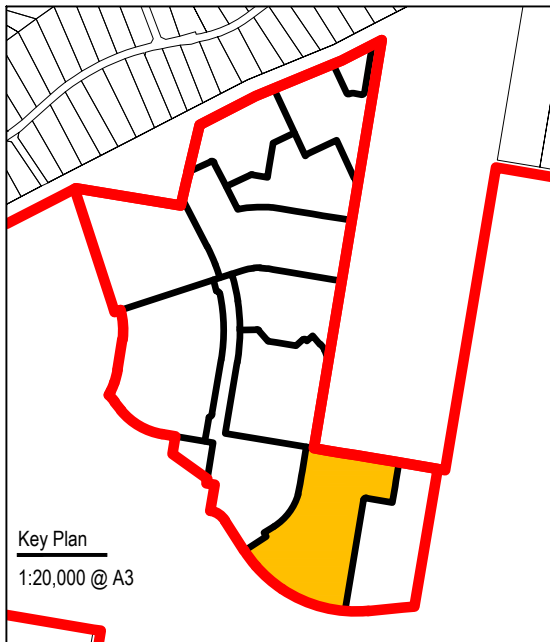
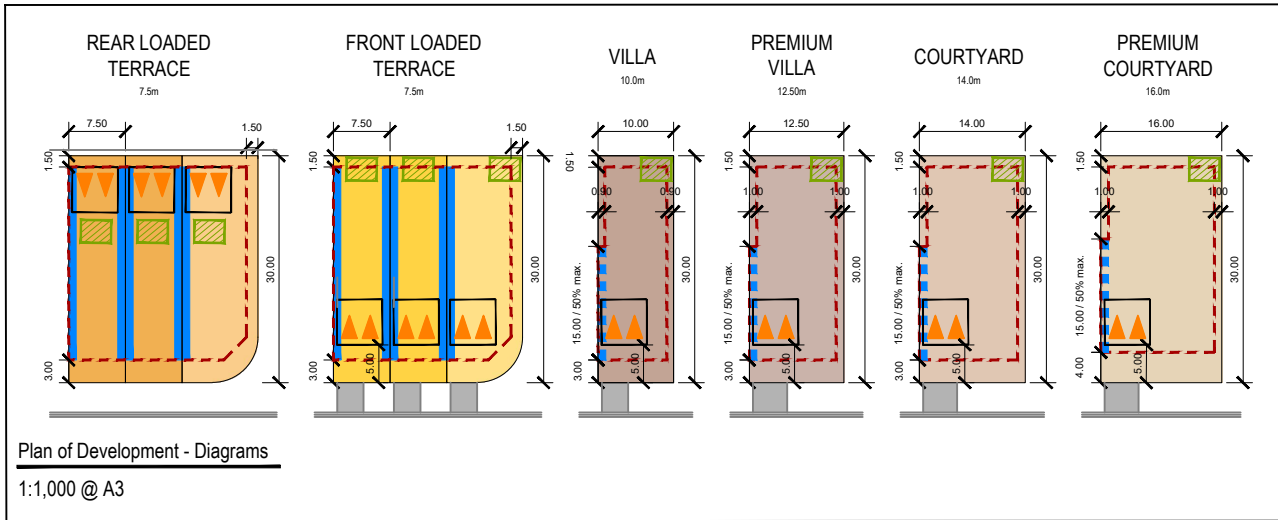


PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1695

Date: 19 May 2026

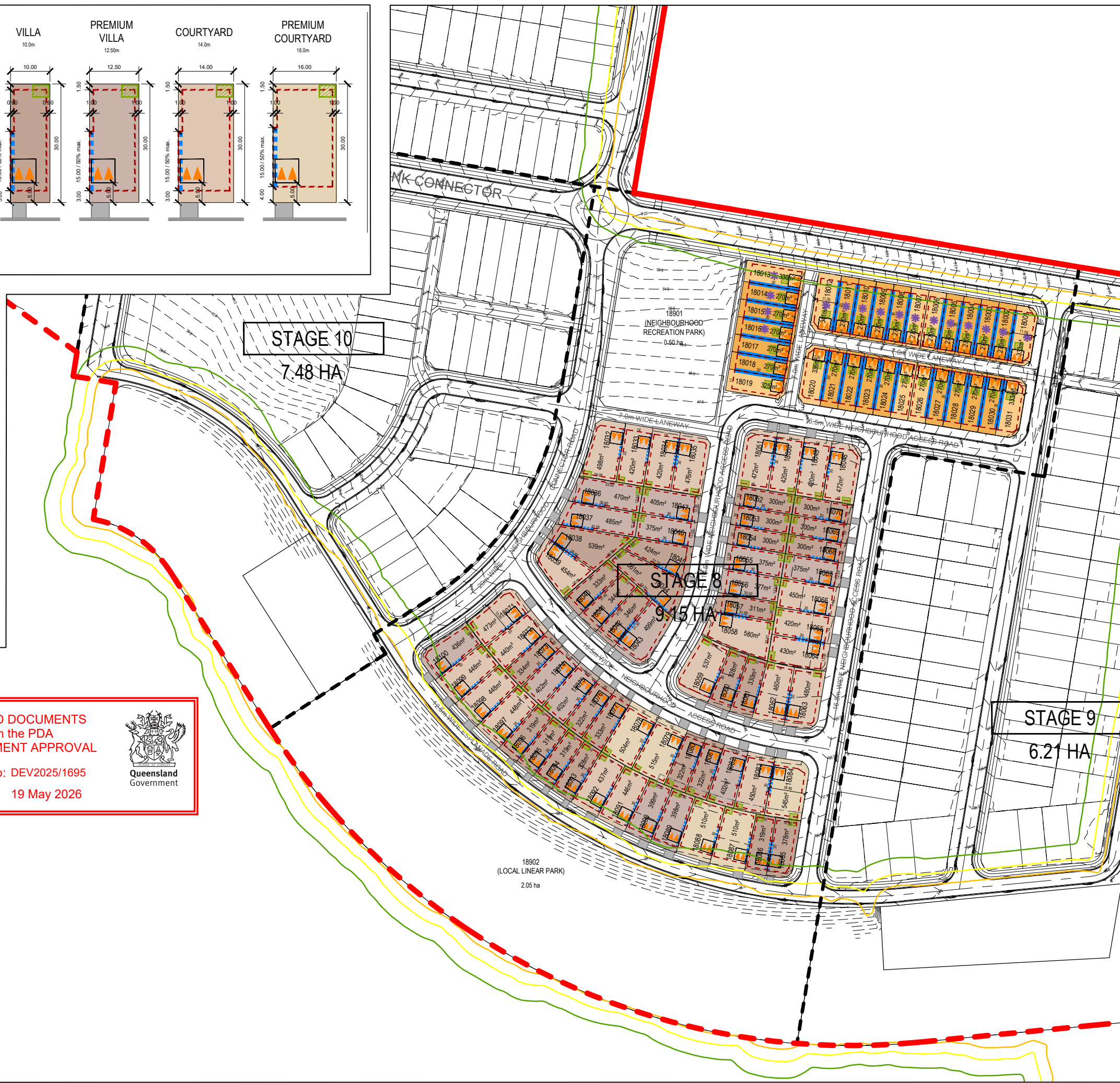
ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	DRAFT ISSUE	NV	NV	26/09/2025
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D	PRE	FINAL ISSUE	NV	NV	16/03/2026



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 - Stage boundary
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 - Optional built-to-boundary wall
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 - * Lot impacted by potential acoustic requirements
- Bushfire:**
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 - Extent of BAL-19 zone (12.5 - 19kW/m2)
 - Extent of BAL-29 zone (19 - 29kW/m2)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
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PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

