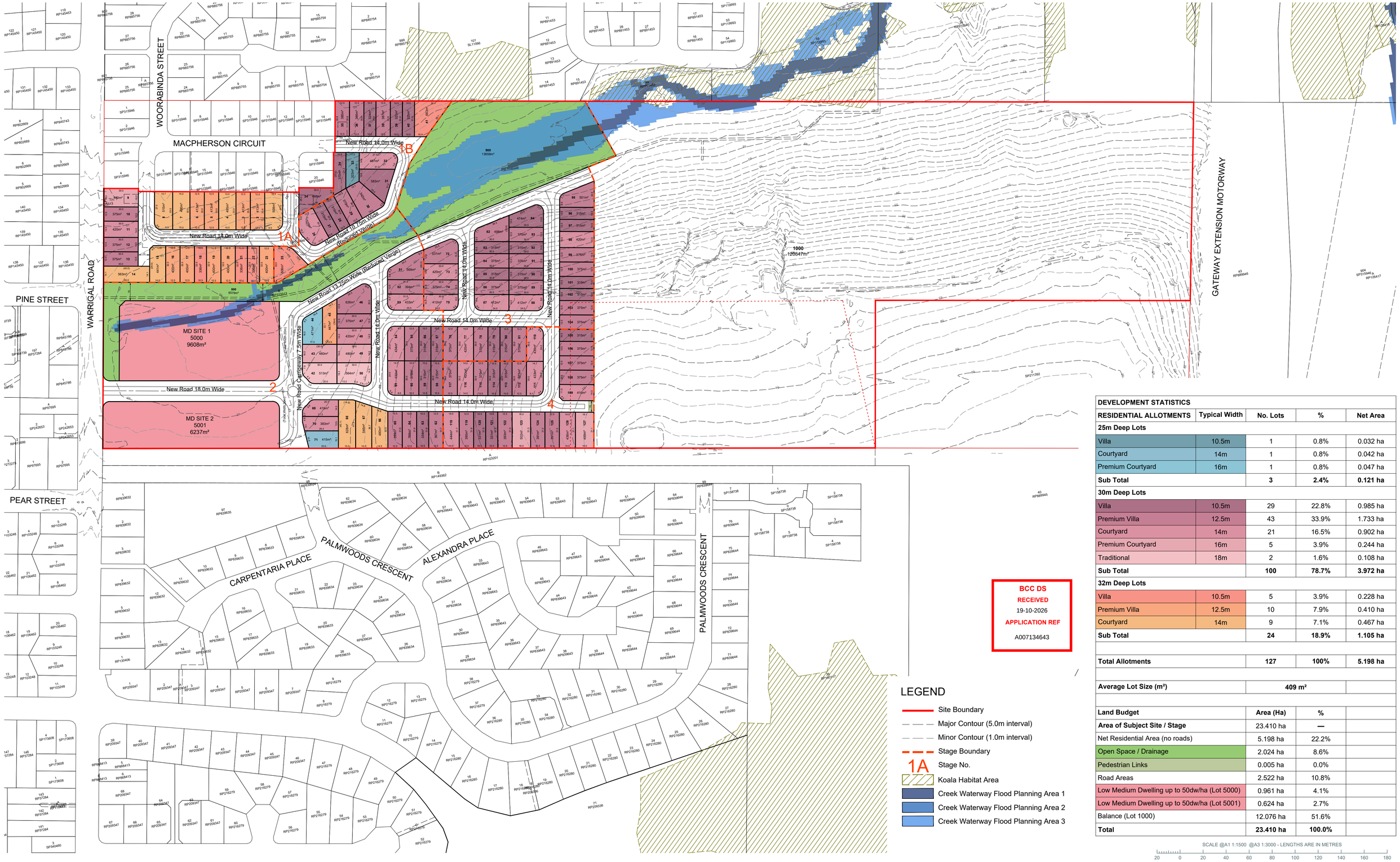
# PROPOSAL PLAN - OVERALL




| DEVELOPMENT STATISTICS | | | | |
|---|---|---|---|---|
| **RESIDENTIAL ALLOTMENTS** | **Typical Width** | **No. Lots** | **%** | **Net Area** |
| **25m Deep Lots** | | | | |
| Villa | 10.5m | 1 | 0.8% | 0.032 ha |
| Courtyard | 14m | 1 | 0.8% | 0.042 ha |
| Premium Courtyard | 16m | 1 | 0.8% | 0.047 ha |
| **Sub Total** | | **3** | **2.4%** | **0.121 ha** |
| **30m Deep Lots** | | | | |
| Villa | 10.5m | 29 | 22.8% | 0.985 ha |
| Premium Villa | 12.5m | 43 | 33.9% | 1.733 ha |
| Courtyard | 14m | 21 | 16.5% | 0.902 ha |
| Premium Courtyard | 16m | 5 | 3.9% | 0.244 ha |
| Traditional | 18m | 2 | 1.6% | 0.108 ha |
| **Sub Total** | | **100** | **78.7%** | **3.972 ha** |
| **32m Deep Lots** | | | | |
| Villa | 10.5m | 5 | 3.9% | 0.228 ha |
| Premium Villa | 12.5m | 10 | 7.9% | 0.410 ha |
| Courtyard | 14m | 9 | 7.1% | 0.467 ha |
| **Sub Total** | | **24** | **18.9%** | **1.105 ha** |
| | | | | |
| **Total Allotments** | | **127** | **100%** | **5.198 ha** |
| | | | | |
| **Average Lot Size (m²)** | | **409 m²** | | |
| | | | | |
