

Our Ref 21-173

Your Ref

Date 11th June 2021

Economic Development Queensland
C/- RPS

Attention: Chiara Frisby

Dear Chiara,

OXLEY PDA – RETIREMENT SITE TECHNICAL MEMORANDUM

As requested by EDQ we provide this Technical Memorandum in support of the ROL application for a 1 into 2 subdivision of Lot 102 on SP322408 at the Oxley PDA 'Songbird' Development.

Vehicular access to both proposed lots can be achieved from the currently under construction pavement in Stage 1 of the Oxley PDA 'Songbird' development. Adequate water supply to service the proposed lots will be provided in the Stage 1 Songbird development. Connection to water mains located on the northern verge of the road frontage will service the lots. Sewer servicing can be provided from a maintenance structure located in the south-east corner of the site to be constructed in the Stage 1 Songbird development.

Based on the above consideration we confirm that there are no engineering constraints that preclude the development of this landholding.

Should you require any further information or clarification please don not hesitate to contact this office.

Yours faithfully,



Stuart McDowall
2021.06.11
09:26:03 +10'00'

Stuart McDowall
Director
KN Group Pty Ltd