PRECINCT 1 POD -
STAGE 9

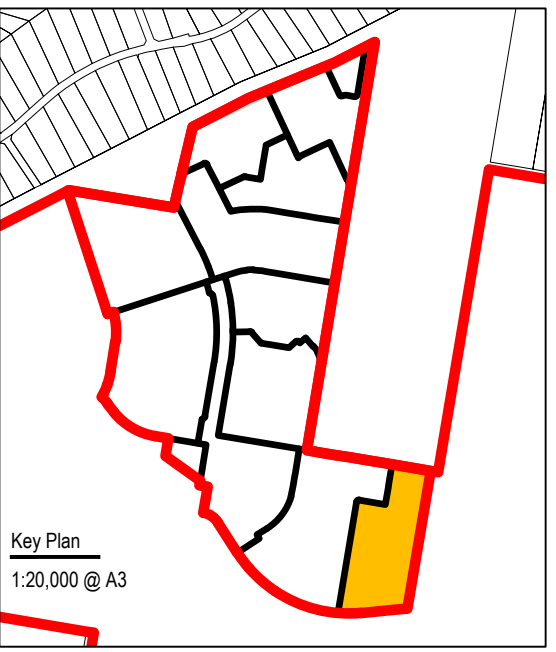
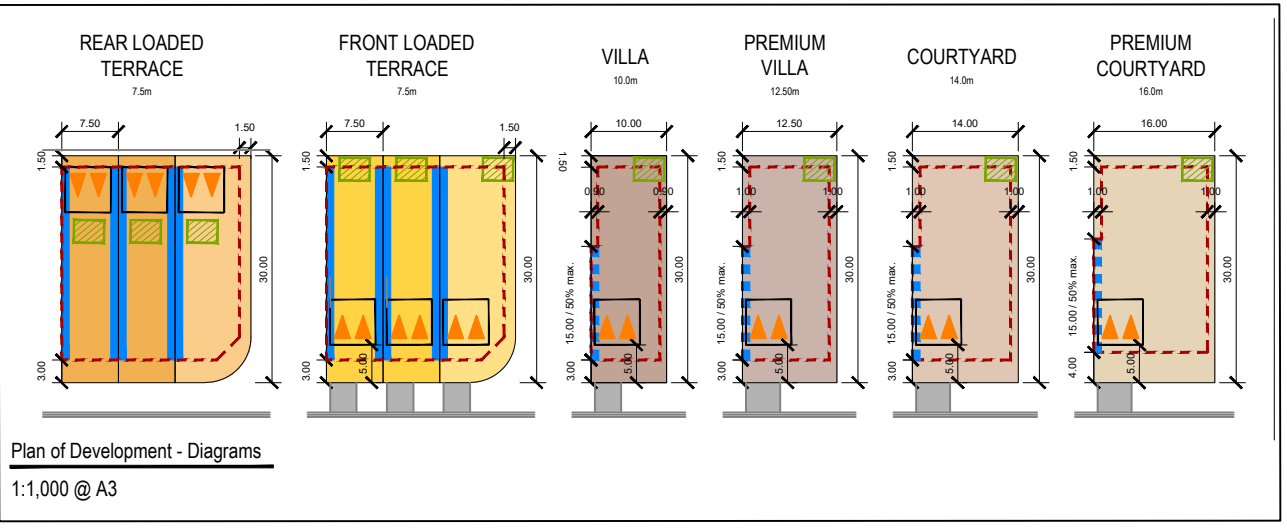
DESIGN : TD
DOCUMENT : TD / NV
PROJECT : 4123001
1:2,000 @ A3