| **Land Budget** | | **Area (Ha)** | **%** | |
| **Area of Subject Site / Stage** | | 23.410 ha | — | |
| Net Residential Area (no roads) | | 5.198 ha | 22.2% | |
| Open Space / Drainage | | 2.024 ha | 8.6% | |
| Pedestrian Links | | 0.005 ha | 0.0% | |
| Road Areas | | 2.522 ha | 10.8% | |
| Low Medium Dwelling up to 50dw/ha (Lot 5000) | | 0.961 ha | 4.1% | |
| Low Medium Dwelling up to 50dw/ha (Lot 5001) | | 0.624 ha | 2.7% | |
| Balance (Lot 1000) | | 12.076 ha | 51.6% | |
| **Total** | | **23.410 ha** | **100.0%** | |

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A007134643

## LEGEND

- Site Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Stage Boundary
- 1A Stage No.
- Koala Habitat Area
- Creek Waterway Flood Planning Area 1
- Creek Waterway Flood Planning Area 2
- Creek Waterway Flood Planning Area 3

SCALE @A1 1:1500 @A3 1:3000 - LENGTHS ARE IN METRES

20 0 20 40 60 80 100 120 140 160 180


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CONTOURS: SURVEY BY THEREFOR GROUP DATED 04/06/2026
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: BRISBANE CITY COUNCIL

