

LEGEND

- 3.0m setback to Front/ Side
- 6.0m setback to Rear
- easement line
- boundary line

Areas by Stage	
Stage 1	
Private Open Space	476m ²
Dwelling Site	1021m ²
Site Cover	1327m ²
Site Area	2348m ²
Stage 2	
Private Open Space	387m ²
Dwelling Site	506m ²
Site Cover	529m ²
Site Area	1163m ²
Stage 3	
Private Open Space	606m ²
Dwelling Site	690m ²
Site Cover	1421m ²
Site Area	3059m ²
Stage 4	
Private Open Space	519m ²
Dwelling Site	647m ²
Site Cover	623m ²
Site Area	1606m ²

DEVELOPMENT SUMMARY

STAGE 1
 Max building height (storeys): 2
 Max building height (metres AHD): 30
 No. dwellings: 12

STAGE 2
 Max building height (storeys): 2
 Max building height (metres AHD): 26
 No. dwellings: 5

STAGE 3
 Max building height (storeys): 3
 Max building height (metres AHD): 32
 No. dwellings: 14

STAGE 4
 Max building height (storeys): 2
 Max building height (metres AHD): 24
 No. dwellings: 6

TOTAL DWELLINGS: 37

PLANS AND DOCUMENTS referred to in the FDA DEVELOPMENT APPROVAL
 Approval no: DEV2022/1331
 Date: 1 June 2023



Site Plan
1 : 1000



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JGL Properties

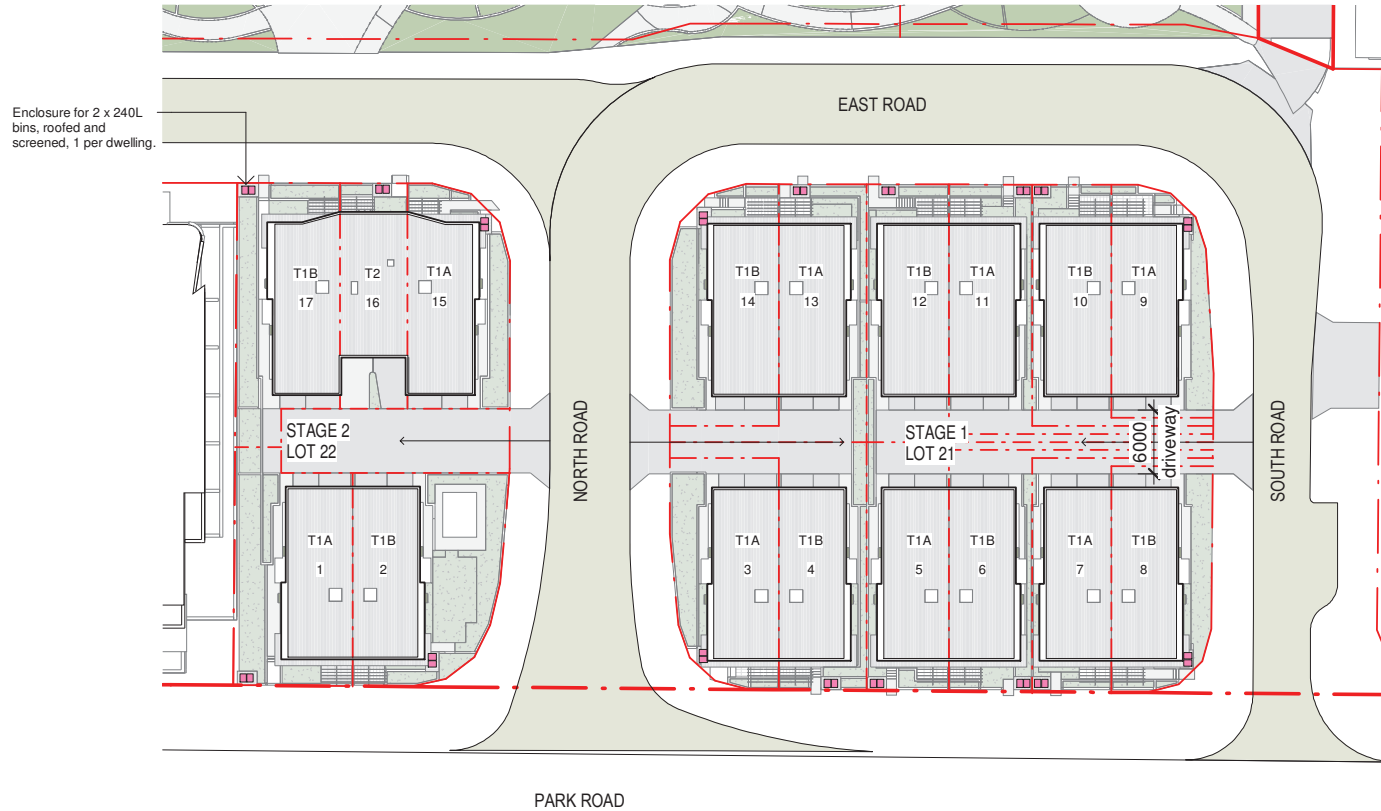
PROJECT
Parkside Yeronga

DRAWING NAME
Site Plan

DRAWING NO.
100-01 A

SCALE As indicated
22.02.23
PROJECT NO. 3662

Stage 1 + 2
 Private dwelling 240L bins collected from Park Rd,
 North Rd, South rd and East Rd
 Resident to move bins to collection points



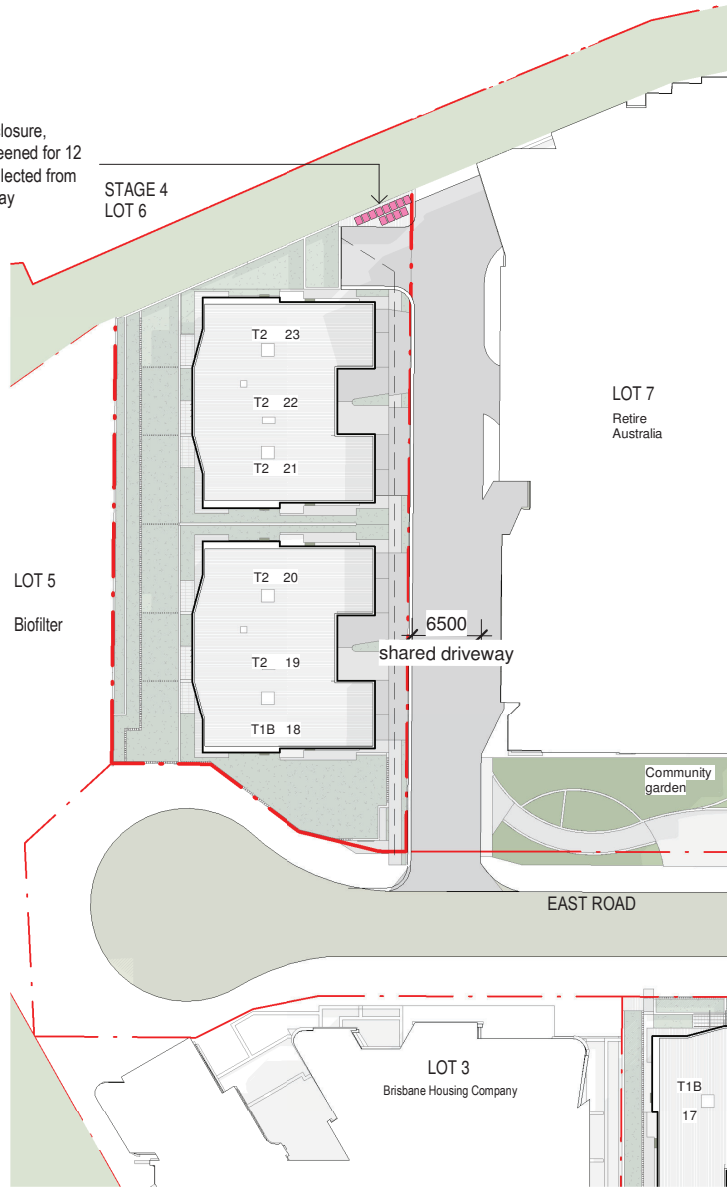
Stage 1 + 2 - Refuse Diagram

PLANS AND DOCUMENTS
 referred to in the PDA
 DEVELOPMENT APPROVAL

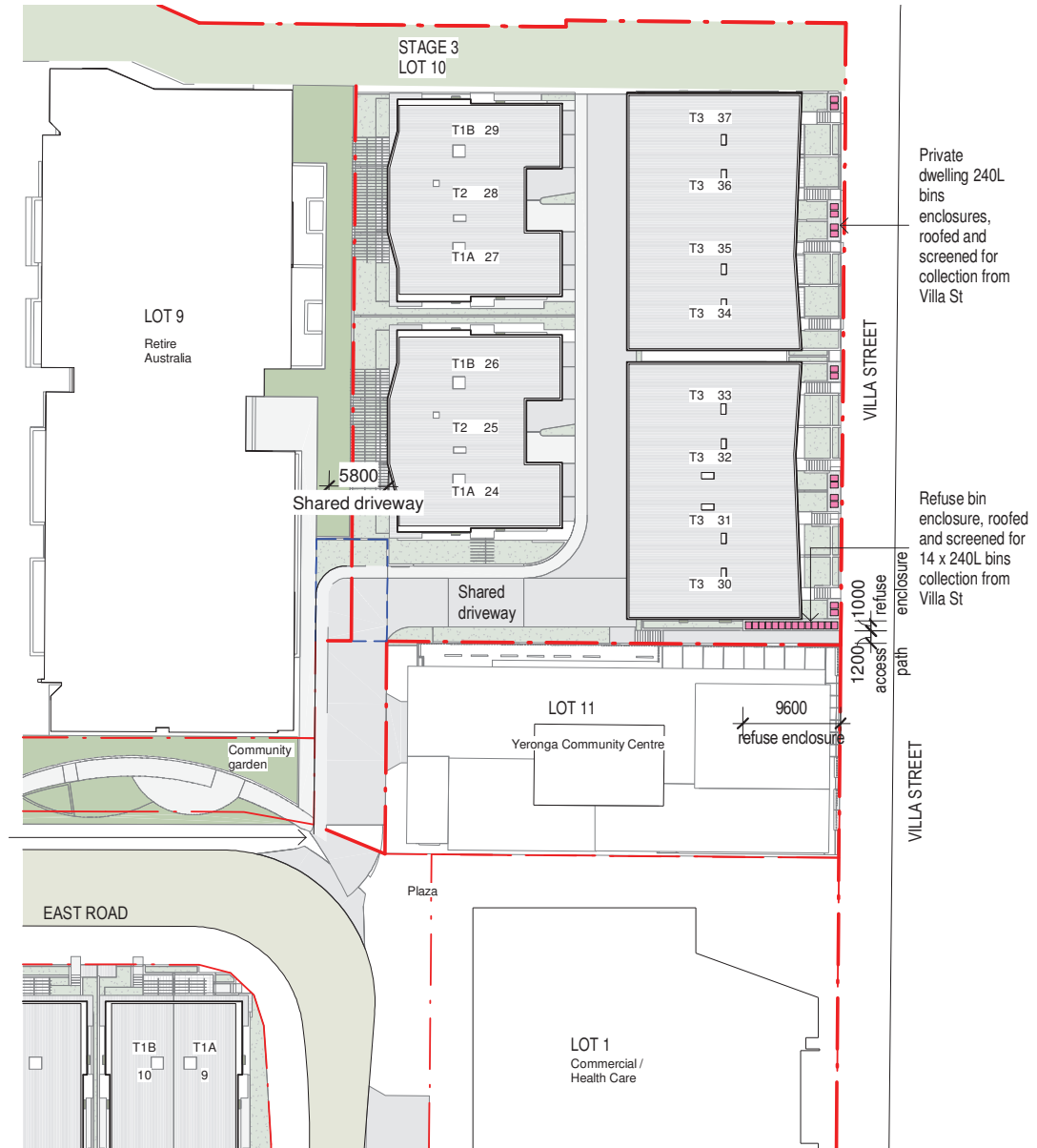
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 Date: 1 June 2023



Refuse bin enclosure, roofed and screened for 12 x 240L bins collected from Shared Driveway



Stage 4 - Refuse Diagram



Stage 3 - Refuse Diagram

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

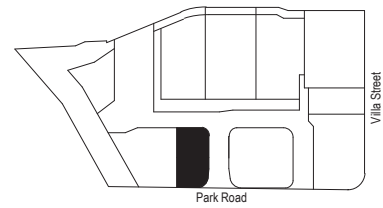
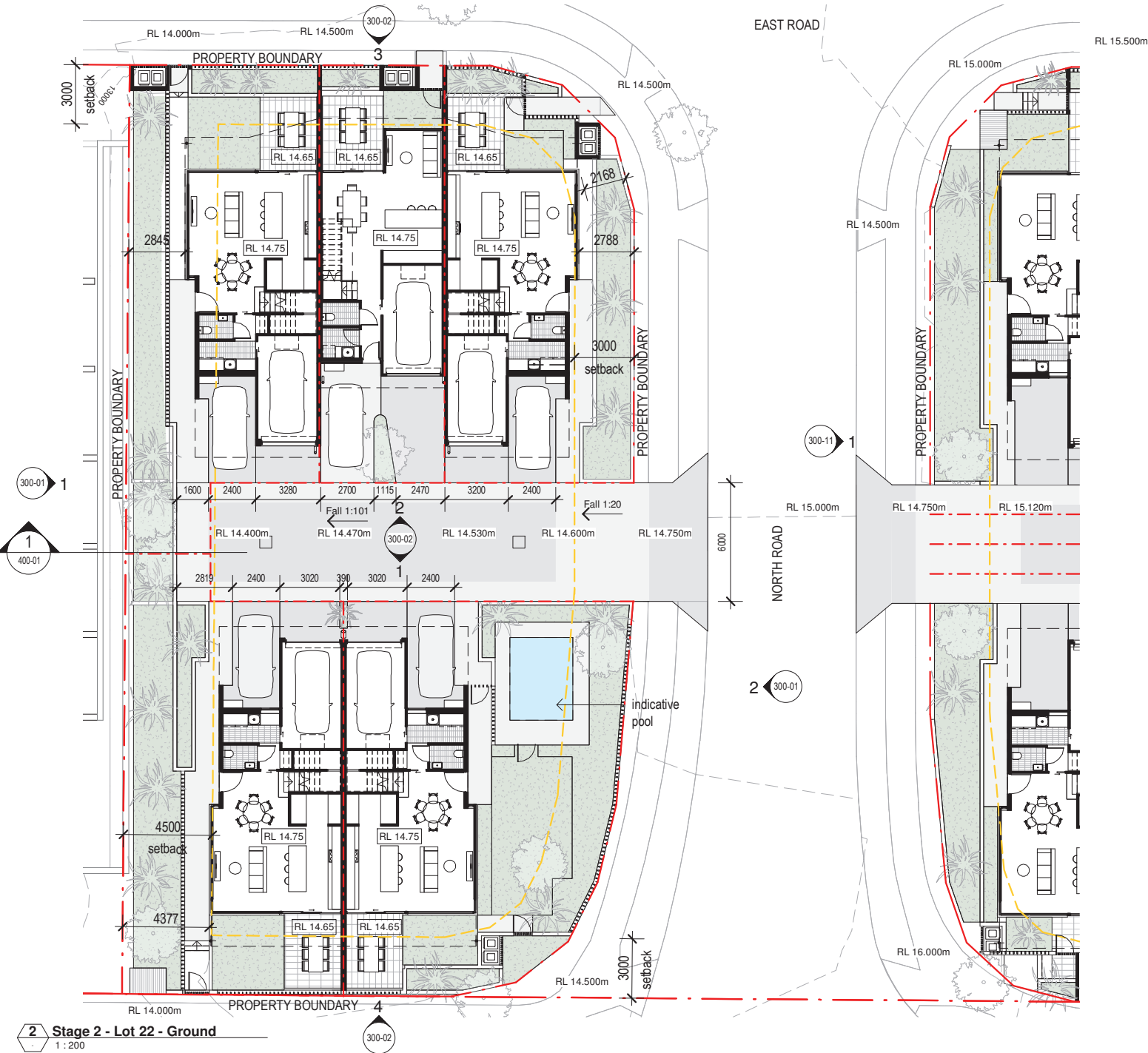
Approval no: DEV2022/1331

Date: 1 June 2023



Queensland Government





EXTERNAL FLOOR FINISHES

Refer to landscape documentation for external floor finishes

LEGEND

- 3.0m setback to Front/ Side
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- easement line
- boundary line

2 Stage 2 - Lot 22 - Ground
1 : 200



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PROJECT
Parkside Yeronga

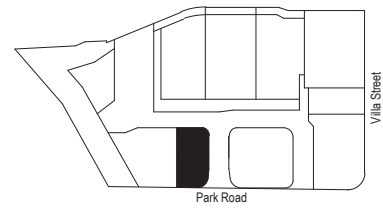
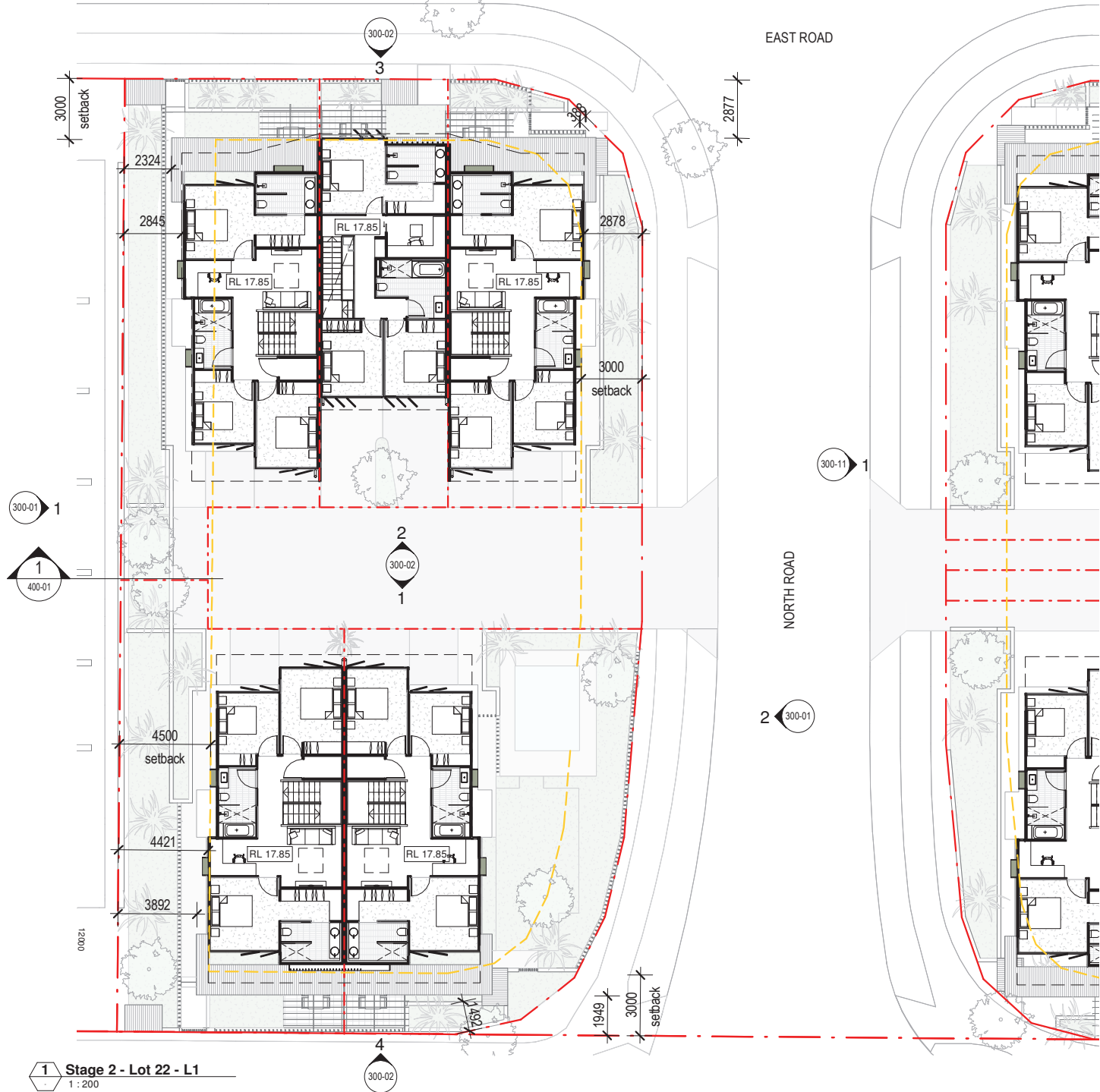
DRAWING NAME
General Arrangement Plan - Stage 2 (Lot 22) - Ground Level