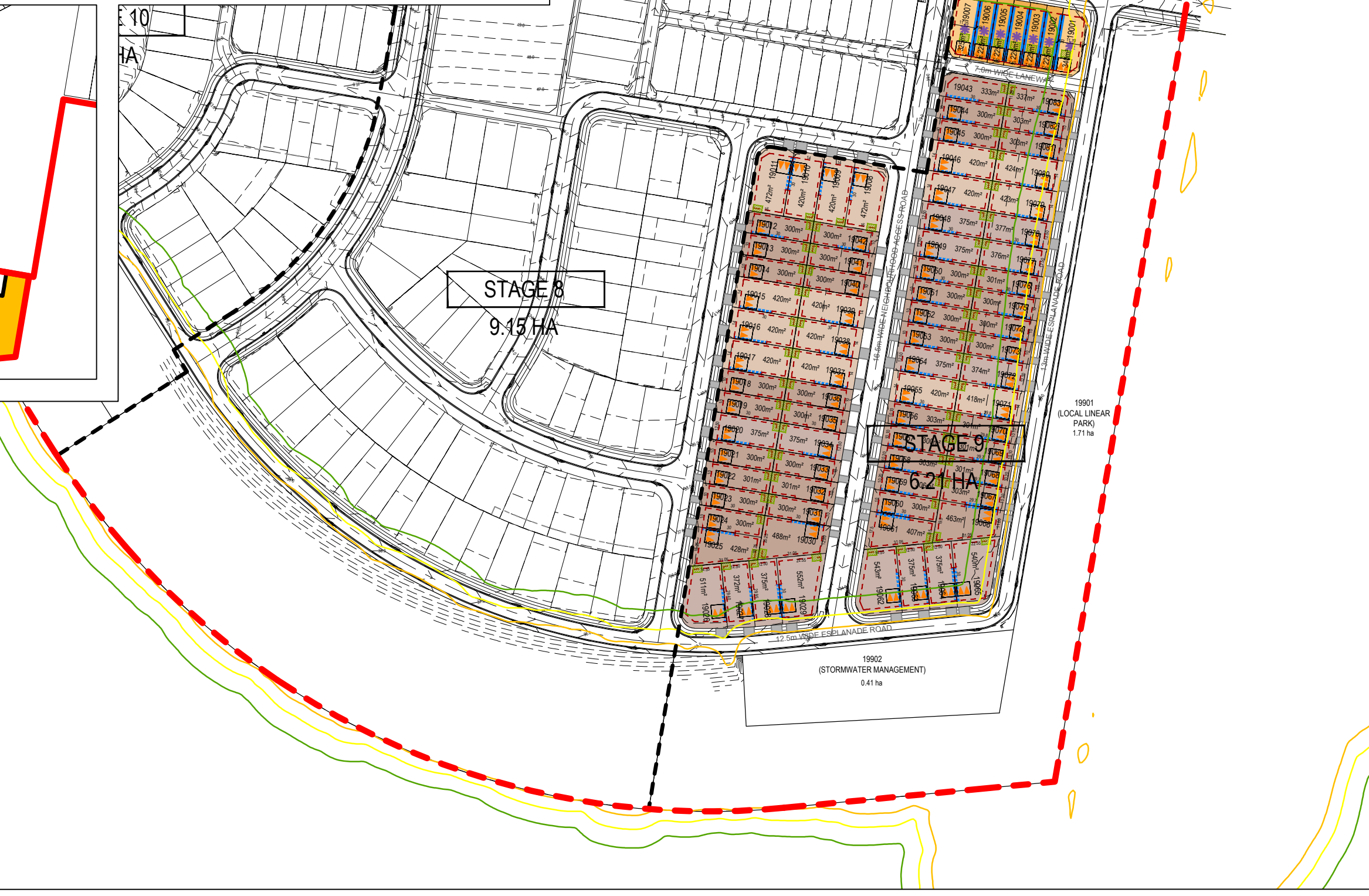
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DRAWING NUMBER	REVISION		
4123001 - 50	D		

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1695
Date: 19 May 2026



- Legend:**
- Site boundary
 - Stage boundary
 - Easement
 - Optional duplex allotment
 - Maximum building envelope
 - Mandatory built-to-boundary wall
 - Optional built-to-boundary wall
 - Preferred primary private open space
 - Single or double car garage (refer to specific criteria)
 - * Lot impacted by potential acoustic requirements
- Bushfire:**
- Extent of Radiant Heat Flux 12.5kW/m2
 - Extent of BAL-19 zone (12.5 - 19kW/m2)
 - Extent of BAL-29 zone (19 - 29kW/m2)



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- EXISTING CONTOURS: COLLIER'S (JANUARY 2026)