CLIENT
LGR DEVELOPMENTS PTY LTD

SITE ADDRESS
WARRIGAL ROAD, RUNCORN

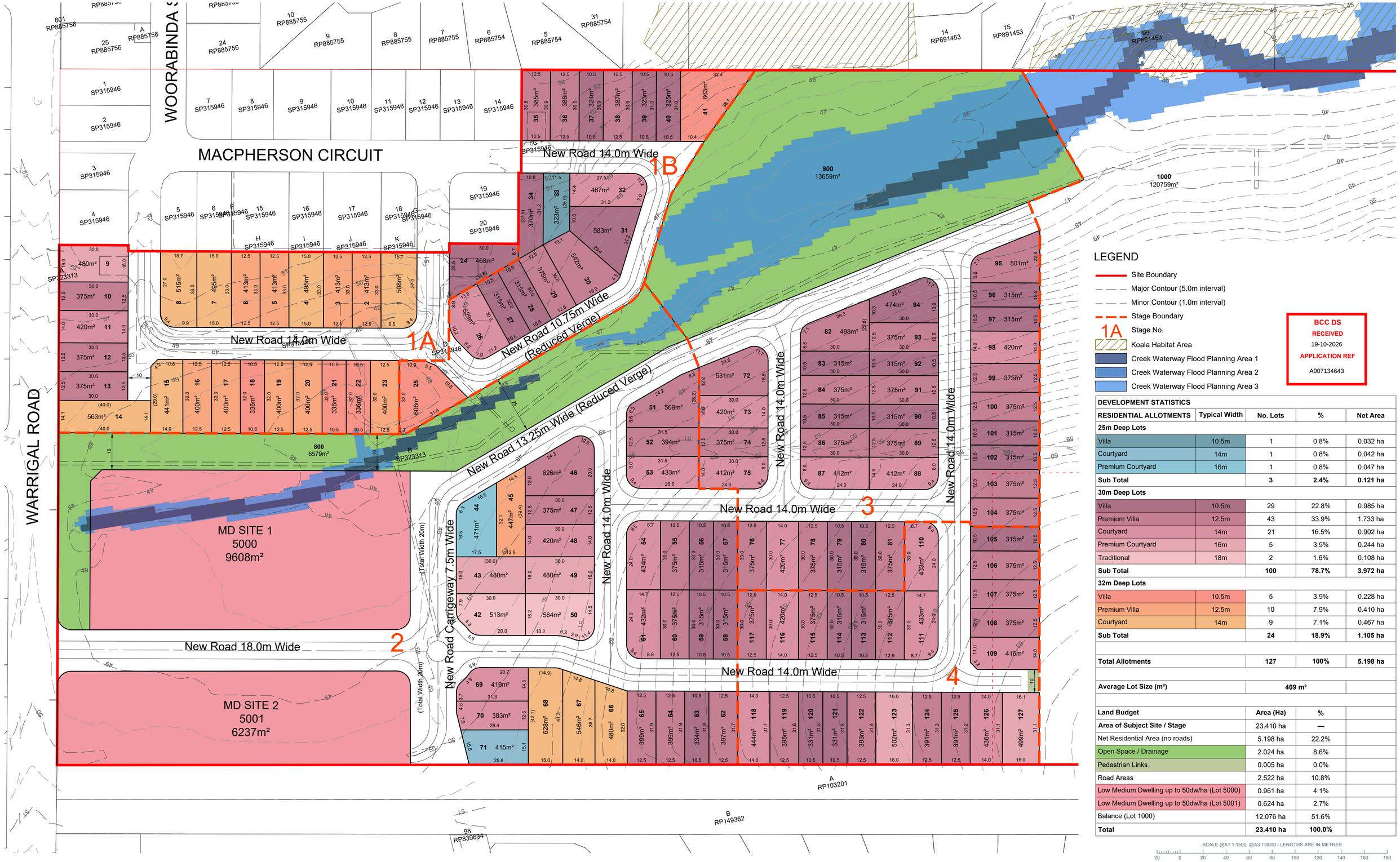
RP DESCRIPTION
LOT 910 ON SP315946, LOT 1 ON RP103201

DRAWN
JC

DATE
13/10/2026

DRAWING NO.
13163 P 06 Rev B - PRO 01

# PROPOSAL PLAN




## LEGEND

- Site Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Stage Boundary
- 1A Stage No.
- Koala Habitat Area
- Creek Waterway Flood Planning Area 1
- Creek Waterway Flood Planning Area 2
- Creek Waterway Flood Planning Area 3

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| DEVELOPMENT STATISTICS | | | | |
|---|---|---|---|---|
| **RESIDENTIAL ALLOTMENTS** | **Typical Width** | **No. Lots** | **%** | **Net Area** |
| **25m Deep Lots** | | | | |
| Villa | 10.5m | 1 | 0.8% | 0.032 ha |
| Courtyard | 14m | 1 | 0.8% | 0.042 ha |
| Premium Courtyard | 16m | 1 | 0.8% | 0.047 ha |
| **Sub Total** | | **3** | **2.4%** | **0.121 ha** |
| **30m Deep Lots** | | | | |
| Villa | 10.5m | 29 | 22.8% | 0.985 ha |
| Premium Villa | 12.5m | 43 | 33.9% | 1.733 ha |
| Courtyard | 14m | 21 | 16.5% | 0.902 ha |
| Premium Courtyard | 16m | 5 | 3.9% | 0.244 ha |
| Traditional | 18m | 2 | 1.6% | 0.108 ha |
| **Sub Total** | | **100** | **78.7%** | **3.972 ha** |
| **32m Deep Lots** | | | | |
| Villa | 10.5m | 5 | 3.9% | 0.228 ha |
| Premium Villa | 12.5m | 10 | 7.9% | 0.410 ha |
| Courtyard | 14m | 9 | 7.1% | 0.467 ha |
| **Sub Total** | | **24** | **18.9%** | **1.105 ha** |
| | | | | |
| **Total Allotments** | | **127** | **100%** | **5.198 ha** |
| | | | | |
| **Average Lot Size (m²)** | | **409 m²** | | |