DRAWING NO.
200-01 A

SCALE 1 : 200
22.02.23
PROJECT NO. 3662

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2022/1331
Date: 1 June 2023





EXTERNAL FLOOR FINISHES

Refer to landscape documentation for external floor finishes

LEGEND

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- boundary line

1 Stage 2 - Lot 22 - L1
1 : 200

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JGL Properties

PROJECT
Parkside Yeronga

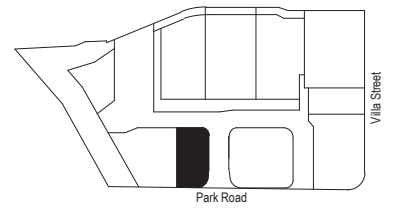
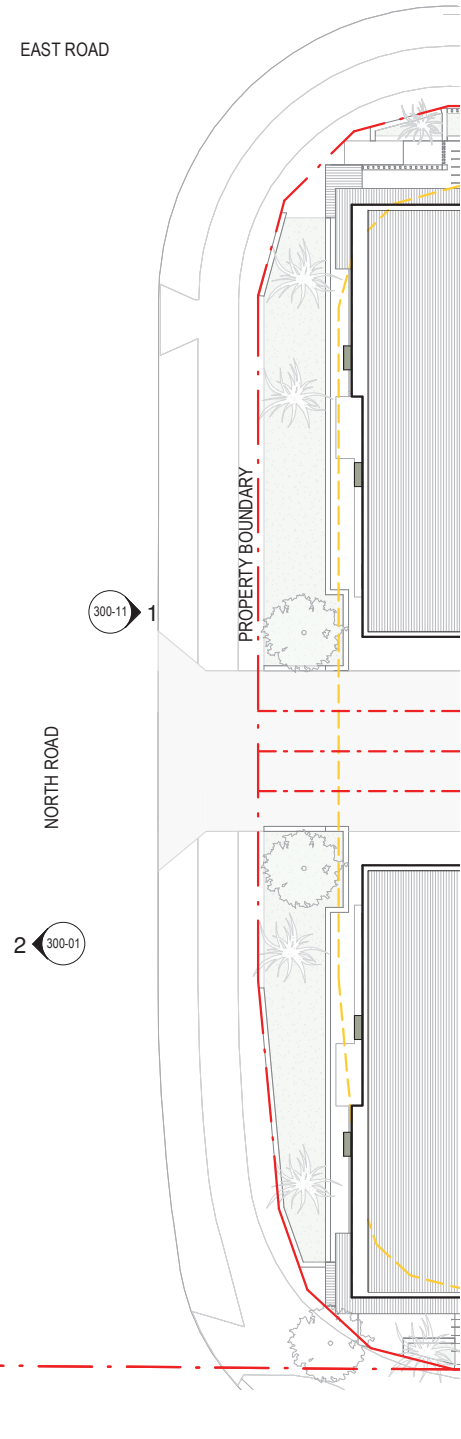
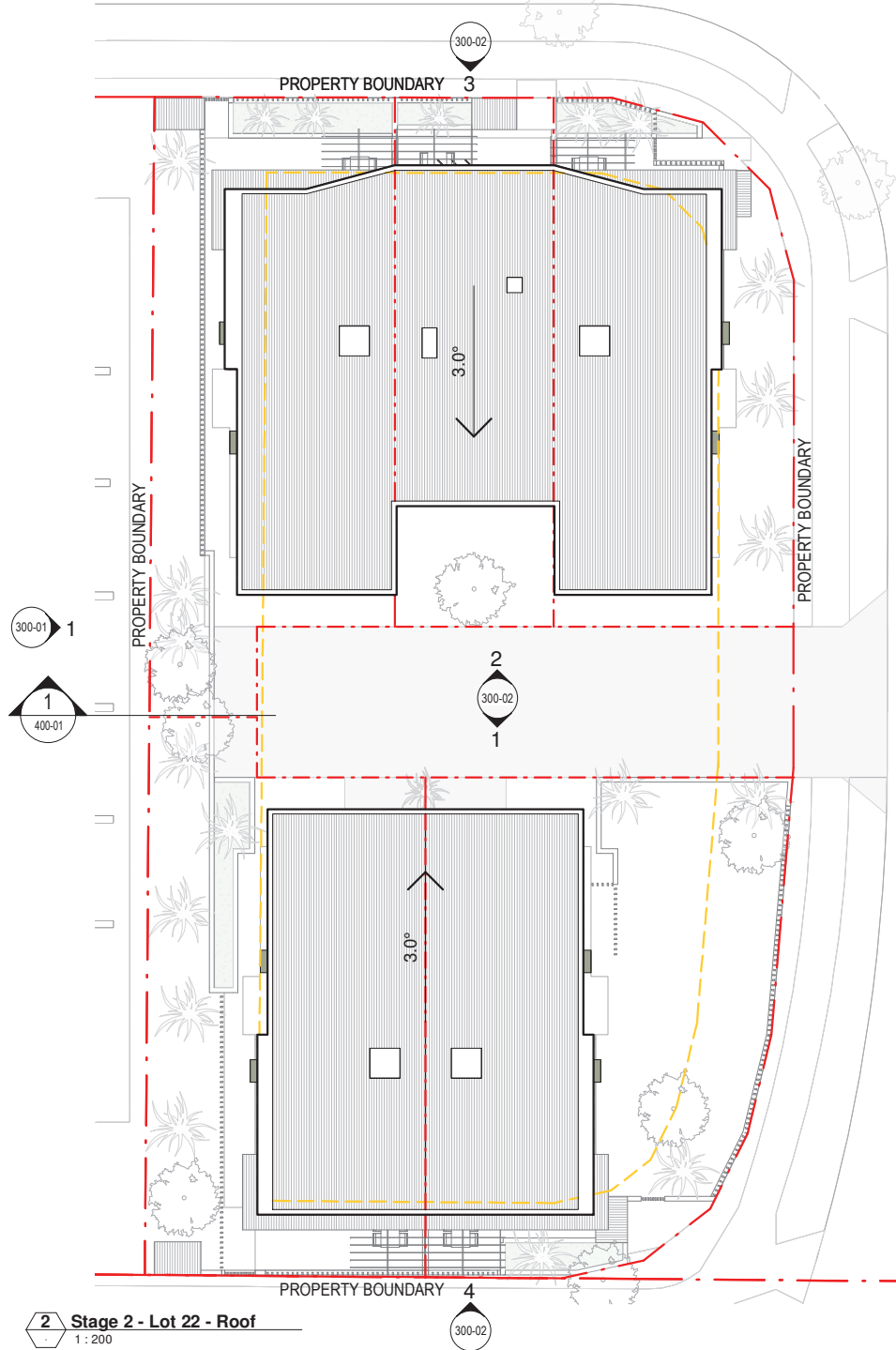
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General Arrangement Plan - Stage 2 (Lot 22) - Level 1

DRAWING NO.
200-02 A

SCALE 1 : 200
22.02.23
PROJECT NO. 3662

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2022/1331
Date: 1 June 2023





EXTERNAL FLOOR FINISHES

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LEGEND

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- 6.0m setback to Rear
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- boundary line

2 Stage 2 - Lot 22 - Roof
1 : 200

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PROJECT
Parkside Yeronga

DRAWING NAME
General Arrangement Plan - Stage 2 (Lot 22) - Roof

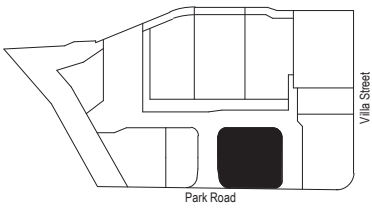
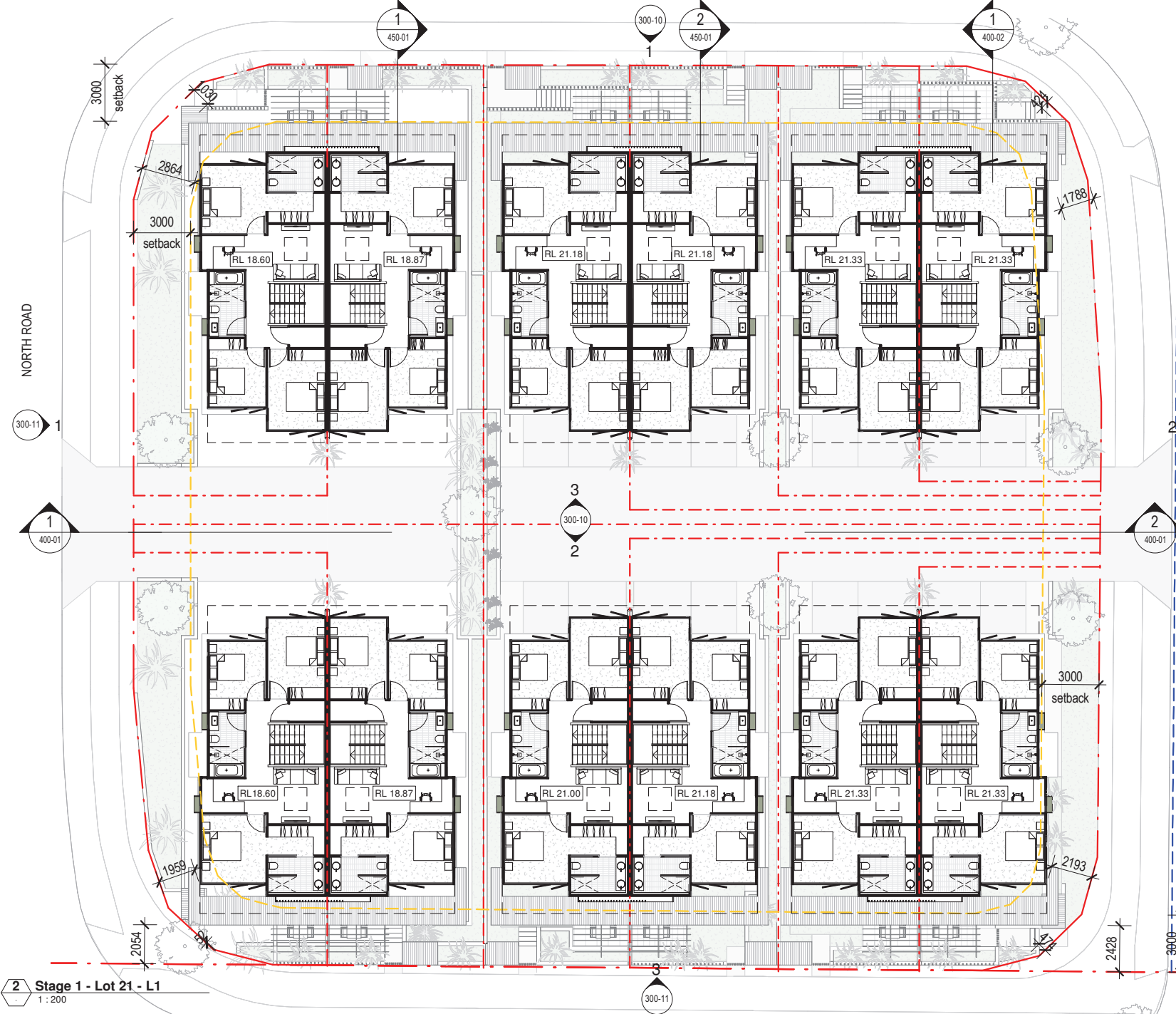
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SCALE 1 : 200
22.02.23
PROJECT NO. 3662

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22/02/2023 1:58:14 PM



EXTERNAL FLOOR FINISHES

Refer to landscape documentation for external floor finishes

LEGEND

- 3.0m setback to Front/ Side
- 6.0m setback to Rear
- easement line
- - - boundary line

2 Stage 1 - Lot 21 - L1
1 : 200



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PROJECT
Parkside Yeronga

DRAWING NAME
General Arrangement Plan - Stage 1 (Lot 21) - Level 1

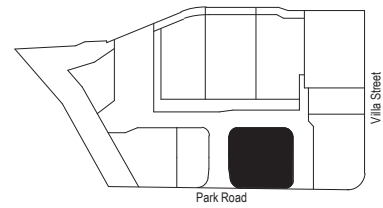
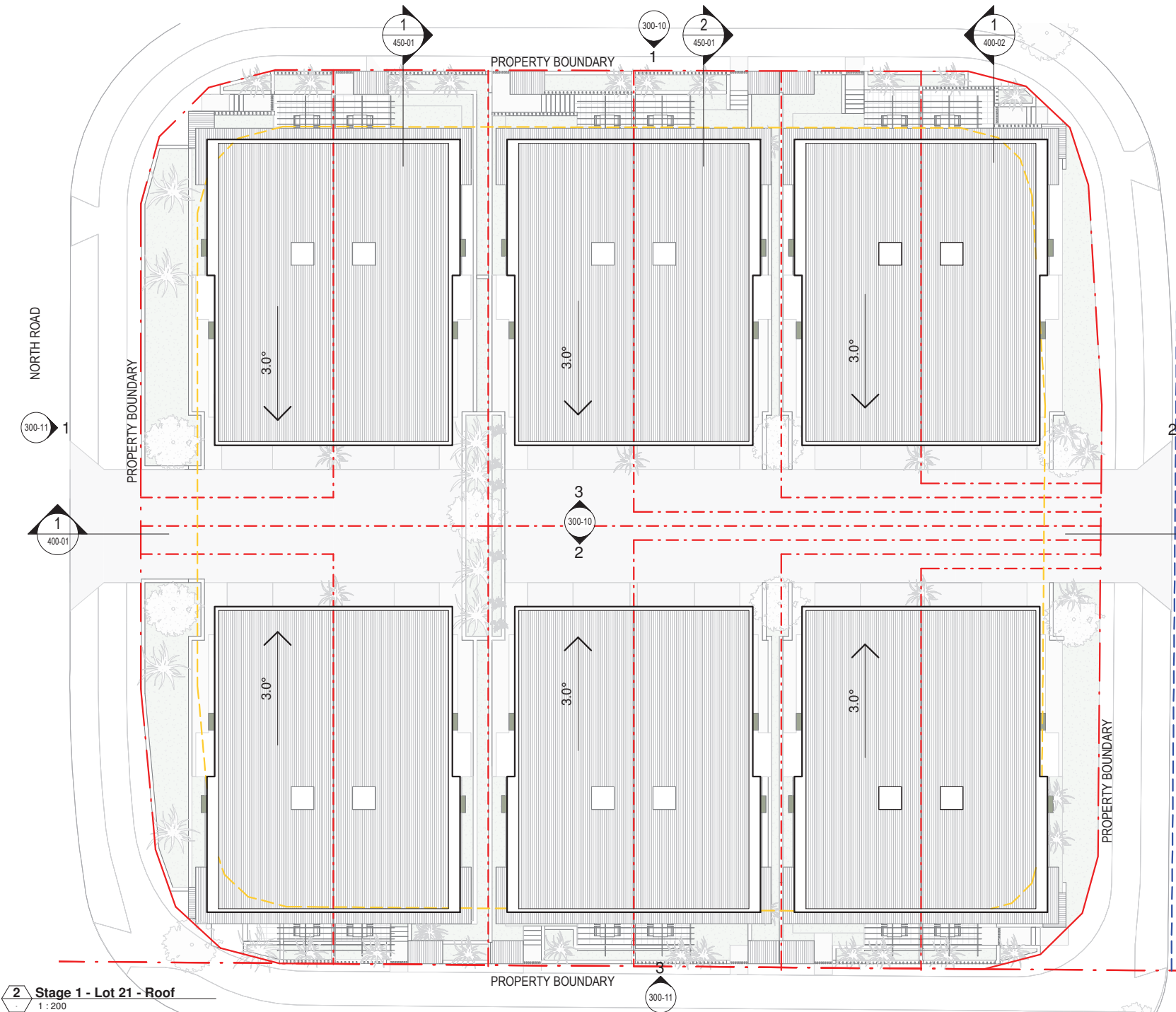
DRAWING NO.
200-11 A

SCALE 1 : 200
22.02.23
PROJECT NO. 3662



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Date: 1 June 2023



EXTERNAL FLOOR FINISHES

Refer to landscape documentation for external floor finishes

- LEGEND**
- 3.0m setback to Front/ Side
 - 6.0m setback to Rear
 - easement line
 - boundary line