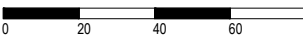
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-	PRE	DRAFT ISSUE	NV	NV	26/09/2025
A	PRE	FINAL ISSUE	NV	NV	30/09/2025
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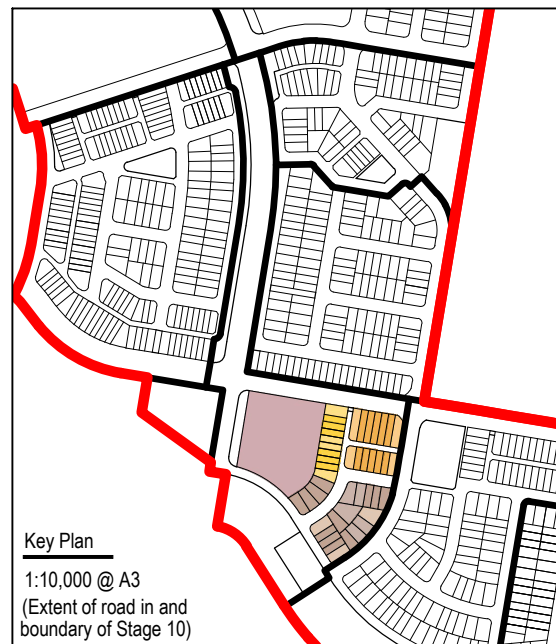
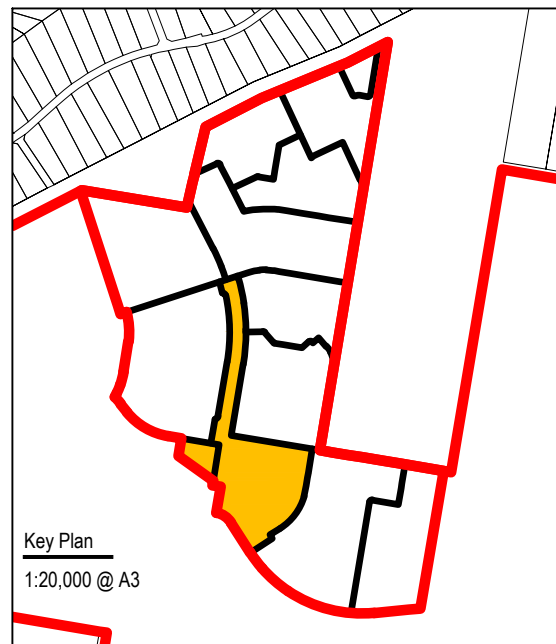
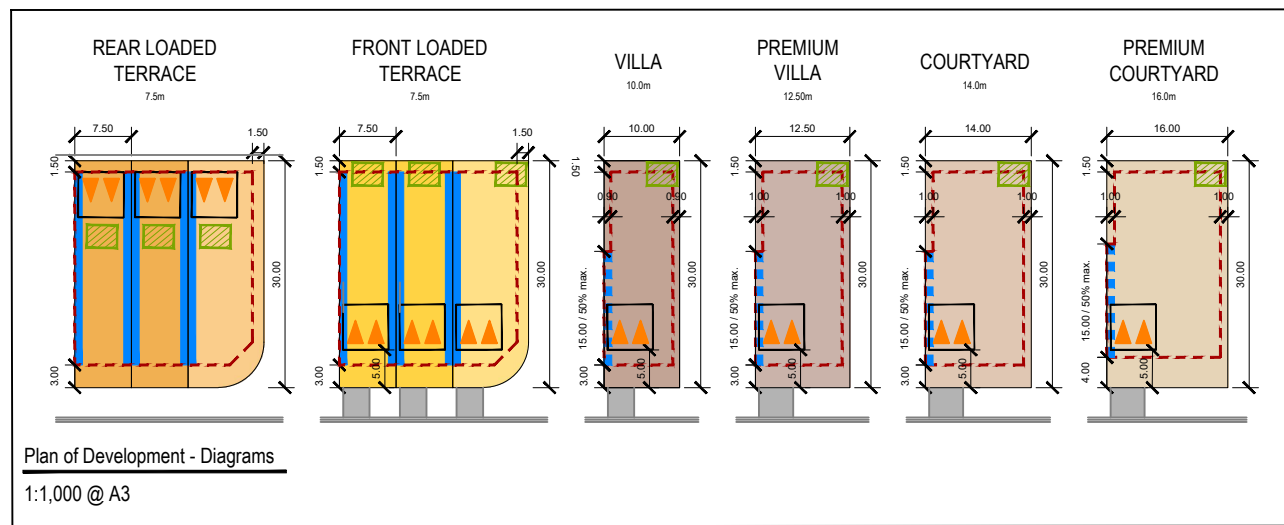
DRAWING TITLE