| **Land Budget** | **Area (Ha)** | **%** |
|---|---|---|
| **Area of Subject Site / Stage** | 23.410 ha | — |
| Net Residential Area (no roads) | 5.198 ha | 22.2% |
| Open Space / Drainage | 2.024 ha | 8.6% |
| Pedestrian Links | 0.005 ha | 0.0% |
| Road Areas | 2.522 ha | 10.8% |
| Low Medium Dwelling up to 50dw/ha (Lot 5000) | 0.961 ha | 4.1% |
| Low Medium Dwelling up to 50dw/ha (Lot 5001) | 0.624 ha | 2.7% |
| Balance (Lot 1000) | 12.076 ha | 51.6% |
| **Total** | **23.410 ha** | **100.0%** |

SCALE @A1 1:1500 @A3 1:3000 - LENGTHS ARE IN METRES
20 0 20 40 60 80 100 120 140 160 180


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STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: BRISBANE CITY COUNCIL

CLIENT
LGR DEVELOPMENTS PTY LTD

SITE ADDRESS
WARRIGAL ROAD, RUNCORN

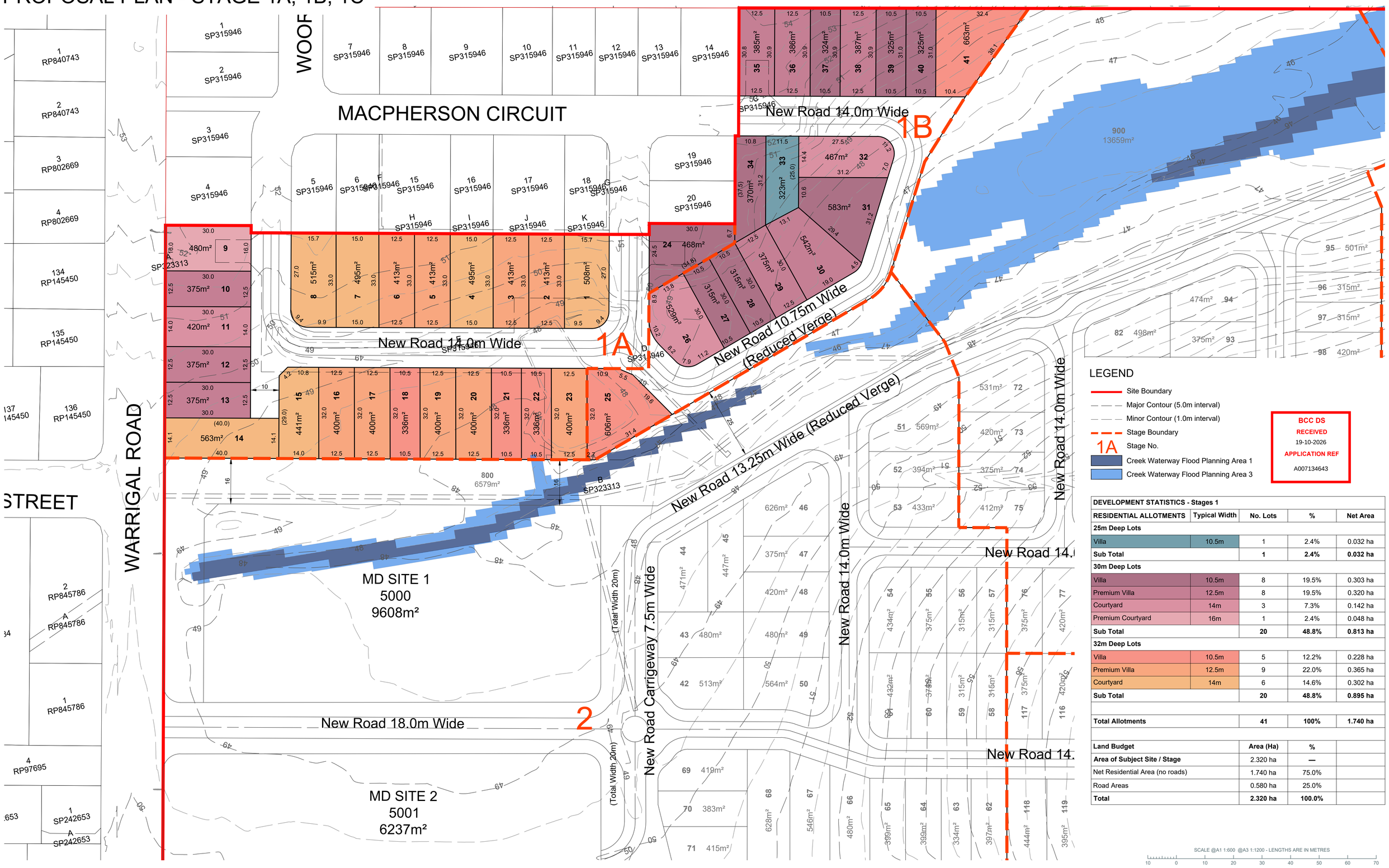
RP DESCRIPTION
LOT 910 ON SP315946, LOT 1 ON RP103201