2 Stage 1 - Lot 21 - Roof
1 : 200

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PROJECT
Parkside Yeronga

DRAWING NAME
General Arrangement Plan - Stage 1 (Lot 21) - Roof

DRAWING NO.
200-12 A

SCALE 1 : 200
22.02.23
PROJECT NO. 3662

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Date: 1 June 2023

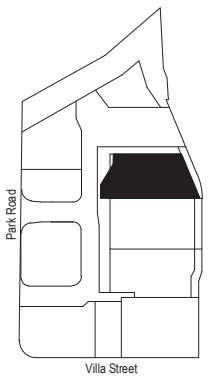
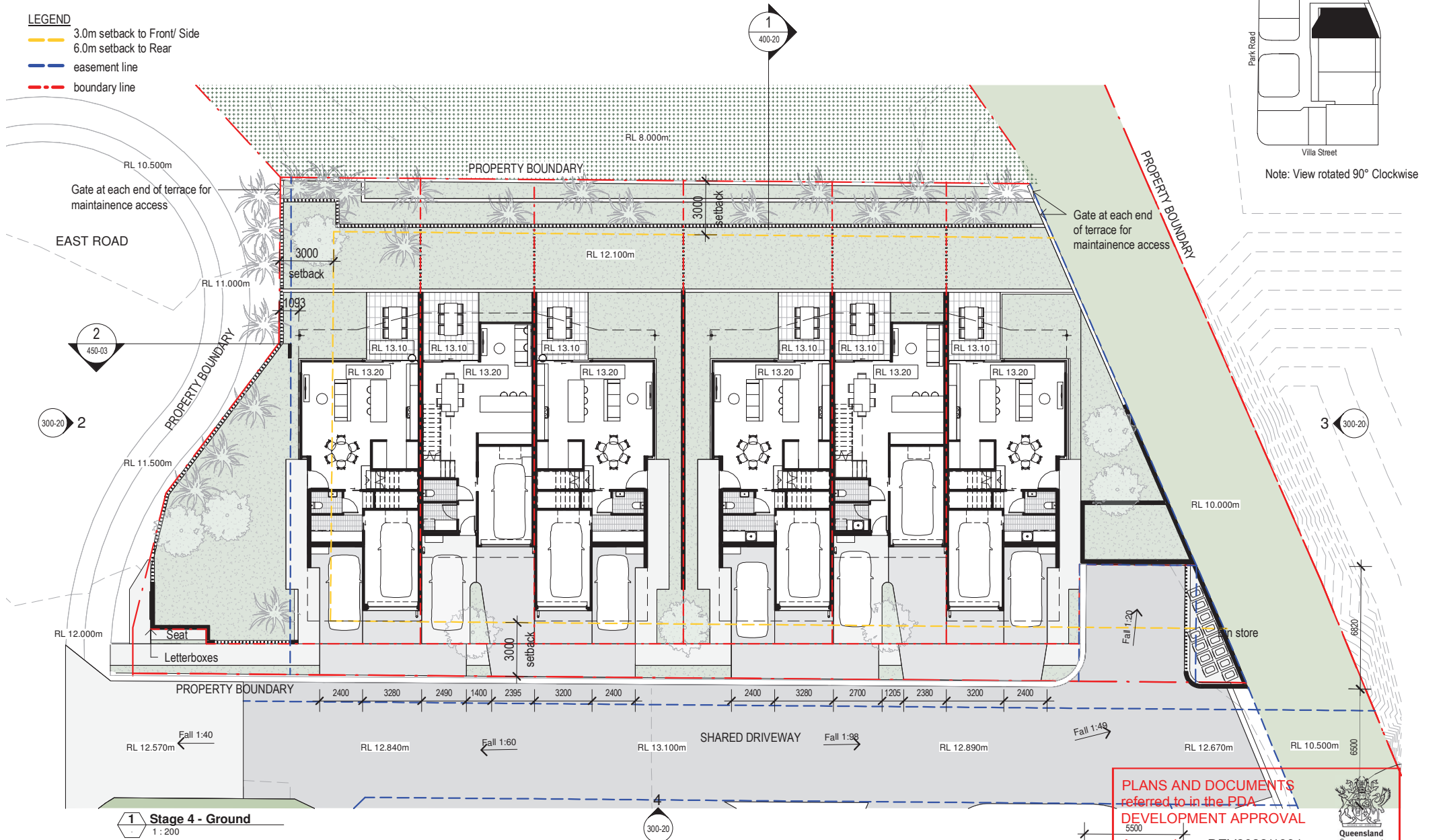


EXTERNAL FLOOR FINISHES

Refer to landscape documentation for external floor finishes

LEGEND

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- 6.0m setback to Rear
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- boundary line



Note: View rotated 90° Clockwise

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

5500

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Date: 1 June 2023

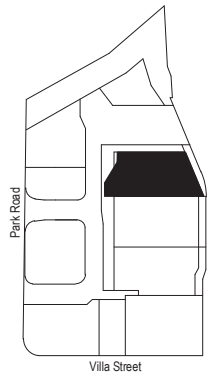


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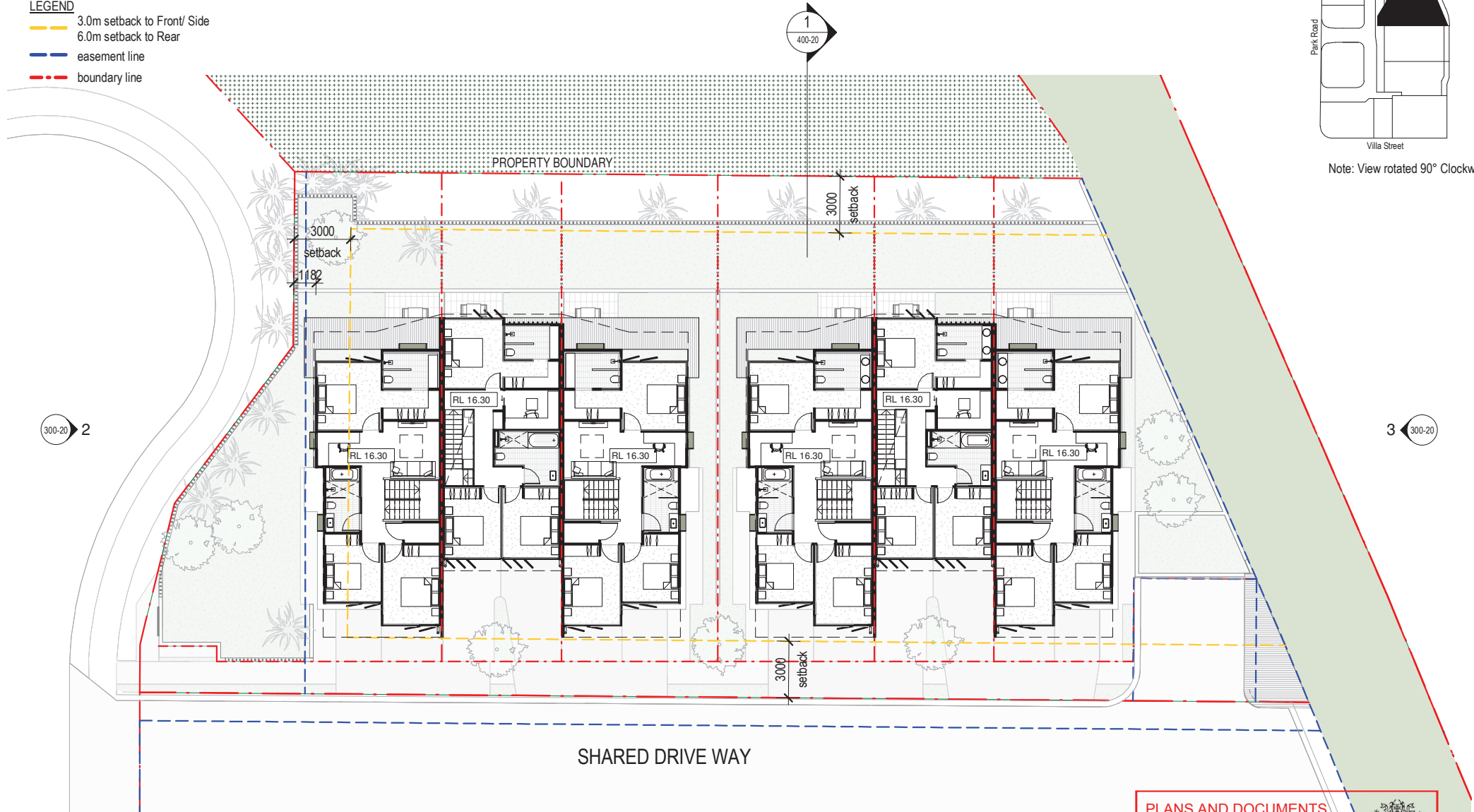
Refer to landscape documentation for external floor finishes

LEGEND

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- 6.0m setback to Rear
- easement line
- boundary line



Note: View rotated 90° Clockwise



2 300-20

3 300-20

4 300-20

2 Stage 4 - L1
1 : 200

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Date: 1 June 2023

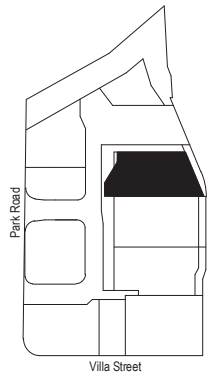


EXTERNAL FLOOR FINISHES

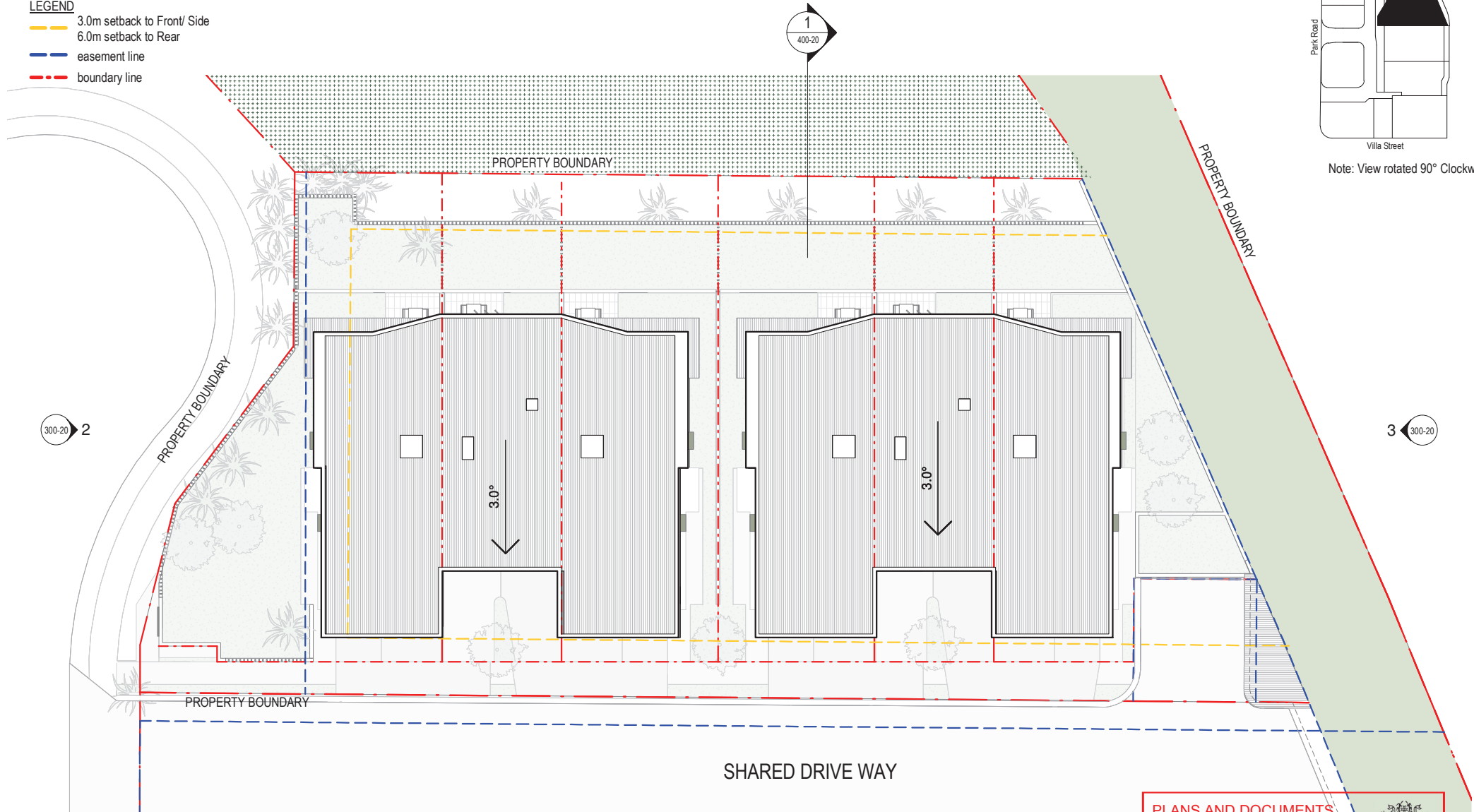
Refer to landscape documentation for external floor finishes

LEGEND

- 3.0m setback to Front/ Side
- 6.0m setback to Rear
- easement line
- boundary line



Note: View rotated 90° Clockwise

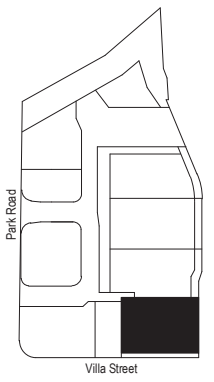
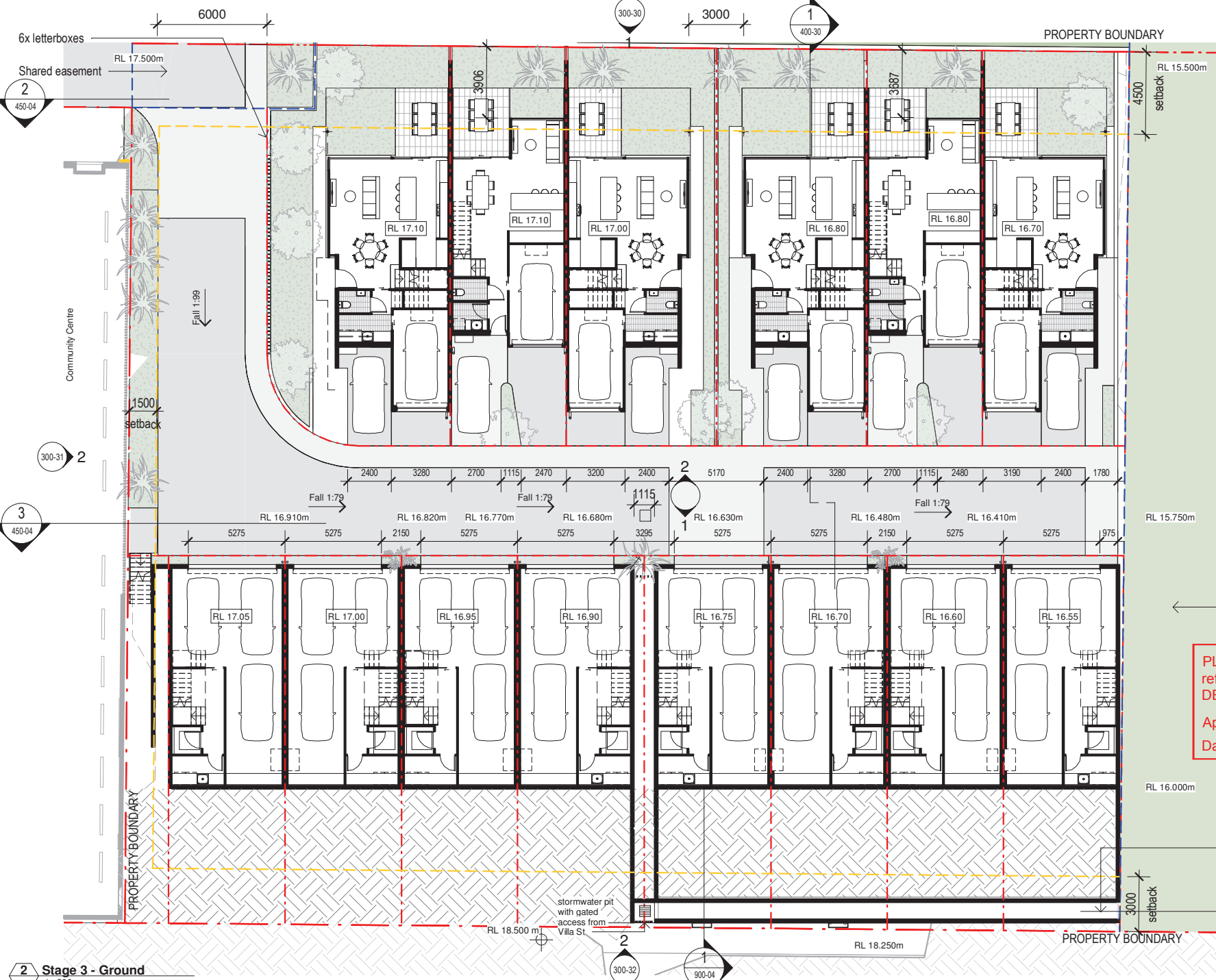


2 Stage 4 - Roof
1 : 200

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Date: 1 June 2023





Note: View rotated 90° Clockwise

EXTERNAL FLOOR FINISHES

Refer to landscape documentation for external floor finishes

LEGEND

- 3.0m setback to Front/ Side
- 6.0m setback to Rear
- easement line
- boundary line