PRECINCT 1 ROL -
STAGE 10

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



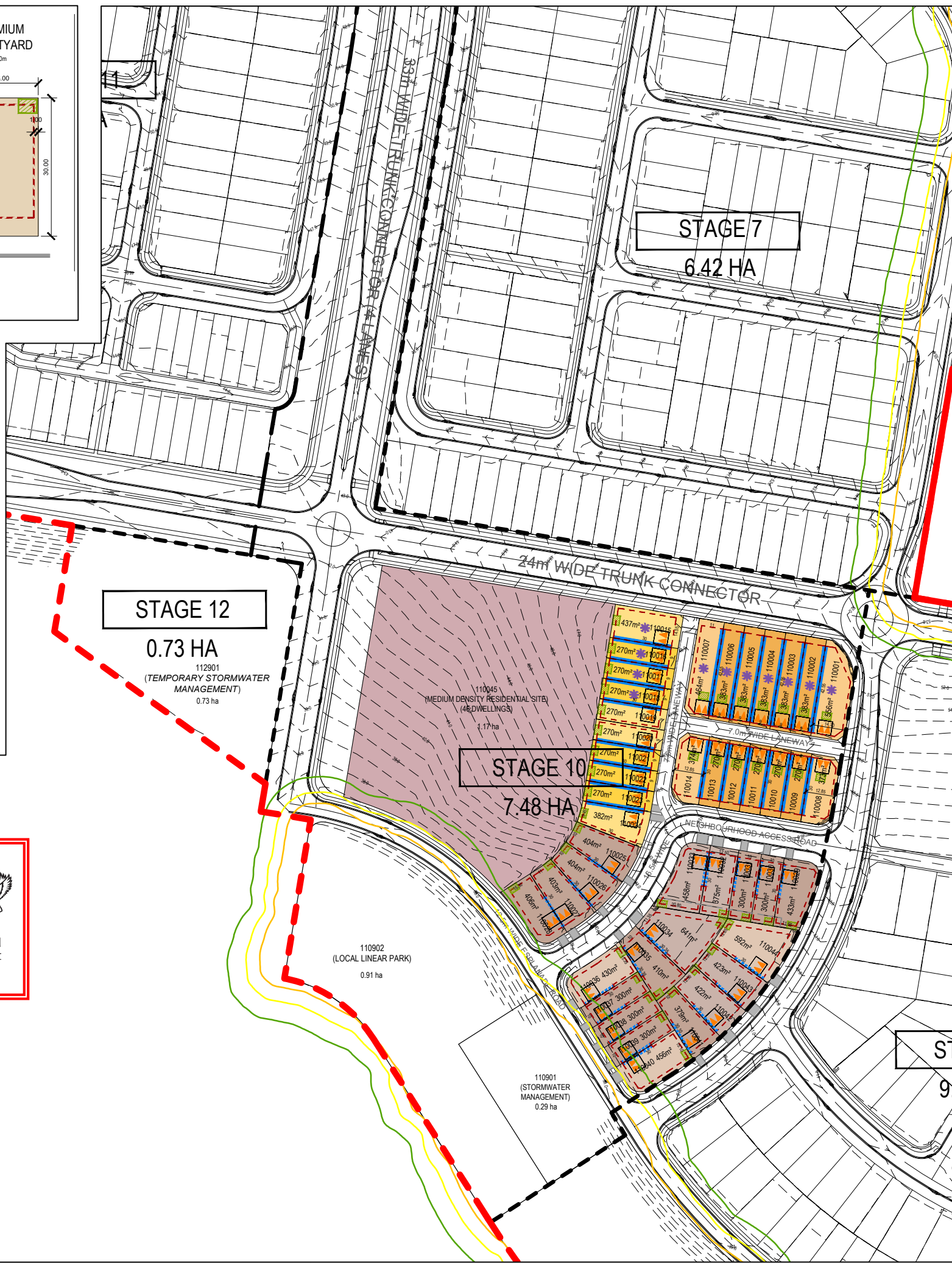
DRAWING NUMBER : 4123001 - 51
REVISION : D



- Legend:**
- Site boundary
 - Stage boundary
 - Easement
 - Optional duplex allotment
 - Maximum building envelope
 - Mandatory built-to-boundary wall
 - Optional built-to-boundary wall
 - Preferred primary private open space
 - Single or double car garage (refer to specific criteria)
 - Lot impacted by potential acoustic requirements
- Bushfire:**
- Extent of Radiant Heat Flux 12.5kW/m2
 - Extent of BAL-19 zone (12.5 - 19kW/m2)
 - Extent of BAL-29 zone (19 - 29kW/m2)