DRAWN
JC

DATE
13/10/2026

DRAWING NO.
13163 P 06 Rev B - PRO 02

# PROPOSAL PLAN - STAGE 1A, 1B, 1C


MACPHERSON CIRCUIT
WOOF
WARRIGAL ROAD
STREET
New Road 14.0m Wide
New Road 10.75m Wide (Reduced Verge)
New Road 13.25m Wide (Reduced Verge)
New Road 14.0m Wide
New Road 14.0m Wide
New Road 7.5m Wide Carrigeway
New Road 18.0m Wide
1A
1B
2
MD SITE 1
5000
9608m²
MD SITE 2
5001
6237m²
(Total Width 20m)
(Total Width 20m)
1 SP315946
2 SP315946
3 SP315946
4 SP315946
5 SP315946
6 SP315946
7 SP315946
8 SP315946
9 SP315946
10 SP315946
11 SP315946
12 SP315946
13 SP315946
14 SP315946
15 SP315946
16 SP315946
17 SP315946
18 SP315946
19 SP315946
20 SP315946
1 RP840743
2 RP840743
3 RP802669
4 RP802669
134 RP145450
135 RP145450
136 RP145450
2 RP845786
A RP845786
1 RP845786
4 RP97695
1 SP242653
A SP242653
SP323313
SP323313
SP323313

# PROPOSAL PLAN - STAGE 2




## LEGEND

- Site Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Stage Boundary
- 1A Stage No.
- Creek Waterway Flood Planning Area 1
- Creek Waterway Flood Planning Area 3

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**DEVELOPMENT STATISTICS - Stages 2**

| RESIDENTIAL ALLOTMENTS | Typical Width | No. Lots | % | Net Area |
|---|---|---|---|---|
| **25m Deep Lots** | | | | |
| Courtyard | 14m | 1 | 3.3% | 0.042 ha |
| Premium Courtyard | 16m | 1 | 3.3% | 0.047 ha |
| **Sub Total** | | **2** | **6.7%** | **0.089 ha** |
| **30m Deep Lots** | | | | |
| Villa | 10.5m | 5 | 16.7% | 0.159 ha |
| Premium Villa | 12.5m | 9 | 30.0% | 0.391 ha |
| Courtyard | 14m | 6 | 20.0% | 0.252 ha |
| Premium Courtyard | 16m | 2 | 6.7% | 0.096 ha |
| Traditional | 18m | 2 | 6.7% | 0.108 ha |
| **Sub Total** | | **24** | **80.0%** | **1.006 ha** |
| **32m Deep Lots** | | | | |
| Premium Villa | 12.5m | 1 | 3.3% | 0.045 ha |
| Courtyard | 14m | 3 | 10.0% | 0.165 ha |
| **Sub Total** | | **4** | **13.3%** | **0.210 ha** |
| | | | | |
| **Total Allotments** | | **30** | **100%** | **1.305 ha** |