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Stage 3 - Ground
1 : 200



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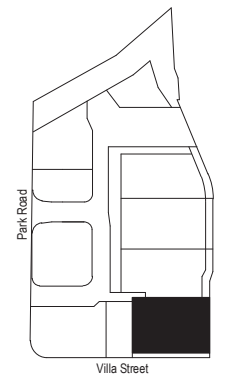
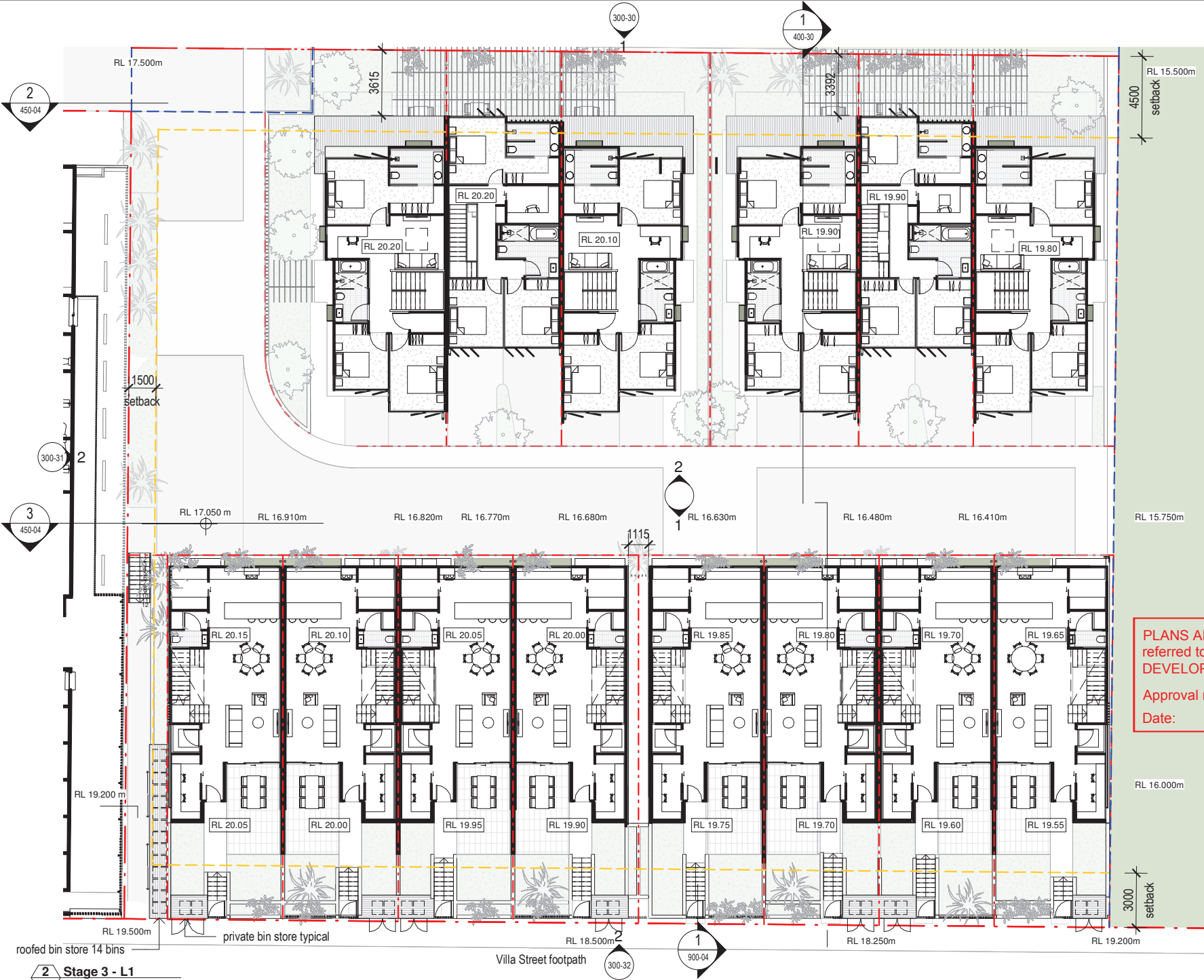
PROJECT
Parkside Yeronga

DRAWING NAME
General Arrangement Plan - Stage 3 (Lot 10) - Ground Level

DRAWING NO.
200-30 A

SCALE 1 : 200
22.02.23
PROJECT NO. 3662

22/02/2023 1:58:43 PM



Note: View rotated 90° Clockwise

EXTERNAL FLOOR FINISHES

Refer to landscape documentation for external floor finishes

LEGEND

- 3.0m setback to Front/ Side
- 6.0m setback to Rear
- easement line
- boundary line

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2 Stage 3 - L1
1 : 200



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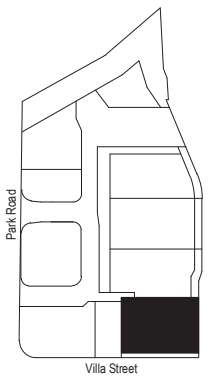
PROJECT
Parkside Yeronga

DRAWING NAME
General Arrangement Plan - Stage 3 (Lot 10) - Level 1

DRAWING NO.
200-31 A

SCALE 1 : 200
22.02.23
PROJECT NO. 3662

22/02/2023 1:58:59 PM



Note: View rotated 90° Clockwise

EXTERNAL FLOOR FINISHES

Refer to landscape documentation for external floor finishes


LEGEND

- 3.0m setback to Front/ Side
- 6.0m setback to Rear
- easement line
- boundary line

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2 Stage 3 - L2
1 : 200



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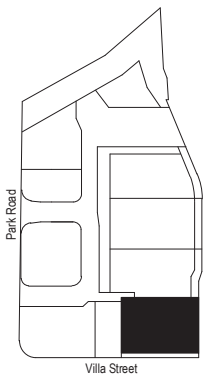
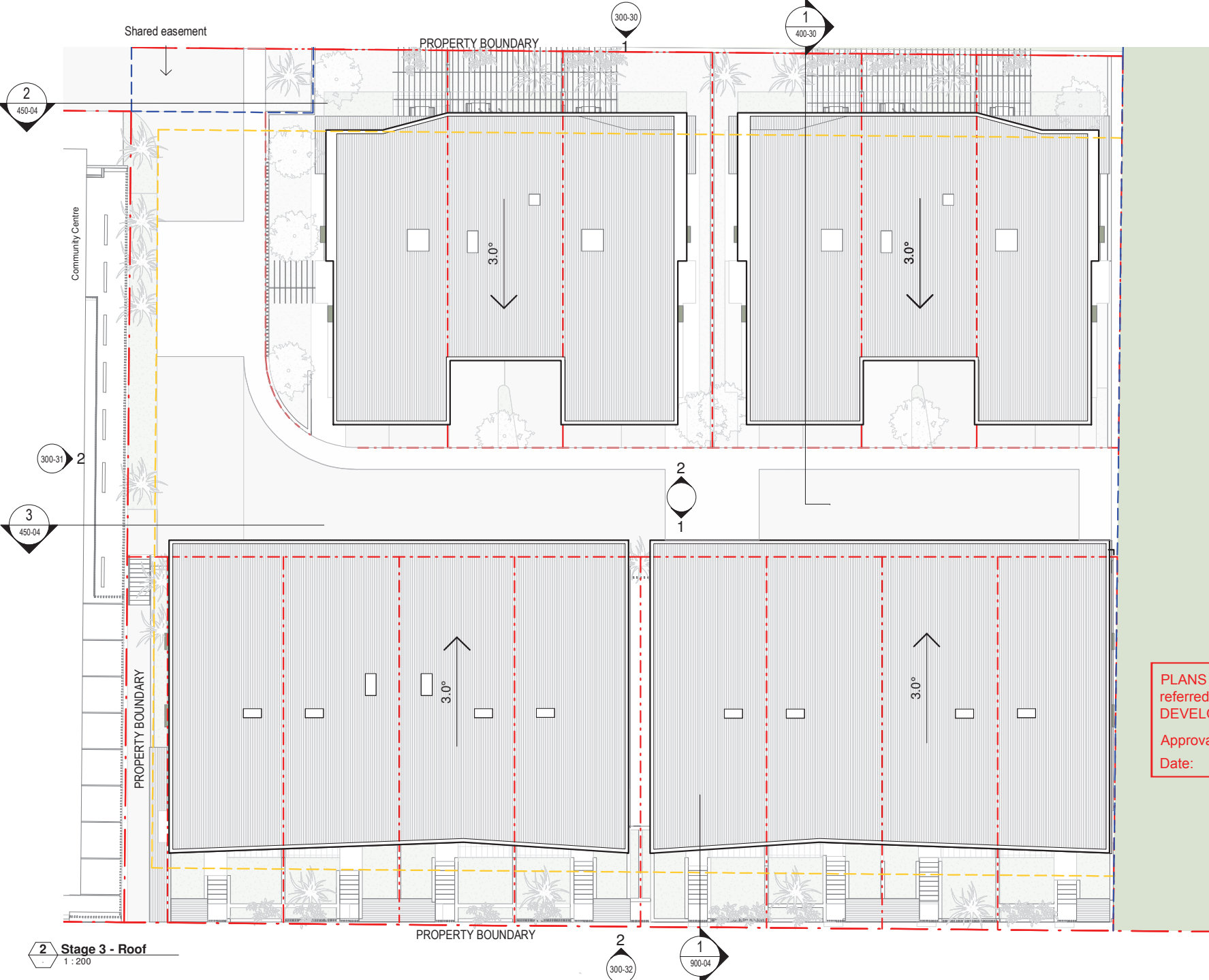
PROJECT
Parkside Yeronga

DRAWING NAME
General Arrangement Plan - Stage 3 (Lot 10) - Level 2

DRAWING NO.
200-32 A

SCALE 1 : 200
22.02.23
PROJECT NO. 3662

22/02/2023 1:59:12 PM



Note: View rotated 90° Clockwise

EXTERNAL FLOOR FINISHES

Refer to landscape documentation for external floor finishes


LEGEND

- 3.0m setback to Front/ Side
- 6.0m setback to Rear
- easement line
- boundary line

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL




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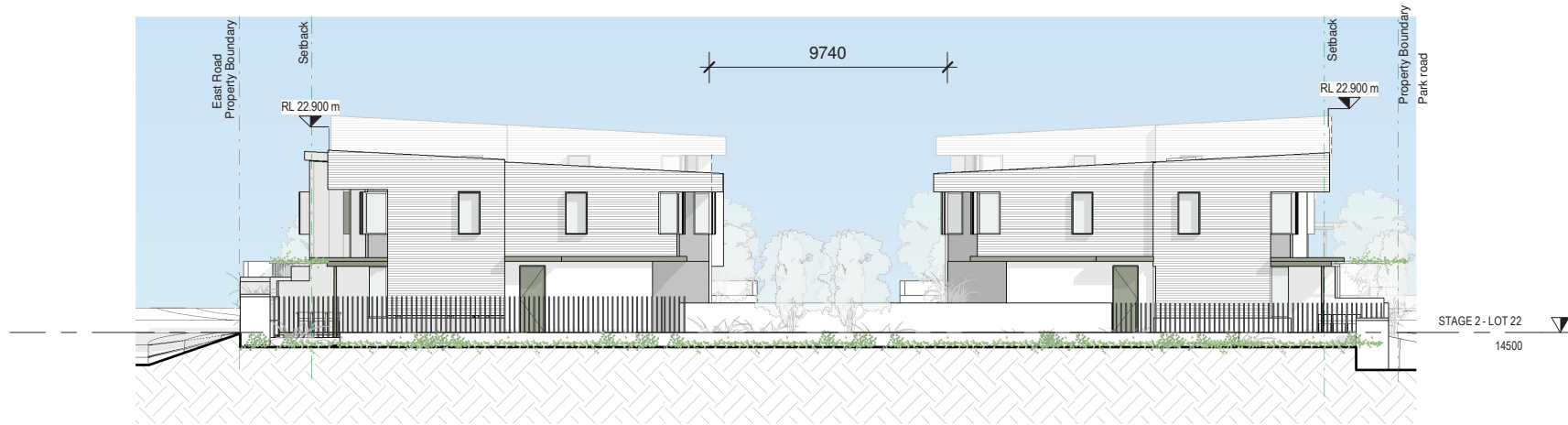
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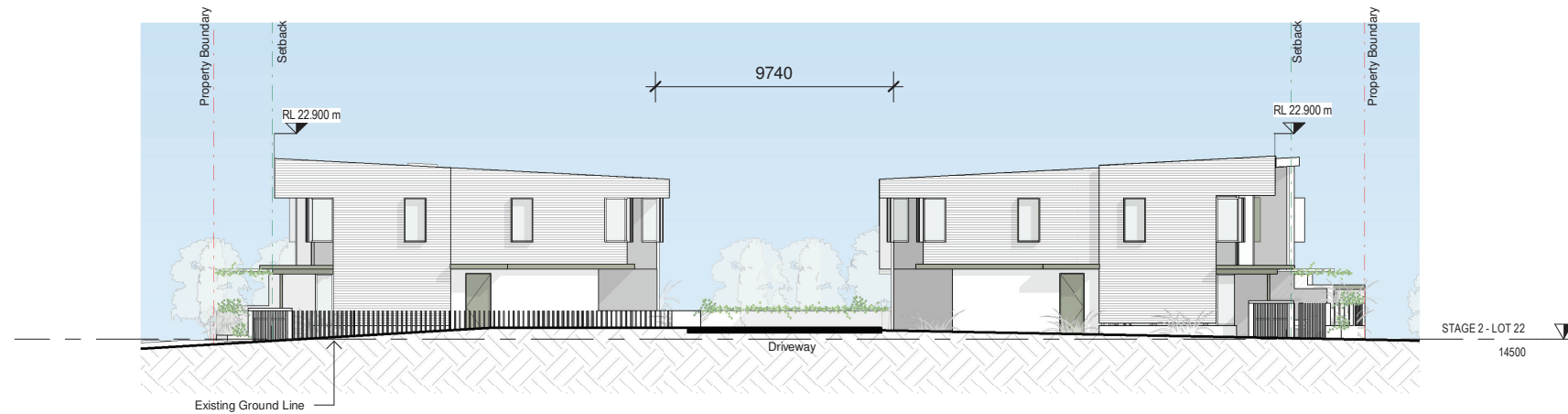
2 Stage 3 - Roof
1 : 200

MATERIAL LEGENDS

-  WEATHERBOARD
-  BLOCKWORK
-  FC PANEL - LIGHT
-  FC PANEL - DARK
-  FEATURE - COLORBOND PALE EUCALYPT




1 Stage 2 - Lot 22 - North
200-01 1 : 200



2 Stage 2 - Lot 22 - South
1 : 200

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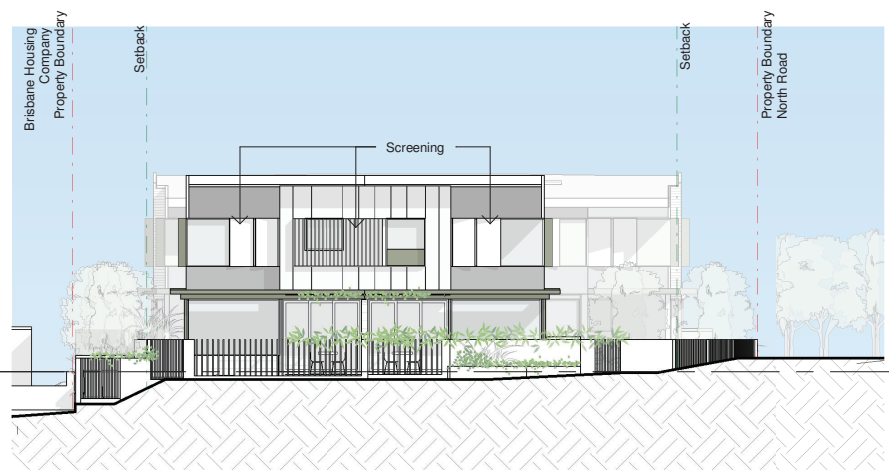
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Date: 1 June 2023








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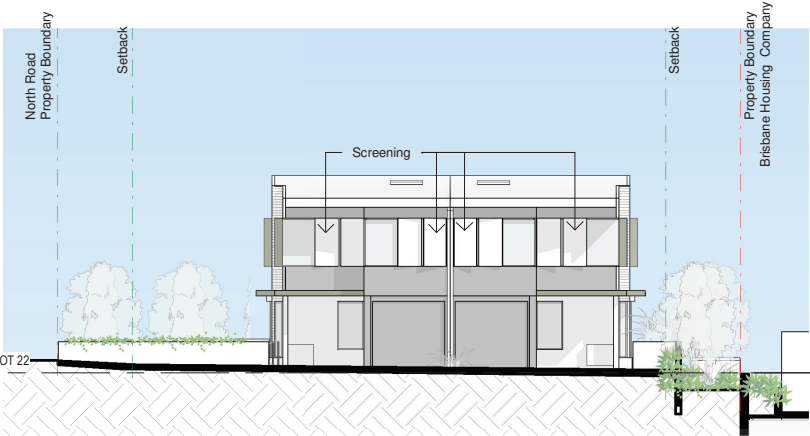


3 Stage 2 - Lot 22 - East
1 : 200

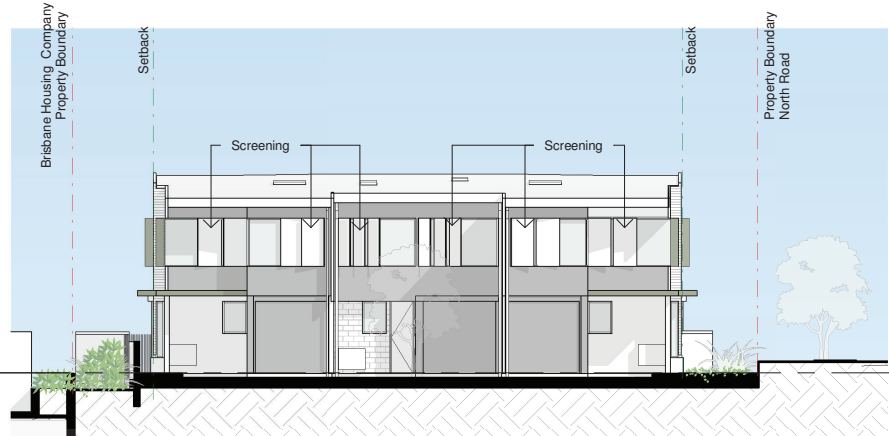


4 Stage 2 - Lot 22 - West
1 : 200

- MATERIAL LEGENDS**
-  WEATHERBOARD
 -  BLOCKWORK
 -  FC PANEL - LIGHT
 -  FC PANEL - DARK
 -  FEATURE - COLORBOND PALE EUCALYPT




1 Stage 2 - Lot 22 - Internal Road East
1 : 200



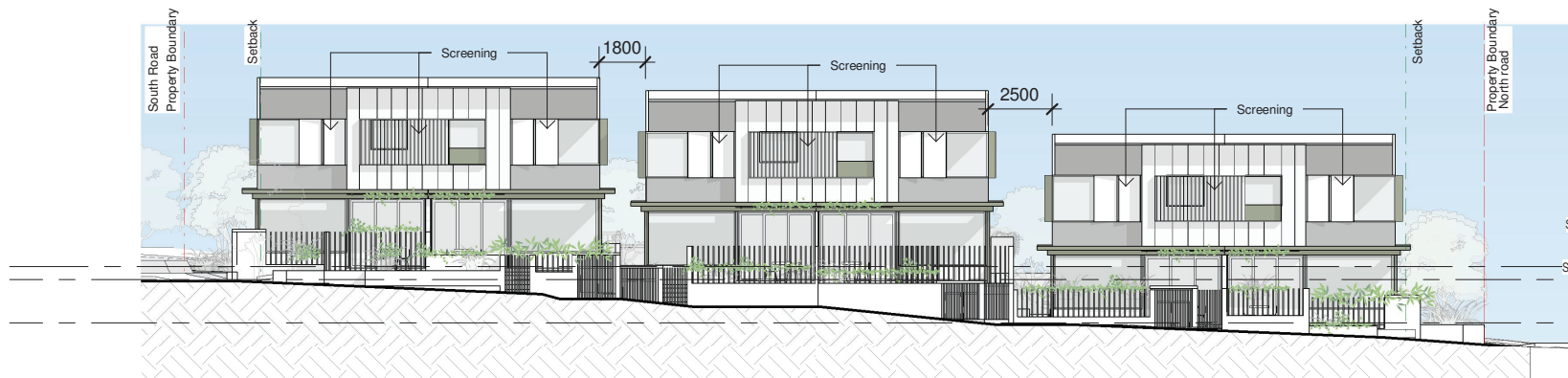
2 Stage 2 - Lot 22 - Internal Road West
1 : 200