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

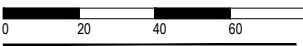
ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	DRAFT ISSUE	NV	NV	26/09/2025
A	PRE	FINAL ISSUE	NV	NV	30/09/2025
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D	PRE	FINAL ISSUE	NV	NV	16/03/2026

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

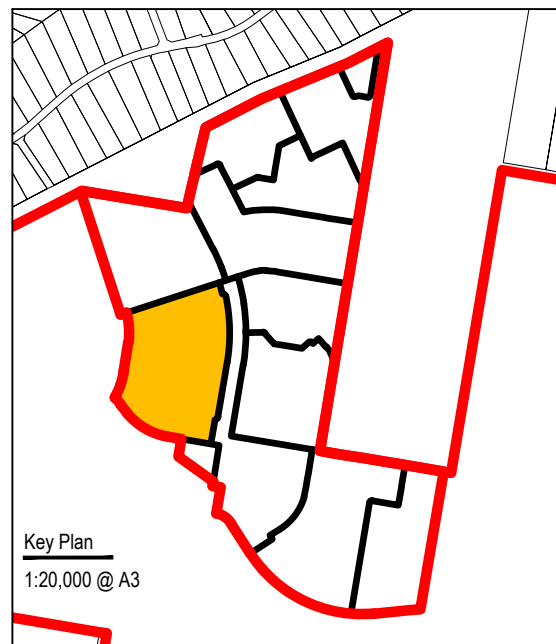
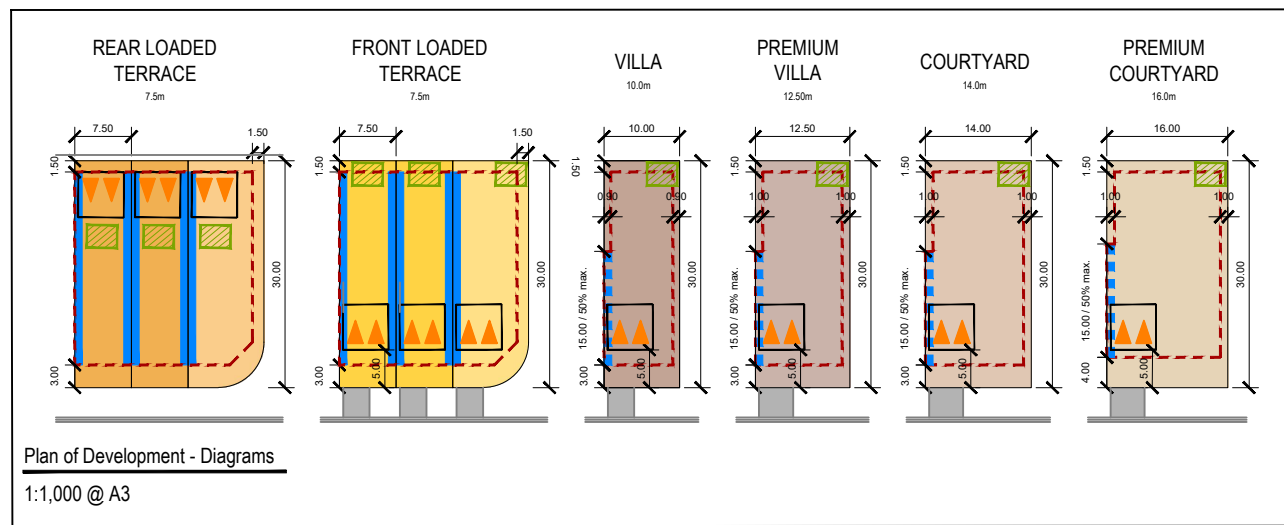
DRAWING TITLE

PRECINCT 1 POD -
STAGE 11

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



DRAWING NUMBER : 4123001 - 52
REVISION : D



- Legend:**
- Site boundary
 - Stage boundary
 - Easement
 - Optional duplex allotment
 - Maximum building envelope
 - Mandatory built-to-boundary wall
 - Optional built-to-boundary wall
 - Preferred primary private open space
 - Single or double car garage (refer to specific criteria)
 - Lot impacted by potential acoustic requirements
- Bushfire:**
- Extent of Radiant Heat Flux 12.5kW/m2
 - Extent of BAL-19 zone (12.5 - 19kW/m2)
 - Extent of BAL-29 zone (19 - 29kW/m2)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1695
Date: 19 May 2026