| Land Budget | Area (Ha) | % | |
|---|---|---|---|
| **Area of Subject Site / Stage** | 4.644 ha | — | |
| Net Residential Area (no roads) | 1.305 ha | 28.1% | |
| Open Space / Drainage | 0.658 ha | 14.2% | |
| Road Areas | 1.096 ha | 23.6% | |
| Low Medium Dwelling up to 50dw/ha (Lot 5000) | 0.961 ha | 20.7% | |
| Low Medium Dwelling up to 50dw/ha (Lot 5001) | 0.624 ha | 13.4% | |
| **Total** | **4.644 ha** | **100.0%** | |

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70


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LOCAL OVERLAYS: BRISBANE CITY COUNCIL

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CLIENT
LGR DEVELOPMENTS PTY LTD

SITE ADDRESS
WARRIGAL ROAD, RUNCORN

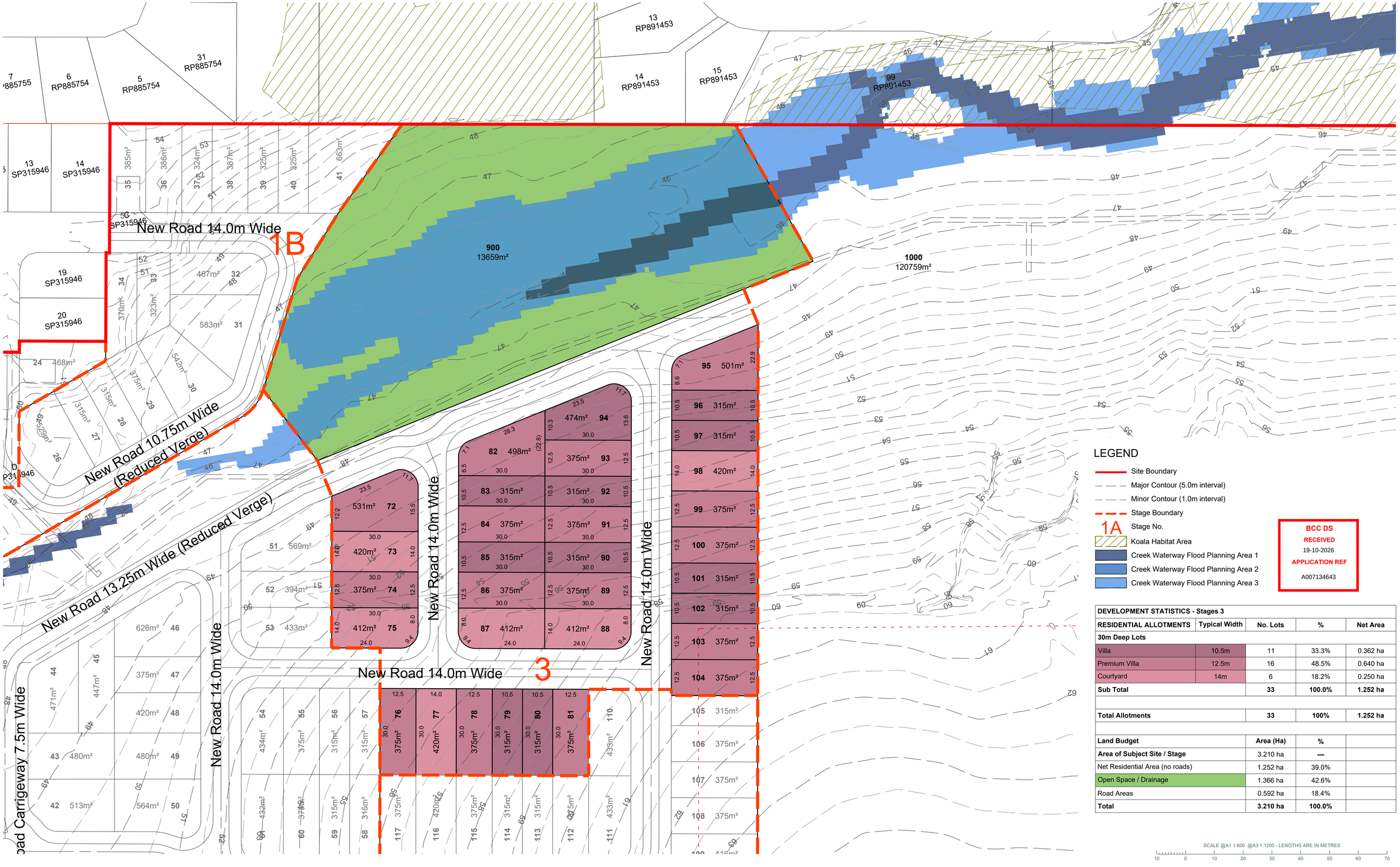
DRAWN
JC

DATE
13/10/2026

RP DESCRIPTION
LOT 910 ON SP315946, LOT 1 ON RP103201

DRAWING NO.
13163 P 06 Rev B - STG 02

# PROPOSAL PLAN - STAGE 3




## LEGEND

- Site Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Stage Boundary
- 1A Stage No.
- Koala Habitat Area
- Creek Waterway Flood Planning Area 1
- Creek Waterway Flood Planning Area 2
- Creek Waterway Flood Planning Area 3

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**DEVELOPMENT STATISTICS - Stages 3**

| RESIDENTIAL ALLOTMENTS | Typical Width | No. Lots | % | Net Area |
|---|---|---|---|---|
| **30m Deep Lots** | | | | |
| Villa | 10.5m | 11 | 33.3% | 0.362 ha |
| Premium Villa | 12.5m | 16 | 48.5% | 0.640 ha |
| Courtyard | 14m | 6 | 18.2% | 0.250 ha |
| **Sub Total** | | **33** | **100.0%** | **1.252 ha** |
| | | | | |
| **Total Allotments** | | **33** | **100%** | **1.252 ha** |

| Land Budget | Area (Ha) | % | |
|---|---|---|---|
| **Area of Subject Site / Stage** | 3.210 ha | — | |
| Net Residential Area (no roads) | 1.252 ha | 39.0% | |
| Open Space / Drainage | 1.366 ha | 42.6% | |
| Road Areas | 0.592 ha | 18.4% | |
| **Total** | **3.210 ha** | **100.0%** | |

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70


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LOCAL OVERLAYS: BRISBANE CITY COUNCIL