PLANS AND DOCUMENTS
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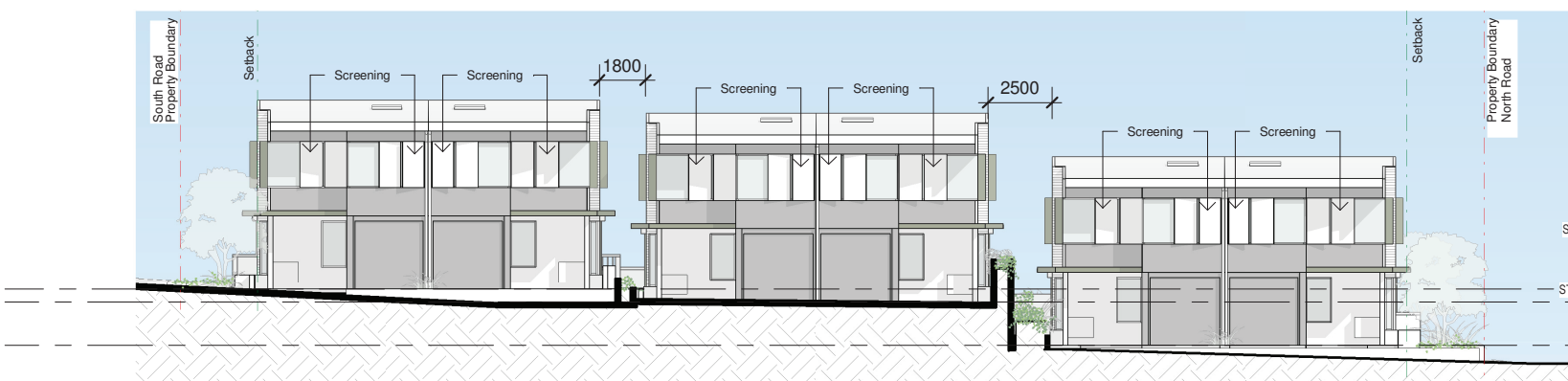


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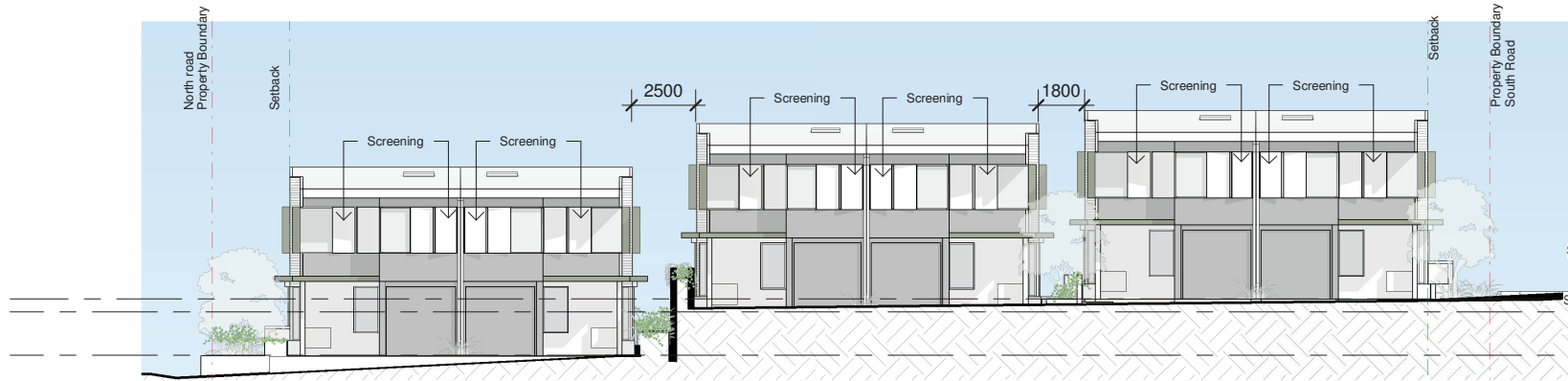


- MATERIAL LEGENDS**
- WEATHERBOARD
 - BLOCKWORK
 - FC PANEL - LIGHT
 - FC PANEL - DARK
 - FEATURE - COLORBOND PALE EUCALYPT

1 Stage 1 - Lot 21 - East
1 : 200



2 Stage 1 - Lot 21 - Internal Road East
1 : 200

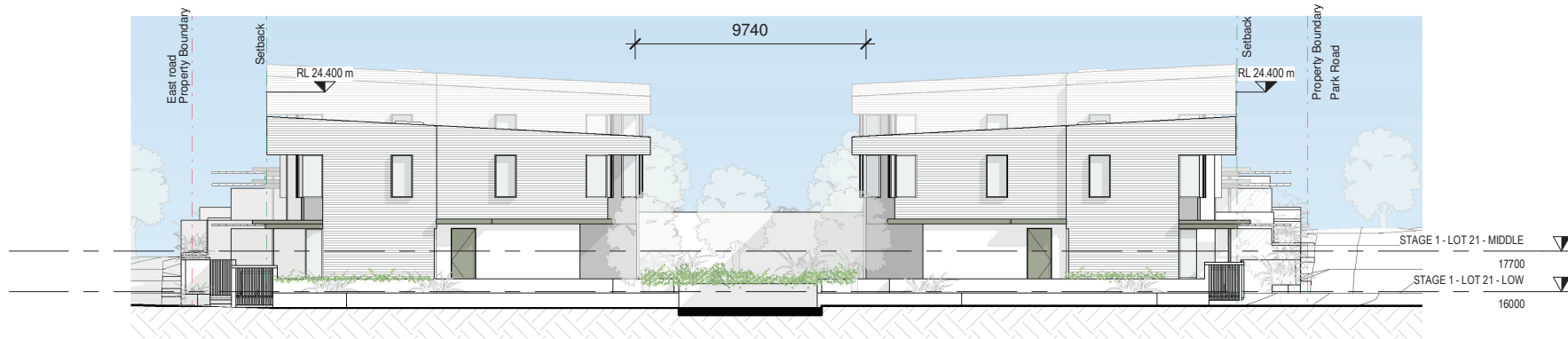







3 Stage 1 - Lot 21 - Internal Road West
1 : 200

PLANS AND DOCUMENTS
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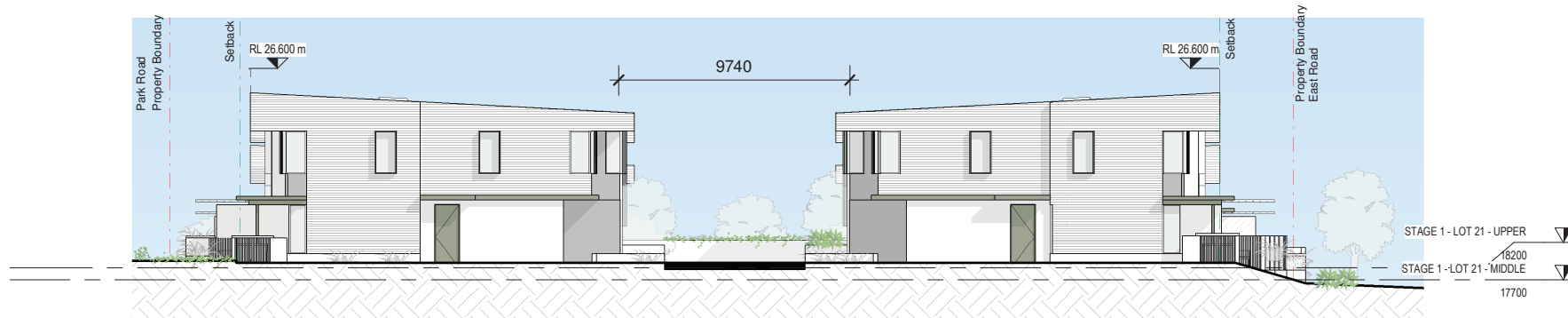
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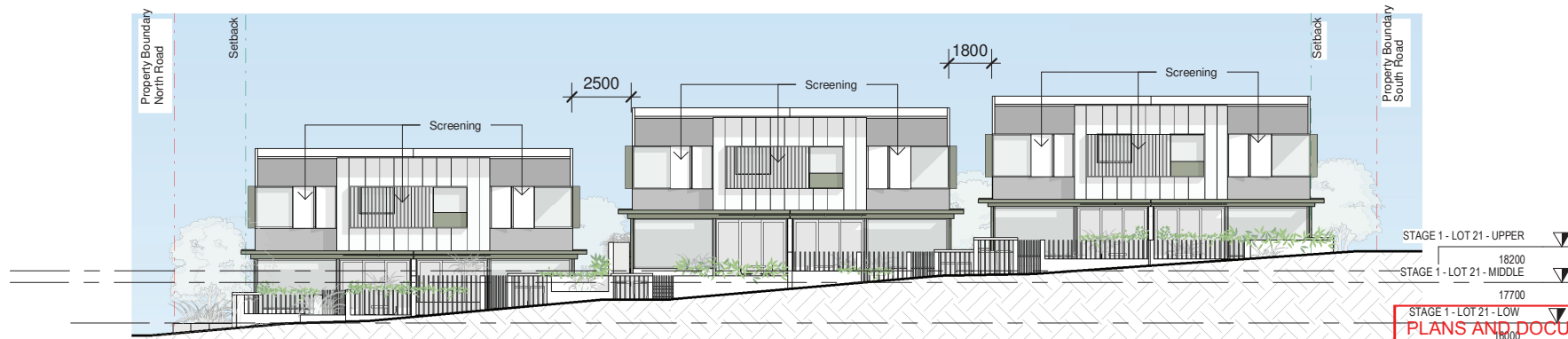


- MATERIAL LEGENDS**
-  WEATHERBOARD
 -  BLOCKWORK
 -  FC PANEL - LIGHT
 -  FC PANEL - DARK
 -  FEATURE - COLORBOND PALE EUCALYPT

1 Stage 1 - Lot 21 - North
1 : 200



2 Stage 1 - Lot 21 - South
1 : 200



3 Stage 1 - Lot 21 - West
1 : 200

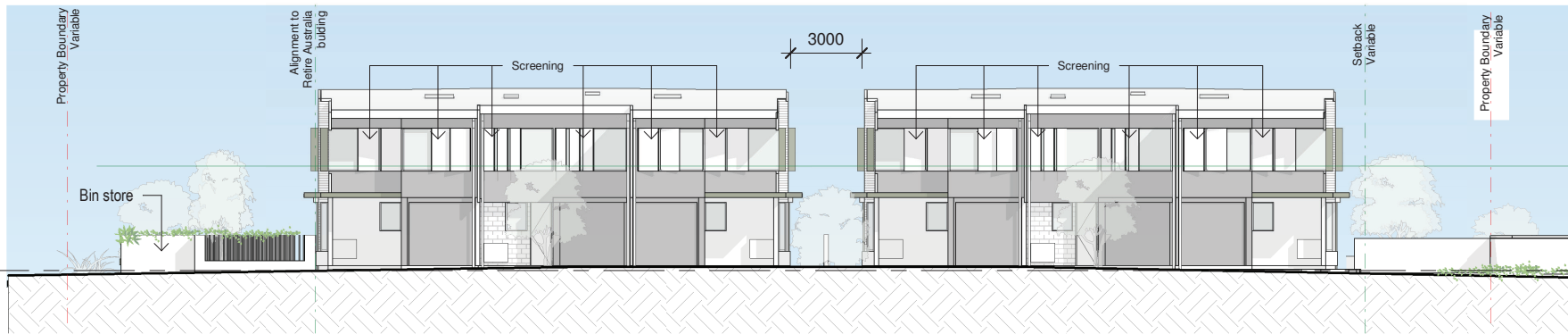
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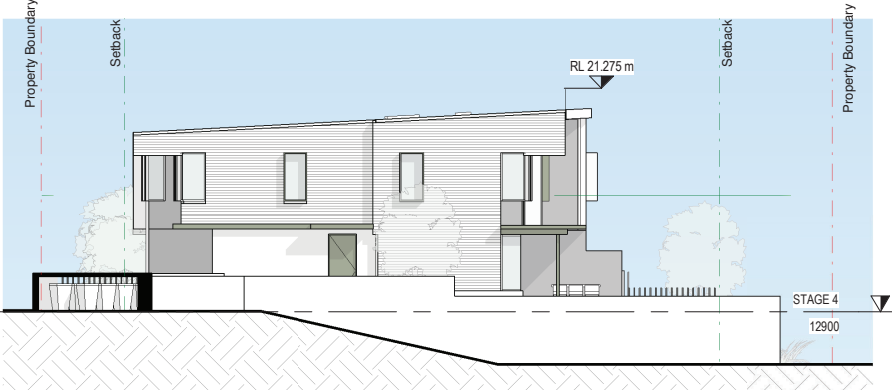


- MATERIAL LEGENDS**
- WEATHERBOARD
 - BLOCKWORK
 - FC PANEL - LIGHT
 - FC PANEL - DARK
 - FEATURE - COLORBOND PALE EUCALYPT

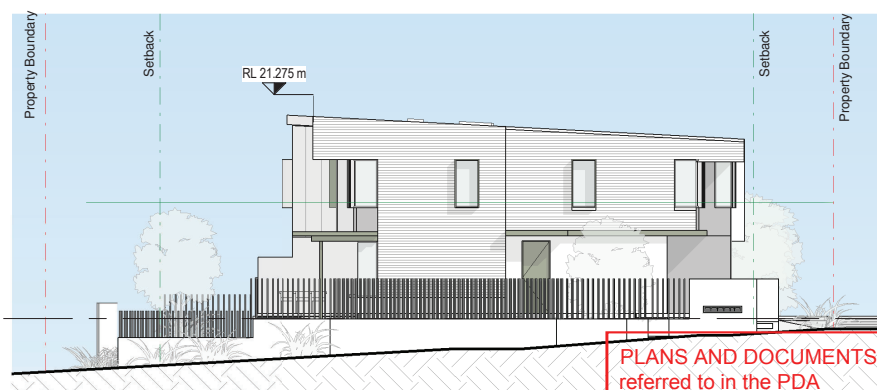
1 Stage 4 - Lot 6 - North
1 : 200



4 Stage 4 - Lot 6 - South
1 : 200



3 Stage 4 - Lot 6 - East
1 : 200








2 Stage 4 - Lot 6 - West
1 : 200

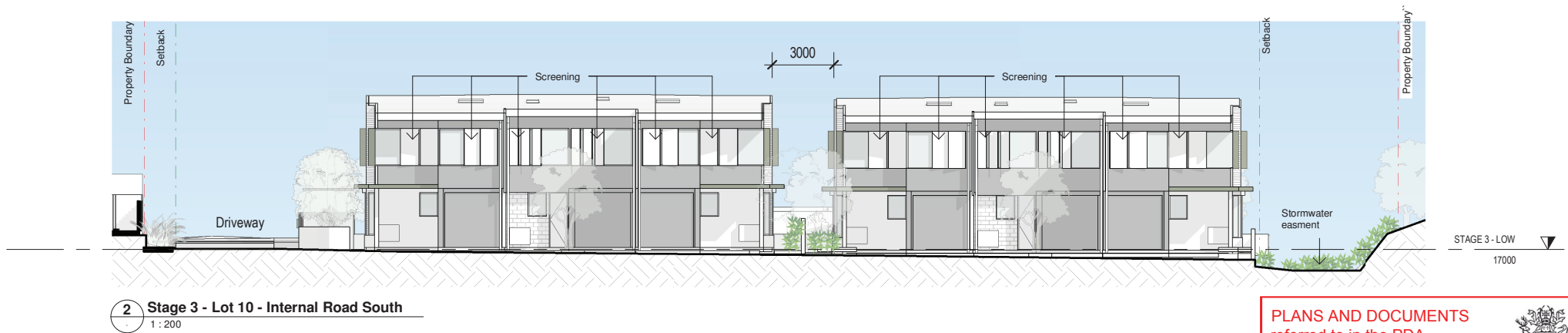
PLANS AND DOCUMENTS
referred to in the PDA
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MATERIAL LEGENDS






