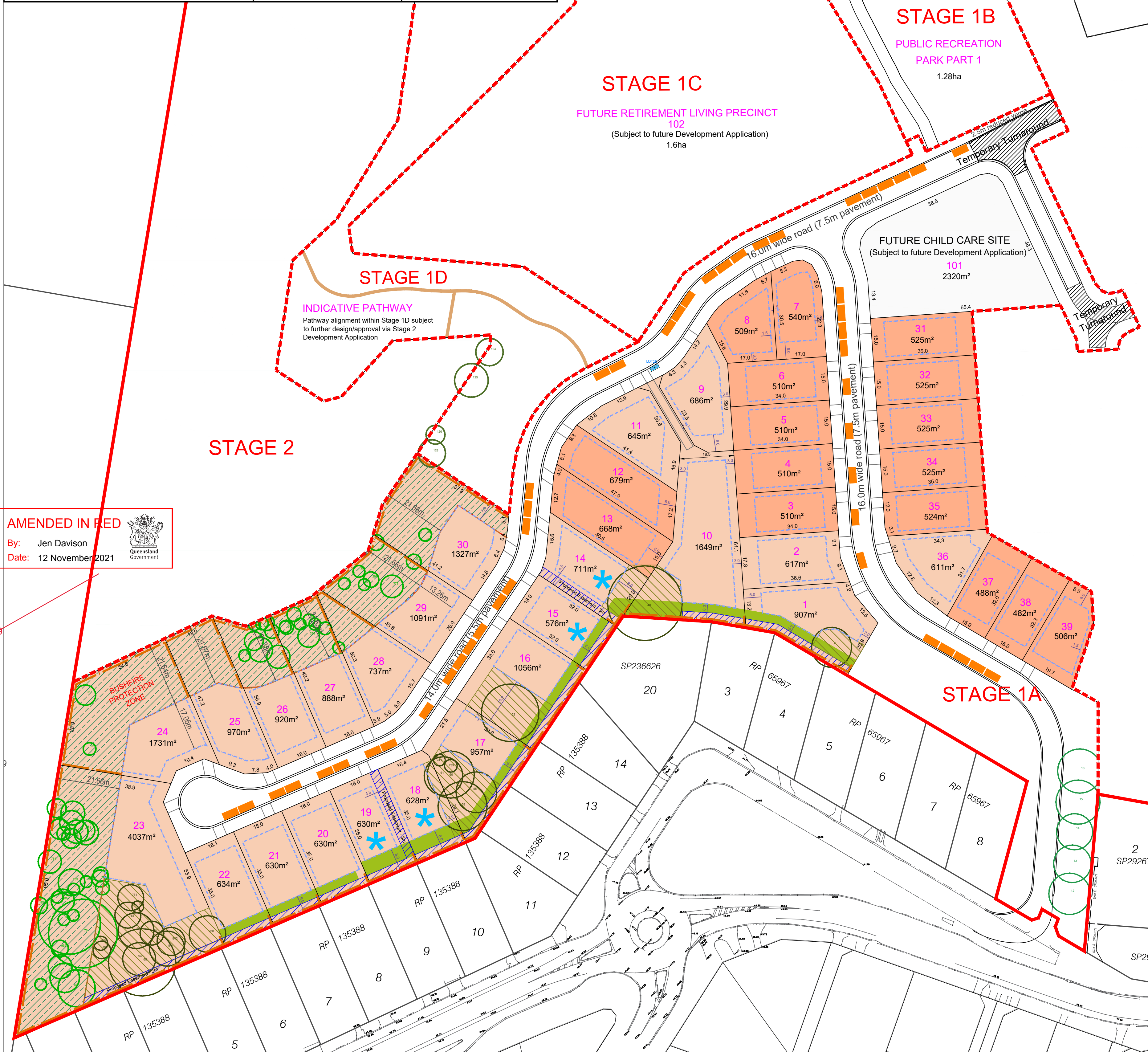
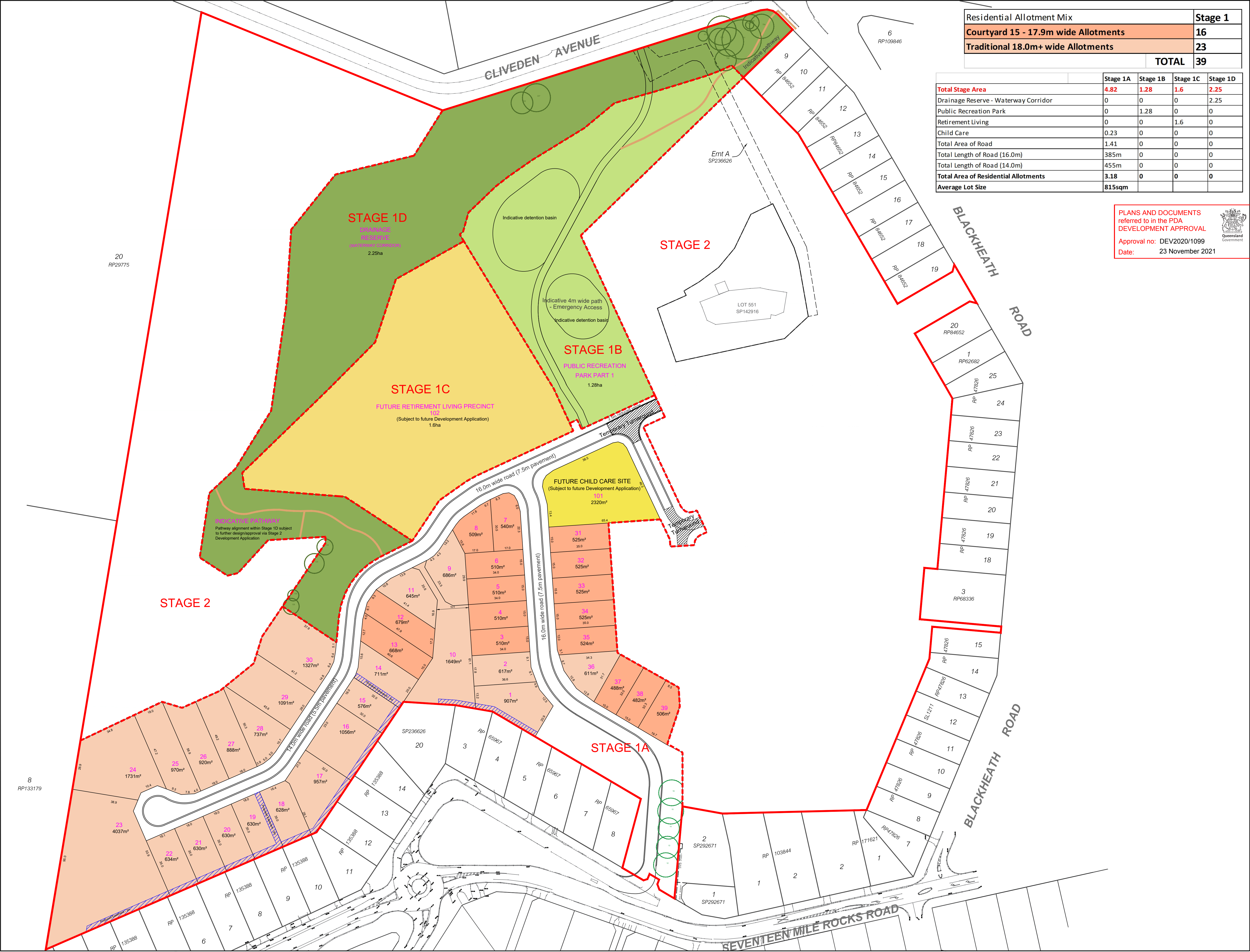