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LGR DEVELOPMENTS PTY LTD

SITE ADDRESS
WARRIGAL ROAD, RUNCORN

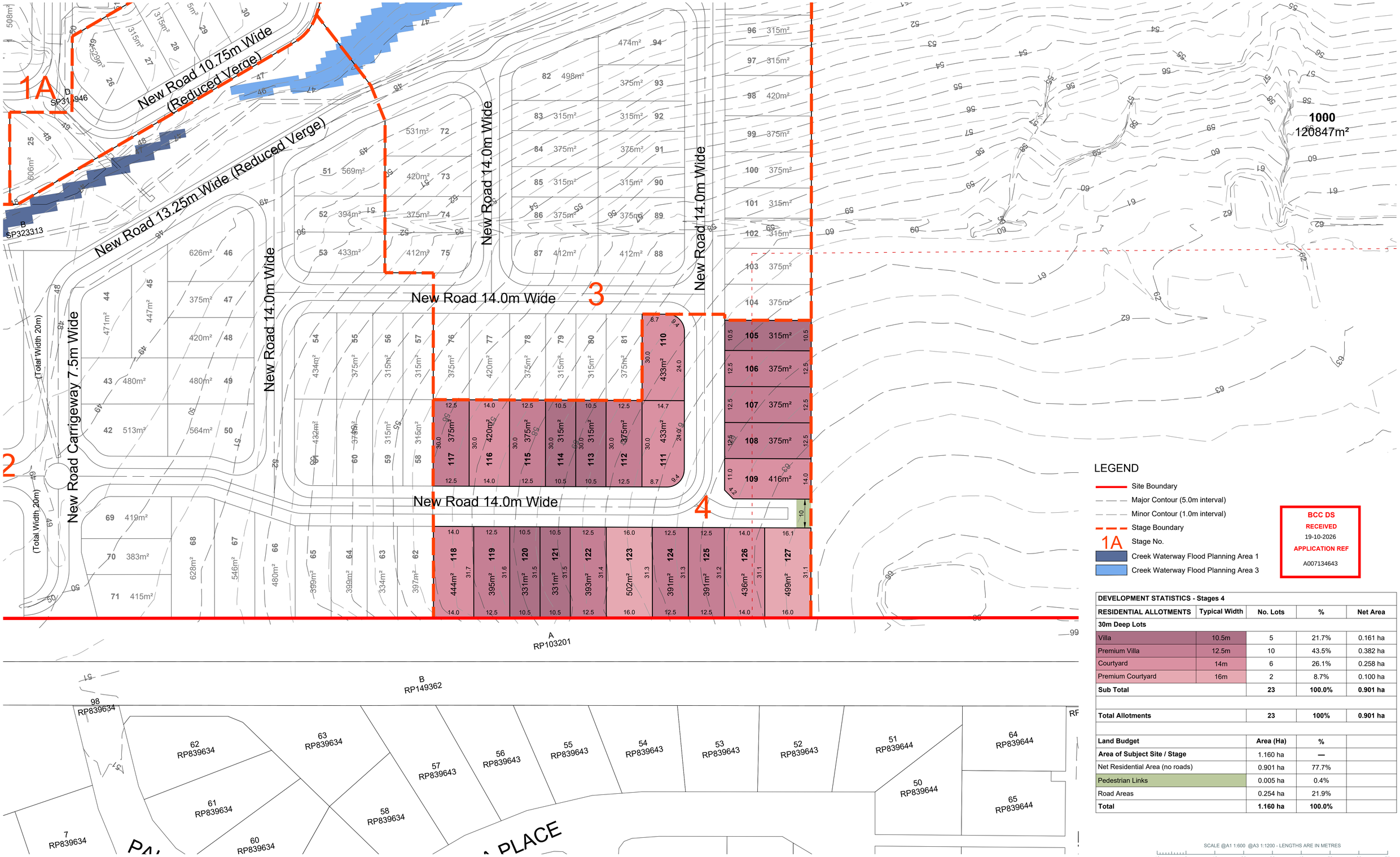
RP DESCRIPTION
LOT 910 ON SP315946, LOT 1 ON RP103201

DRAWN
JC

DATE
13/10/2026

DRAWING NO.
13163 P 06 Rev B - STG 03

# PROPOSAL PLAN - STAGE 4




| DEVELOPMENT STATISTICS - Stages 4 | | | | |
|---|---|---|---|---|
| **RESIDENTIAL ALLOTMENTS** | **Typical Width** | **No. Lots** | **%** | **Net Area** |
| **30m Deep Lots** | | | | |
| Villa | 10.5m | 5 | 21.7% | 0.161 ha |
| Premium Villa | 12.5m | 10 | 43.5% | 0.382 ha |
| Courtyard | 14m | 6 | 26.1% | 0.258 ha |
| Premium Courtyard | 16m | 2 | 8.7% | 0.100 ha |
| **Sub Total** | | **23** | **100.0%** | **0.901 ha** |
| | | | | |
| **Total Allotments** | | **23** | **100%** | **0.901 ha** |
| | | | | |
| **Land Budget** | | **Area (Ha)** | **%** | |
| **Area of Subject Site / Stage** | | 1.160 ha | — | |
| Net Residential Area (no roads) | | 0.901 ha | 77.7% | |
| Pedestrian Links | | 0.005 ha | 0.4% | |
| Road Areas | | 0.254 ha | 21.9% | |
| **Total** | | **1.160 ha** | **100.0%** | |

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70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LOCAL OVERLAYS: BRISBANE CITY COUNCIL

CLIENT
LGR DEVELOPMENTS PTY LTD

SITE ADDRESS
WARRIGAL ROAD, RUNCORN

RP DESCRIPTION
LOT 910 ON SP315946, LOT 1 ON RP103201

DRAWN
JC

DATE
13/10/2026

DRAWING NO.
13163 P 06 Rev B - STG 04