-  WEATHERBOARD
-  BLOCKWORK
-  FC PANEL - LIGHT
-  FC PANEL - DARK
-  FEATURE - COLORBOND PALE EUCALYPT

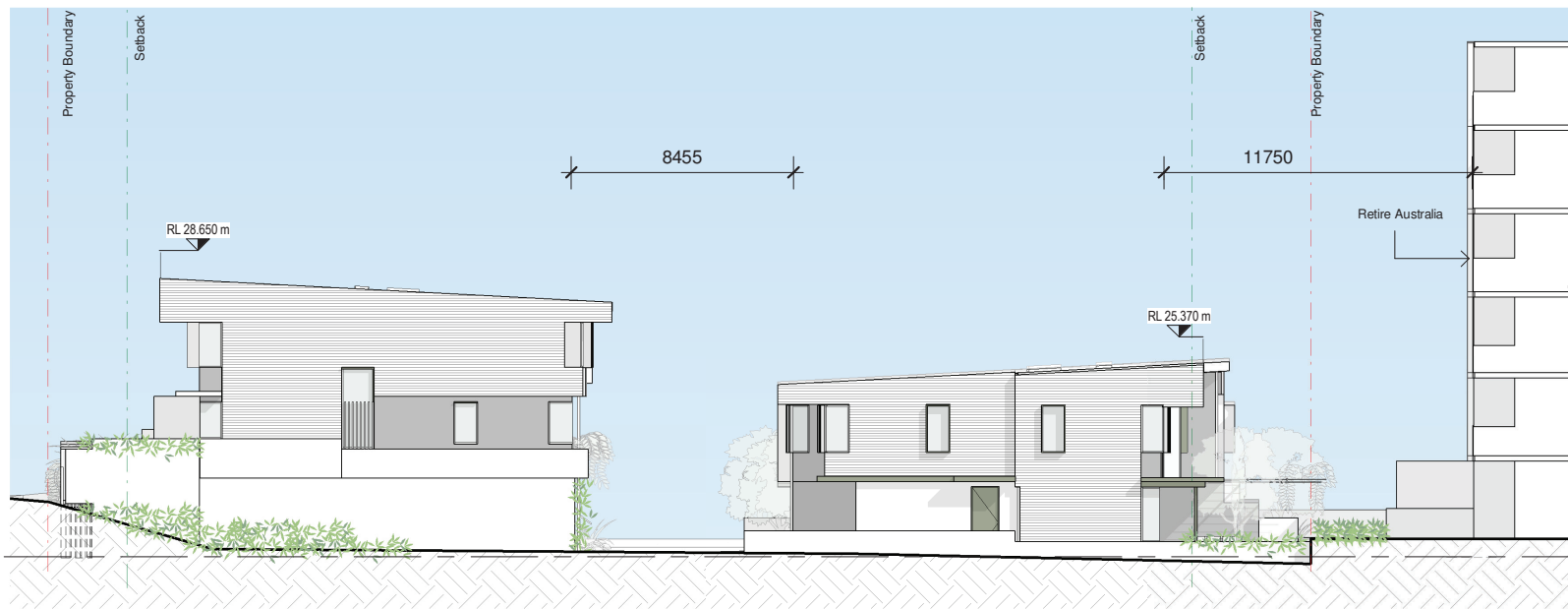


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

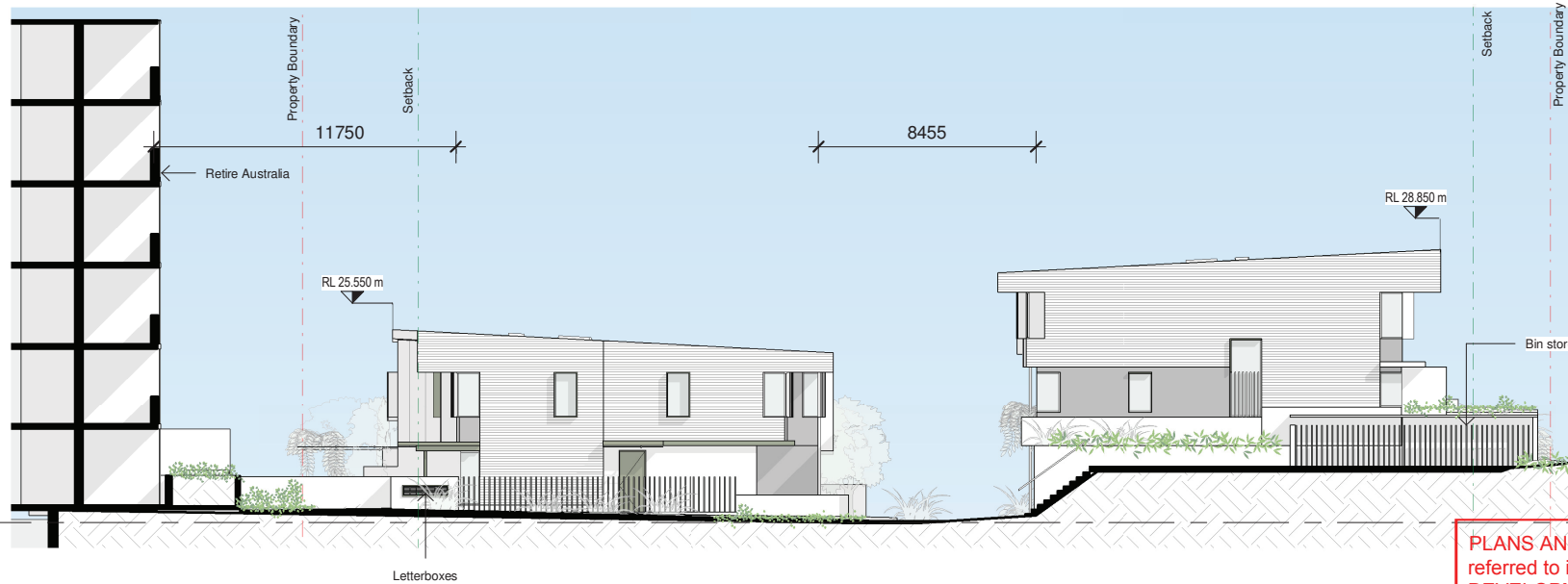
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- MATERIAL LEGENDS**
-  WEATHERBOARD
 -  BLOCKWORK
 -  FC PANEL - LIGHT
 -  FC PANEL - DARK
 -  FEATURE - COLORBOND PALE EUCALYPT



1 Stage 3 - East
1 : 200








2 Stage 3 - West
1 : 200

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
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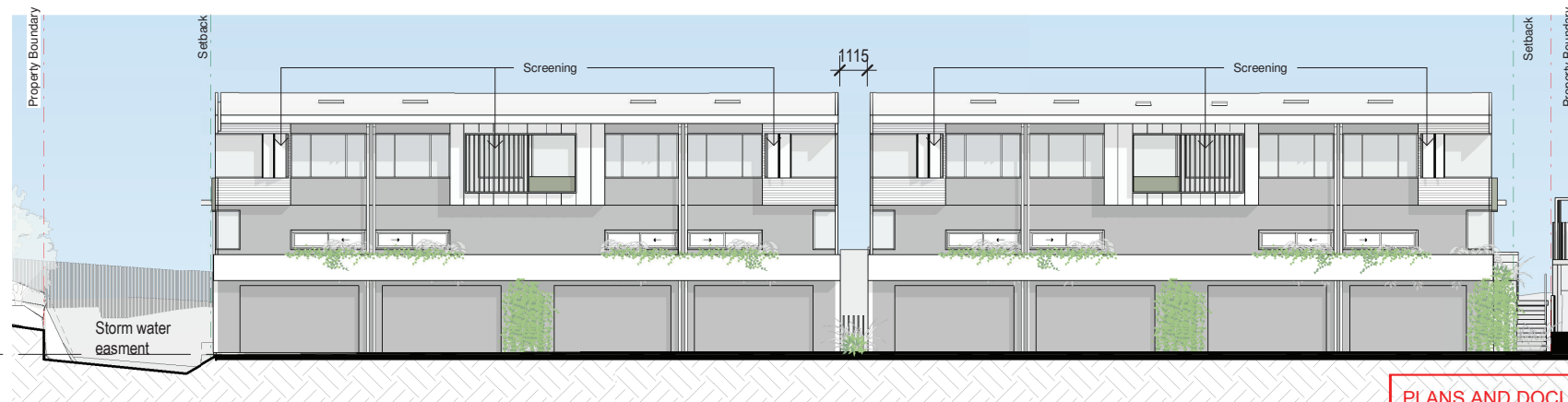
MATERIAL LEGENDS

-  WEATHERBOARD
-  BLOCKWORK
-  FC PANEL - LIGHT
-  FC PANEL - DARK
-  FEATURE - COLORBOND PALE EUCALYPT



STAGE 3 - LOW
17000

2 Stage 3 - Lot 10 - Villa Street
1 : 200

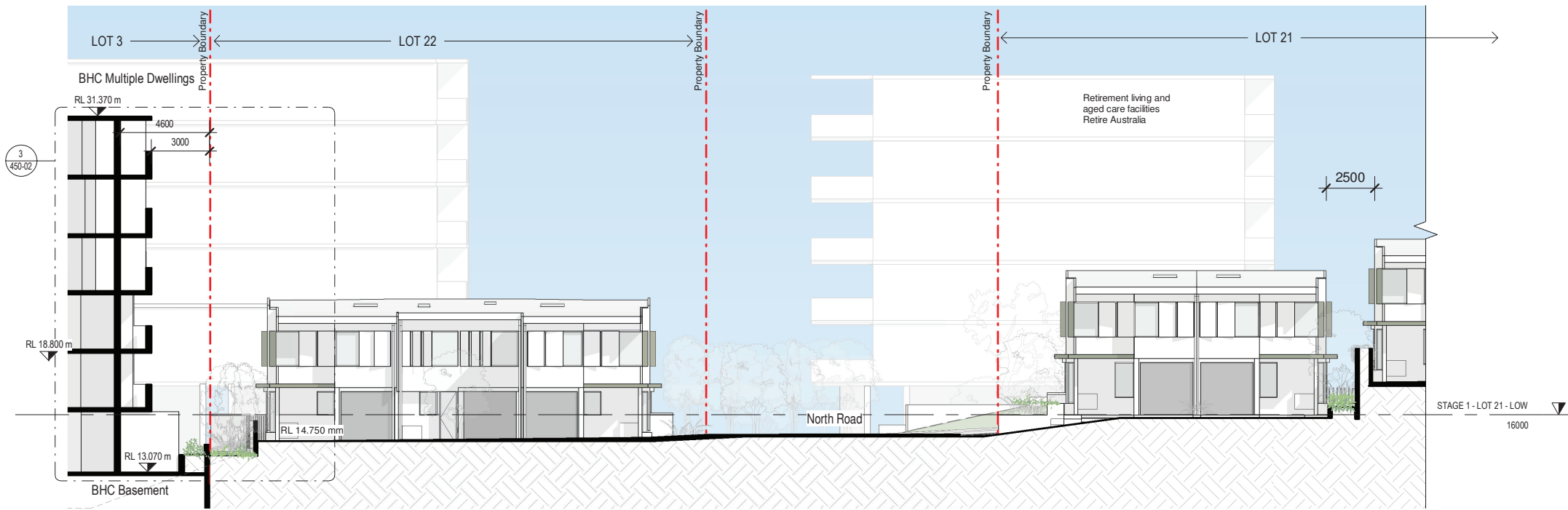


STAGE 3 - LOW
17000

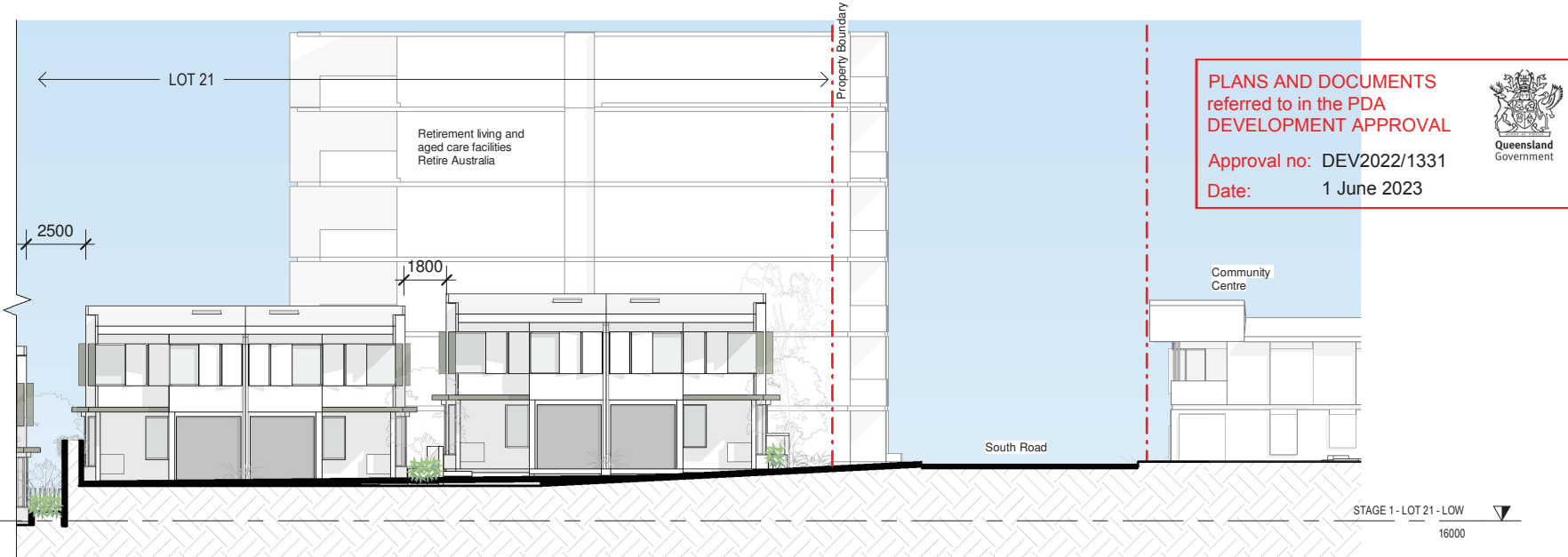
1 Stage 3 - Lot 10 - Internal Road North
1 : 200

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1 Section - Stage 1+2 (Lot 21 + 22)
1 : 200

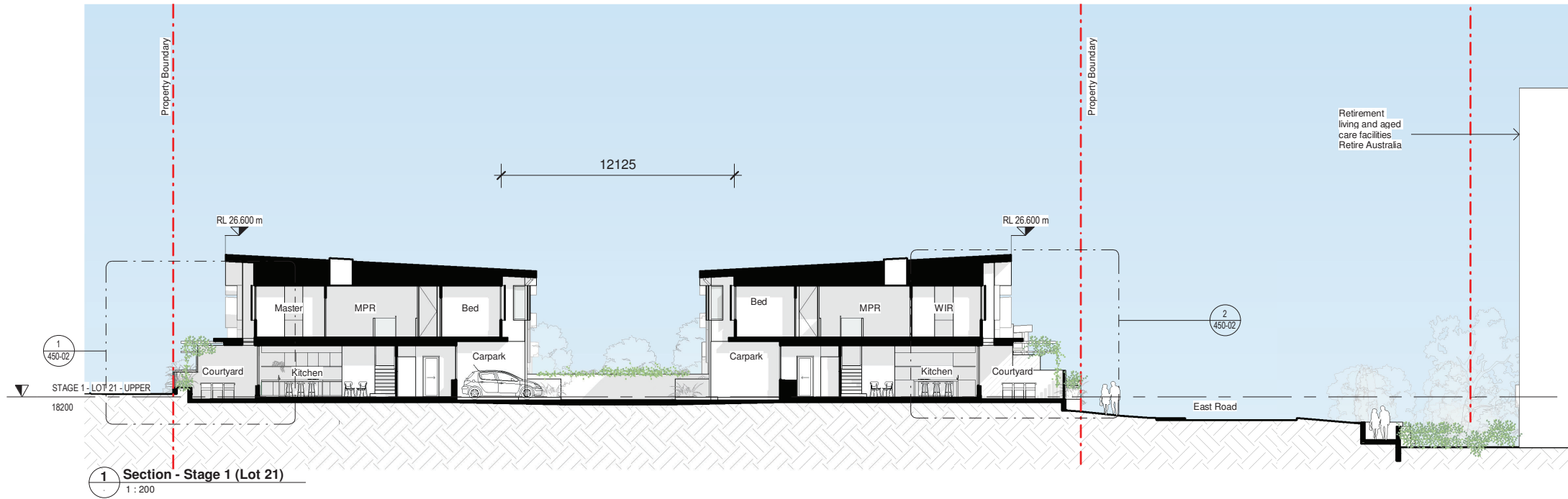


2 Section - Stage 1+2 (Lot 21 + 22) continued
1 : 200

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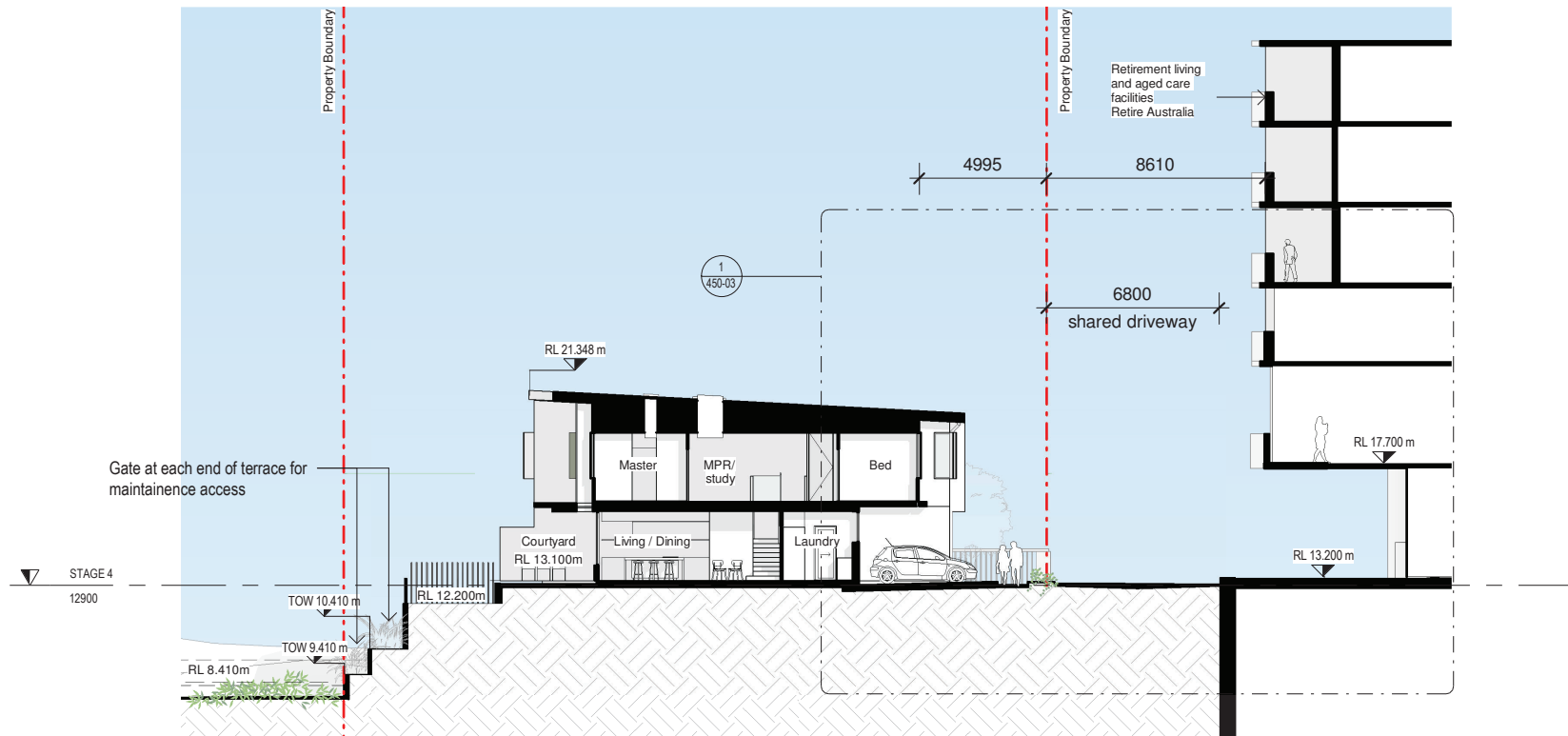


