

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1191
Date: 25 February 2022



place
design
group.

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

© PLACE Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of PLACE Design Group.
Annotated dimensions take precedence over any measures of scale. Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and other consultant(s) input and linework. Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

Oxley Priority
Development Area

CLIENT

EDQ

KEY PLAN / NOTES

- SUBJECT SITE
- STAGING BOUNDARIES
- STORMWATER & ACCESS EASEMENT
- PUBLIC RECREATION PARK
- OPEN SPACE RESERVE
- EXISTING VEGETATION TO BE RETAINED WITHIN OPEN SPACE
- INDICATIVE PATHWAY

NOT FOR
CONSTRUCTION

DRAWING TITLE

ROL PLAN
STAGE TWO

DESIGN : CK
DOCUMENT : TW
PROJECT : 1018015
SCALE : 1:1000@A1
DATE : 26/08/2021



SHEET NUMBER
1018015_50

REVISION
Rev B

Residential Allotment Mix	Stage 2
Villa Type 1 (10 - 11.9 x 28.8m)	20
Villa Type 2 (12 - 14.9m x 20.0m)	4
Courtyard Type 1 (15 - 17.9m x 28.5m)	6
Courtyard Type 2 (15 - 17.9mx 30.0m)	12
Traditional Type 1 (18.0m+ x 28.5m)	3
Traditional Type 2 (18.0m+ x 30.0m+)	3
TOTAL	48

LAND BUDGET	Stage 2A	Stage 2B	Stage 2C	Stage 2D	TOTAL
	(ha)	(ha)	(ha)	(ha)	(ha)
Total Stage Area	4.09	1.8	3.5	0.4	9.7
Public Recreation Park	0.35	1.8	0.0	0.0	2.2
Open Space Reserve	1.29	0.0	0.0	0.0	1.3
Conservation Open Space	0.00	0.0	3.5	0.0	3.5
Total Area of Road	0.62	0.0	0.0	0.2	0.8
Residential Allotments	1.83	0.0	0.0	0.2	2.1

ROAD LENGTH	Stage 2A	Stage 2B	Stage 2C	Stage 2D	TOTAL
	(metres)	(metres)	(metres)	(metres)	(metres)
Length of Road (14.0m) 7.5m pavement	28			87	115
Length of Road (14.0m) 5.5m pavement	250			0	250
Length of Road (12.0m) 5.5m pavement	140			35	175





Net Residential	Area (ha)	% of Precinct 3A	Dwellings	Density
Precinct 3A Extent (as per PDA)	9.6	100%		
Net Development Area*	9.55	99%	87	9.1
Predominant Lot Size (Average 800sqm)*	5.3	55%	47	8.9

NOTE: SEQ Regional Plan - Minimum Net Residential Density of 15dw/ha
*Includes new residential roads, residential lots and open space areas within Precinct 3A (excludes Retirement Site Area)
*Includes new residential roads and residential allotments contained within the extents of the 'Predominant Lot Size'

Saleable Residential Land	Area (ha)	% of Total
Total Saleable Residential Land'	5.2	100%
Saleable Residential Land (Predominant Lot Size)''	3.8	72%

'Includes new residential lots within Precinct 3A (excludes Retirement Site Area)
''Includes new residential lots contained within the extents of the 'Predominant Lot Size'

place
design
group.

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

© PLACE Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of PLACE Design Group.
Annotated dimensions take precedence over any measures of scale. Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and other consultant(s) input and linework. Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

Oxley Priority
Development Area

CLIENT

EDQ

KEY PLAN / NOTES

- SUBJECT SITE
- STAGING BOUNDARIES
- STORMWATER & ACCESS EASEMENT
- PUBLIC RECREATION PARK
- OPEN SPACE RESERVE
- INDICATIVE PATHWAY

NOT FOR
CONSTRUCTION

DRAWING TITLE

PREDOMINANT LOT SIZE SUMMARY
OVERALL

DESIGN : CK
DOCUMENT : CK
PROJECT : 1018015
SCALE : 1:1000@A1
DATE : 26/08/2021



SHEET NUMBER : 1018015_49
REVISION : Rev B