Plan of Development Table	15 - 17.9m wide Courtyard Allotments		18.0m+ wide Traditional Allotments	
Setbacks	Ground Floor	First Floor	Ground Floor	First Floor
Front / Primary Frontage	4.5	4.5	4.5	4.5
Garage	6.0	—	6.0	—
Optional Carport - Front	0.0	—	0.0	—
Rear	6.0	6.0	6.0	6.0
Side	1.5	2.0	1.5	2.0
Corner Lot - Side	3.0	3.5	3.7	4.2
Maximum Site Cover	60%		60%	





Residential Allotment Mix	Stage 1
Courtyard 15 - 17.9m wide Allotments	16
Traditional 18.0m+ wide Allotments	23
TOTAL	39

	Stage 1A	Stage 1B	Stage 1C	Stage 1D
Total Stage Area	4.82	1.28	1.6	2.25
Drainage Reserve - Waterway Corridor	0	0	0	2.25
Public Recreation Park	0	1.28	0	0
Retirement Living	0	0	1.6	0
Child Care	0.23	0	0	0
Total Area of Road	1.41	0	0	0
Total Length of Road (16.0m)	385m	0	0	0
Total Length of Road (14.0m)	455m	0	0	0
Total Area of Residential Allotments	3.18	0	0	0
Average Lot Size	815sqm			

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1099

Date: 23 November 2021



place design group.

BRISBANE
131 Robertson Street
PO Box 419
FORTITUDE VALLEY, QLD, 4006
P: +61 7 3852 3922
F: +61 7 3852 4766

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PROJECT

Oxley Priority Development Area

CLIENT

EDQ

KEY PLAN / NOTES

- SUBJECT SITE
- STAGING BOUNDARIES
- FUTURE RETIREMENT LIVING SITE
- FUTURE CHILD CARE SITE
- STORMWATER & ACCESS EASEMENT
- PUBLIC RECREATION PARK
- DRAINAGE RESERVE (WATERWAY CORRIDOR)
- INDICATIVE PATHWAY
- EXISTING VEGETATION TO BE RETAINED WITHIN ROAD RESERVE (SUBJECT TO ENGINEERING DESIGN)
- EXISTING VEGETATION TO BE RETAINED WITHIN OPEN SPACE

NOT FOR CONSTRUCTION

DRAWING TITLE

RECONFIGURATION OF A LOT
STAGE ONE

DESIGN : CK
DOCUMENT : TW
PROJECT : 1018015
SCALE : 1:1000@A1
DATE : 22/10/2021



SHEET NUMBER
1018015_34

REVISION
Rev G