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Queensland
Government

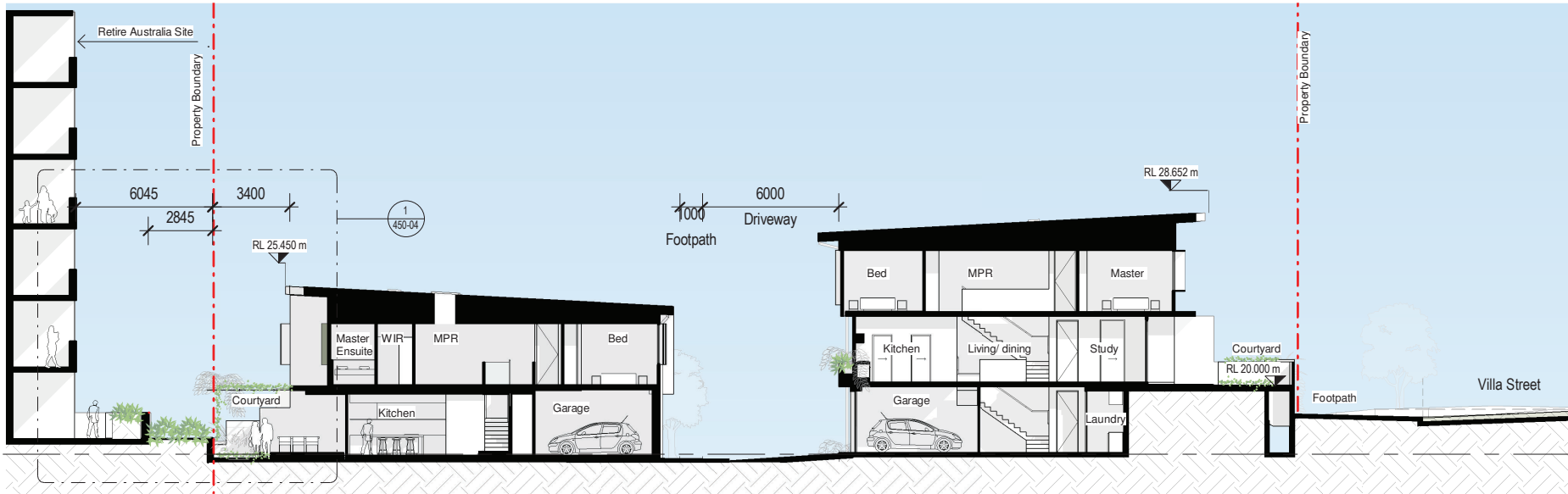


1 Section - Stage 4 (Lot 6)
1 : 200

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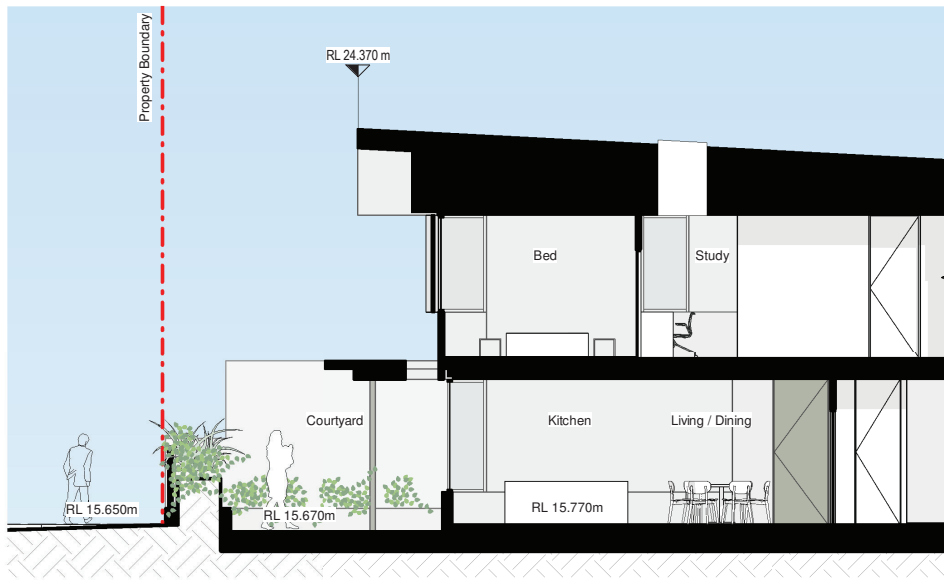
STAGE 3 - LOW
17000

1 Section - Stage 3 - Lot 10 - Section 1
1 : 200

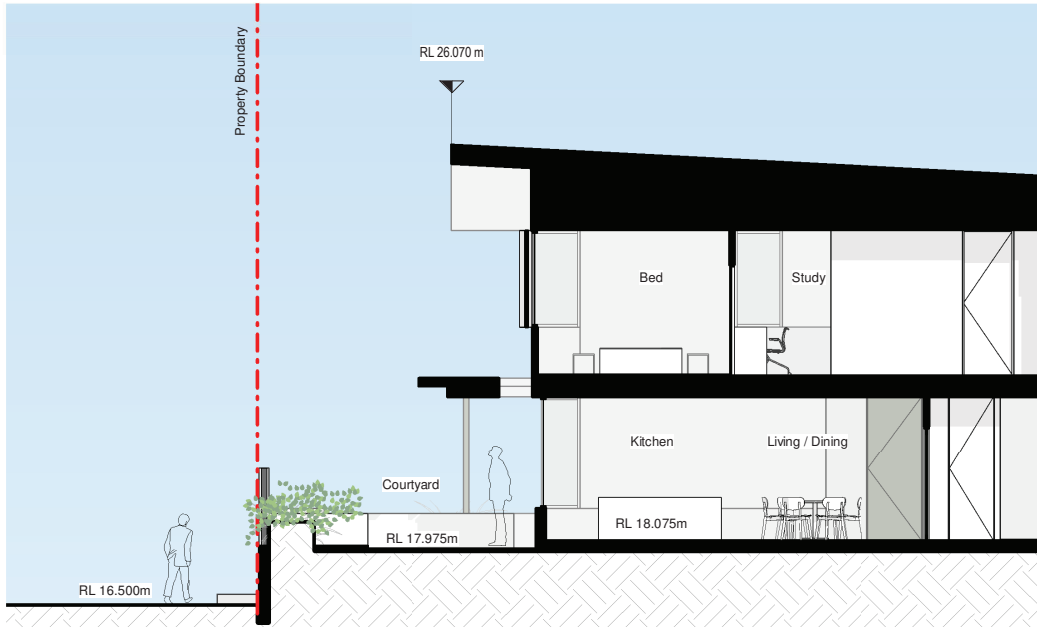
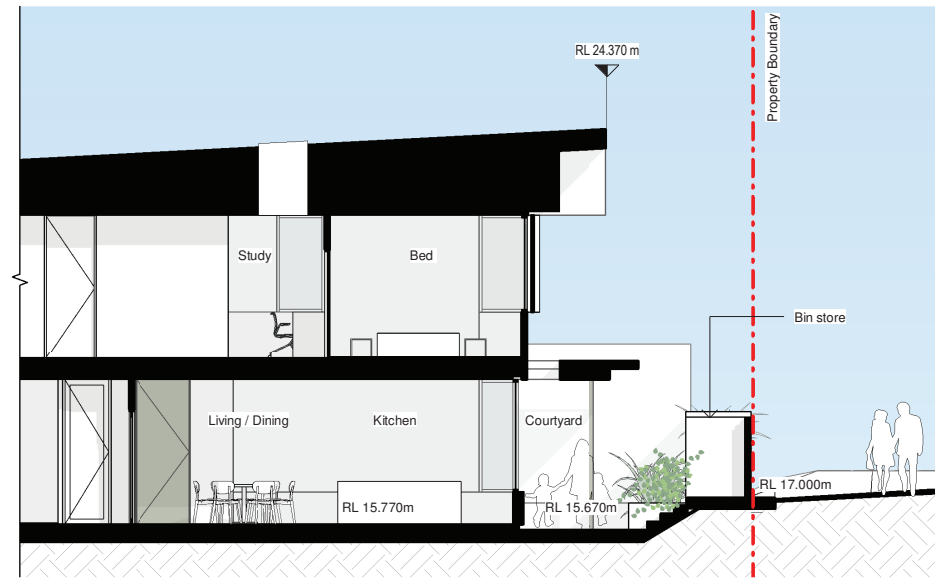
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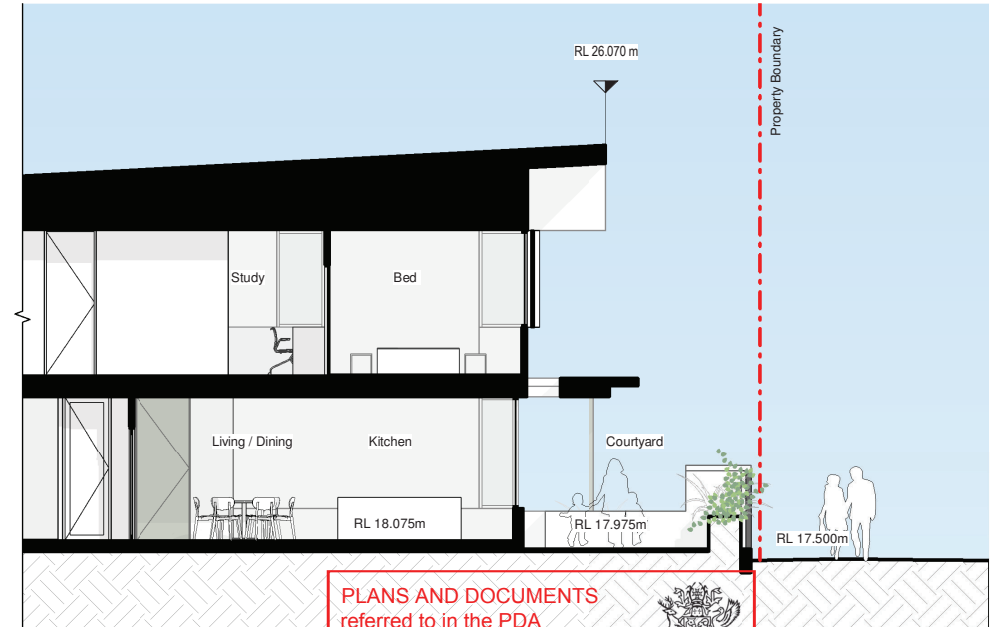




1 Stage 1 - Lot 21 - Section 1
200-10 1 : 100

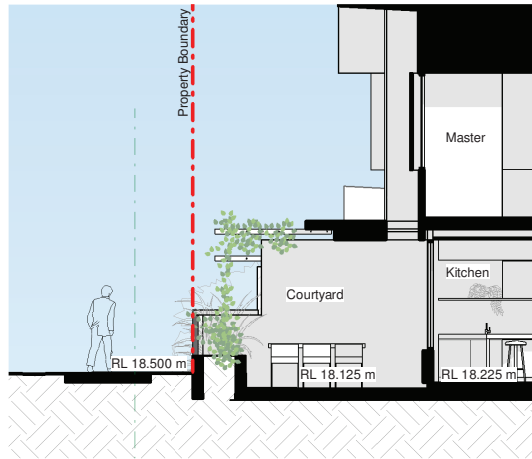


2 Stage 1 - Lot 21 - Section 2
200-10 1 : 100

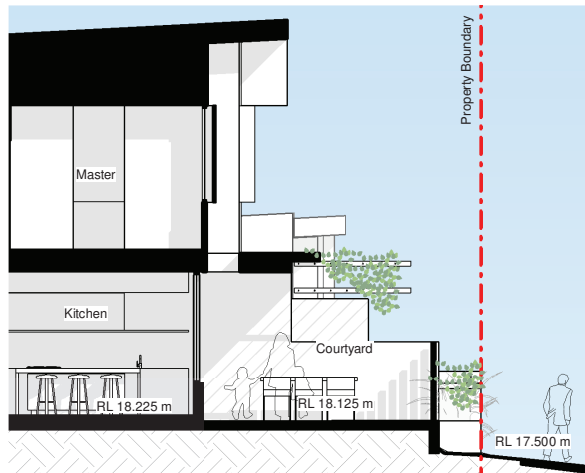


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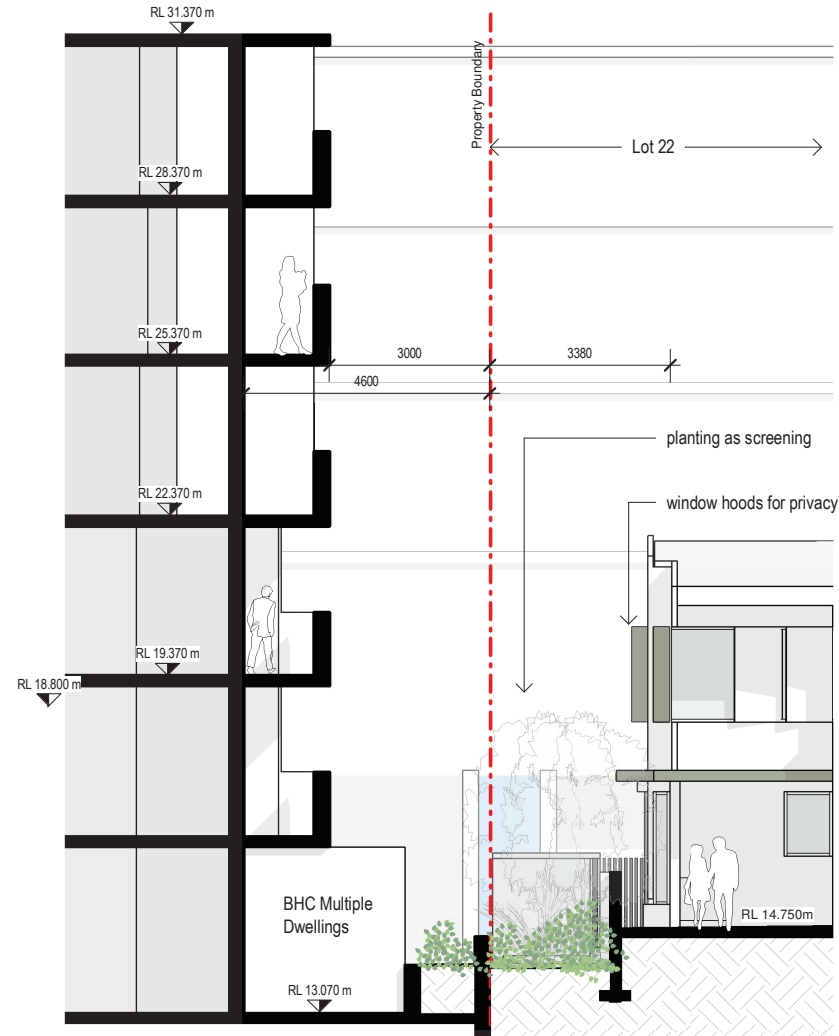




1 Interface Section - Stage 1 (Lot 21) - 1
450-02 1 : 100




2 Interface Section - Stage 1 (Lot 21) - 2
450-02 1 : 100

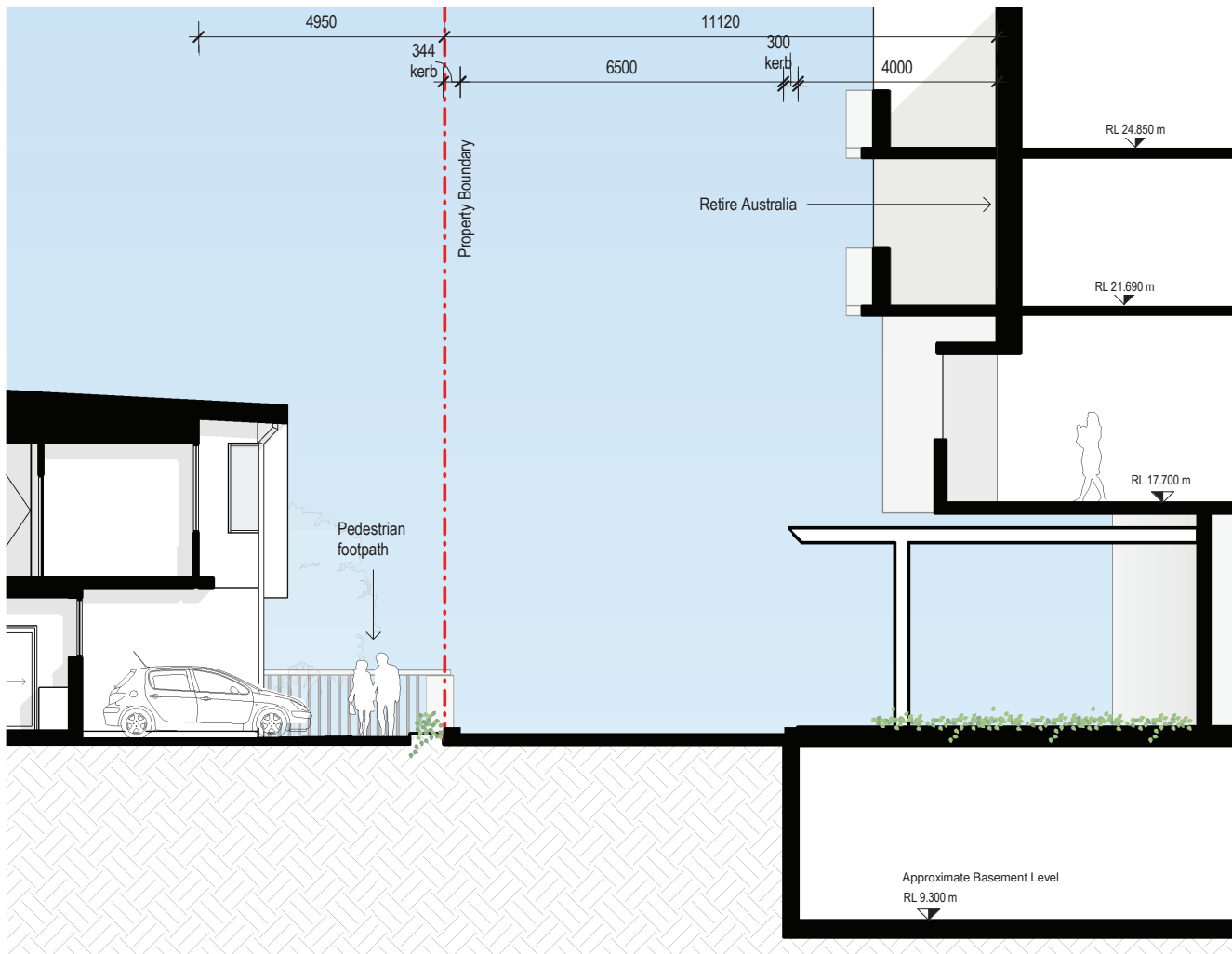


3 Interface Section - Stage 2 (Lot 22) - 1
450-01 1 : 100

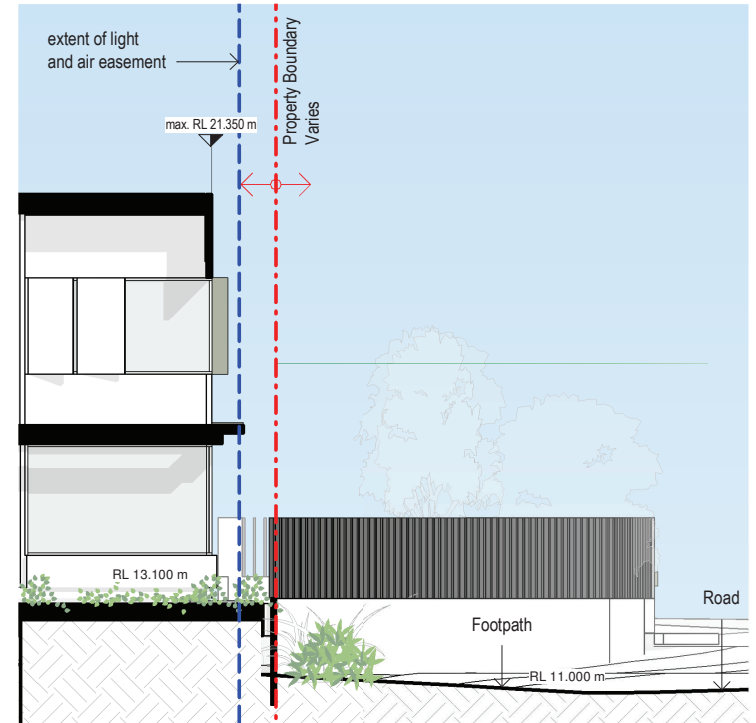
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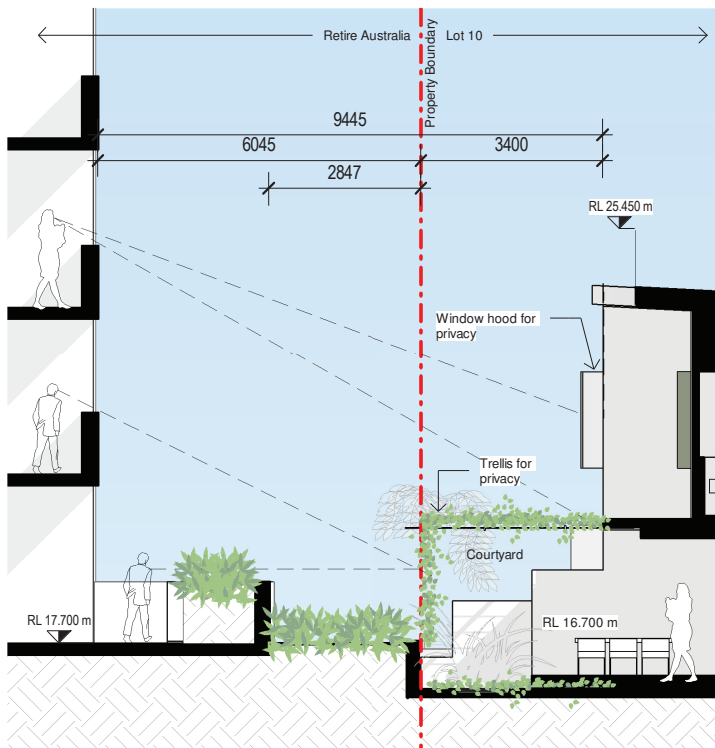
1 Interface Section - Stage 4 (Lot 6) - 1
450-03 1 : 100



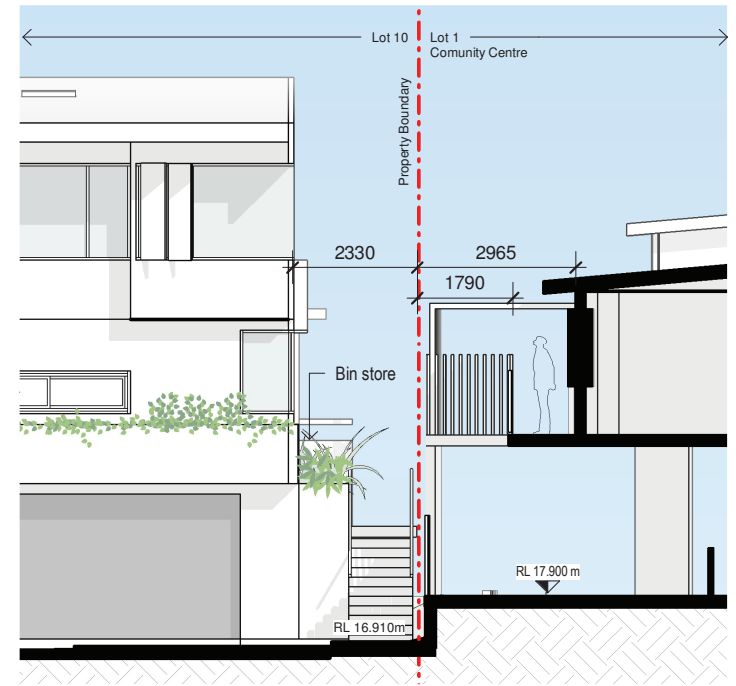
2 Interface Section - Stage 4 (Lot 6) - 2
450-03 1 : 100

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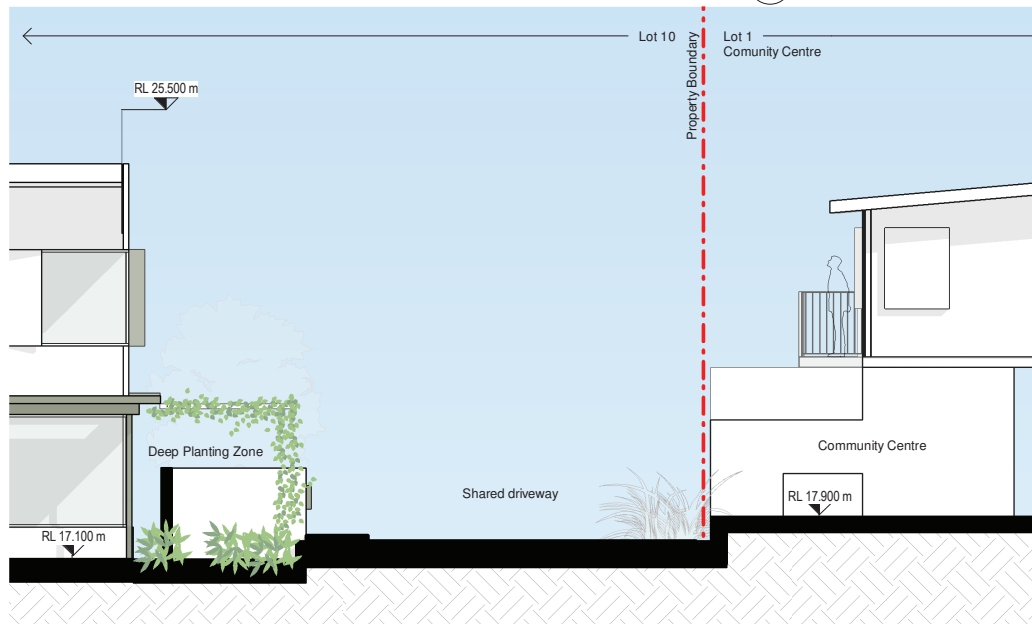




1 Interface Section - Stage 3 - 1
450-00 1 : 100



3 Interface Section - Stage 3 - 3
200-30 1 : 100



2 Interface Section - Stage 3 - 2
200-30 1 : 100

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Stage 3 (Lot 10) - Villa Street Perspective View

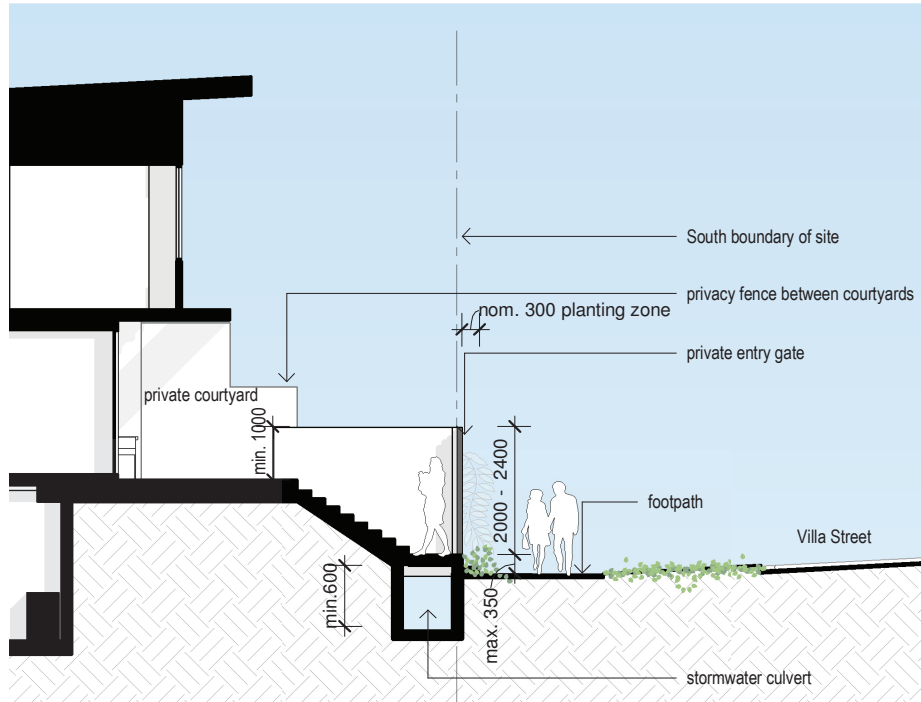


1 Stage 3 (Lot 10) - Villa Street Elevation
1 : 100

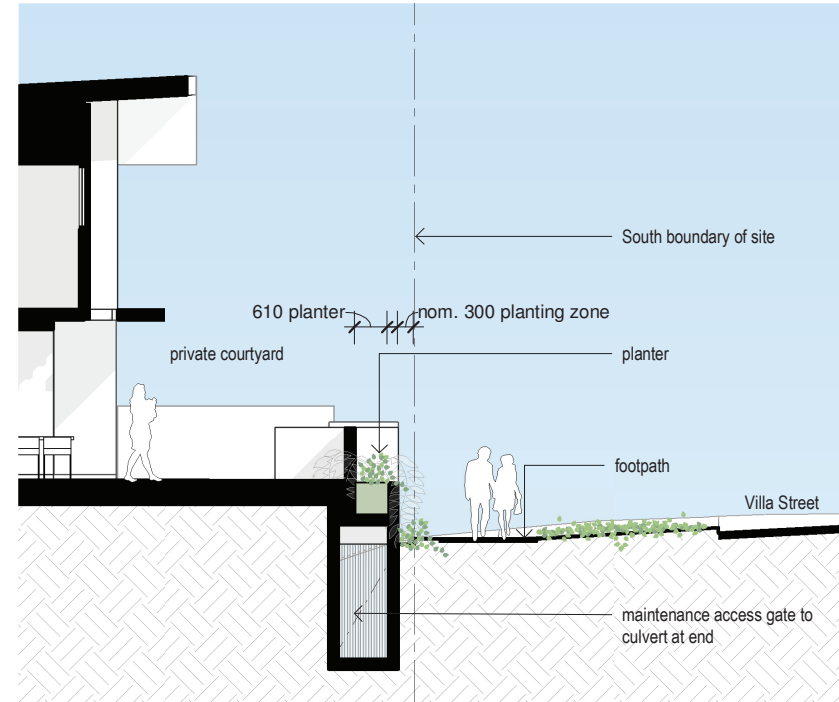
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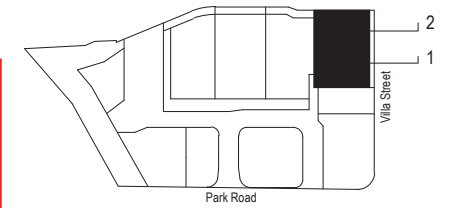
1 Stage 3 (Lot 10) - Villa St Interface Cross Section 1
1 : 100

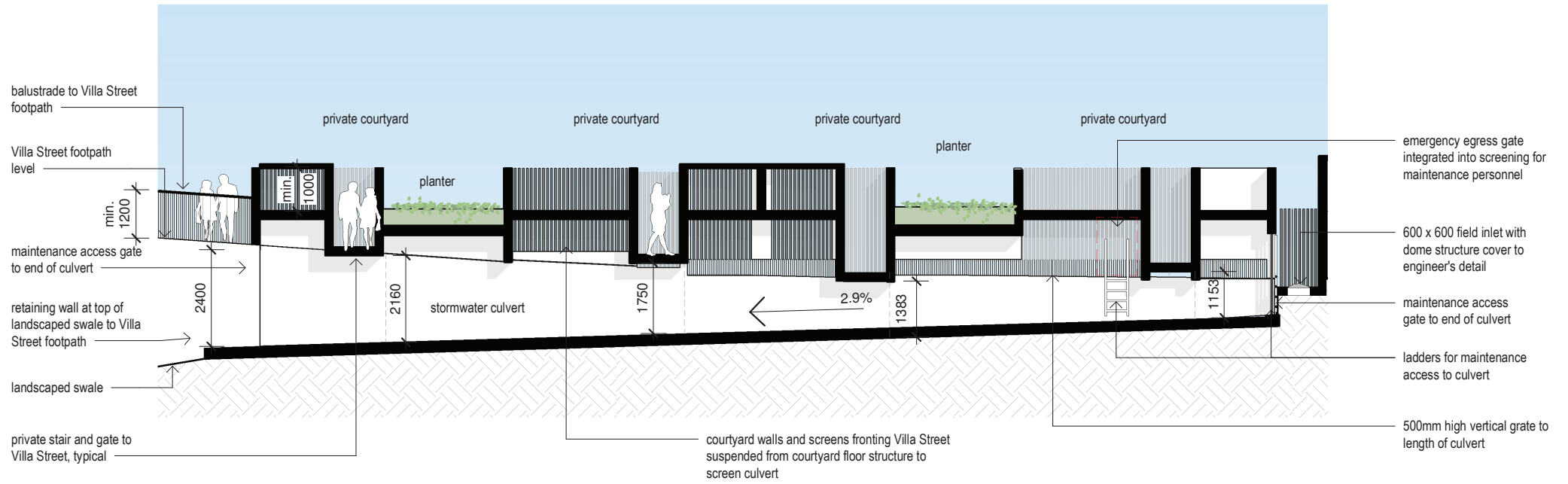


2 Stage 3 (Lot 10) - Villa St Interface Cross Section 2
1 : 100

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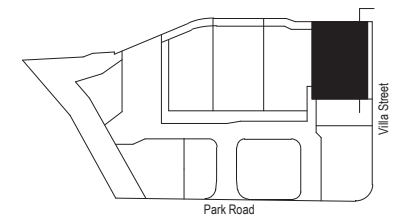


1 Stage 3 (Lot 10) - Long Section through Stormwater Culvert
1 : 100

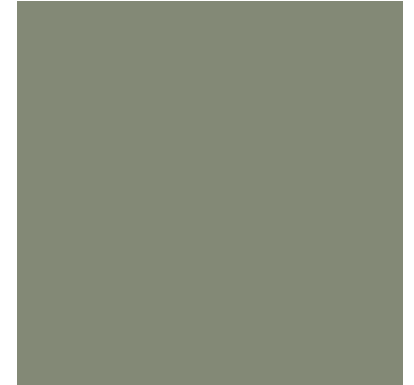
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MATERIAL LEGEND

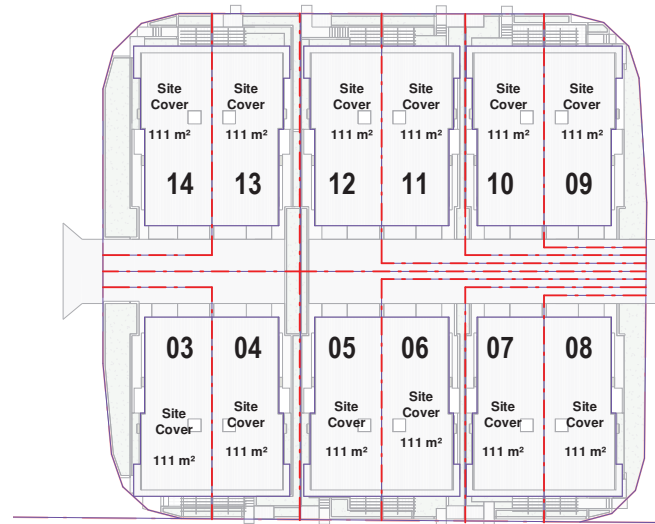


 WEATHERBOARD	 BLOCKWORK	 FC PANEL - LIGHT	 FC PANEL - DARK	 FEATURE - COLORBOND PALE EUCALYPT
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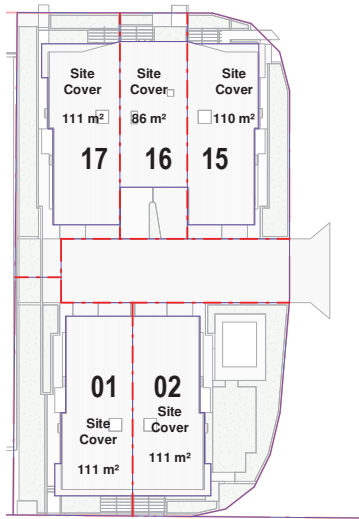
1 Site Cover - Stage 1 (Lot 21)
1 : 500



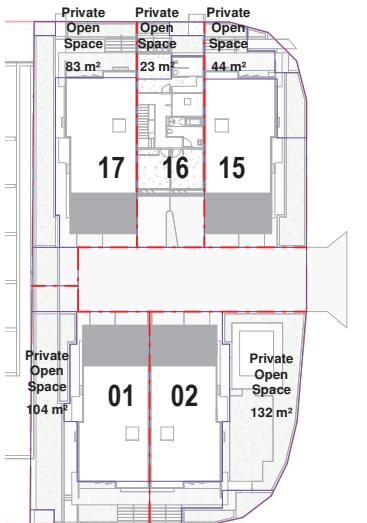
2 Private Open Space - Stage 1 (Lot 21)
1 : 500

Site Cover - Stage 1 (Lot 21)			
03	Site Cover	111 m ²	55%
03	Dwelling Site	91 m ²	45%
		202 m ²	100%
04	Site Cover	111 m ²	53%
04	Dwelling Site	97 m ²	47%
		208 m ²	100%
05	Site Cover	111 m ²	57%
05	Dwelling Site	85 m ²	43%
		195 m ²	100%
06	Site Cover	111 m ²	59%
06	Dwelling Site	78 m ²	41%
		189 m ²	100%
07	Site Cover	111 m ²	65%
07	Dwelling Site	58 m ²	35%
		169 m ²	100%
08	Site Cover	111 m ²	58%
08	Dwelling Site	80 m ²	42%
		191 m ²	100%
09	Site Cover	111 m ²	58%
09	Dwelling Site	80 m ²	42%
		190 m ²	100%
10	Site Cover	111 m ²	64%
10	Dwelling Site	63 m ²	36%
		174 m ²	100%
11	Site Cover	111 m ²	57%
11	Dwelling Site	84 m ²	43%
		195 m ²	100%
12	Site Cover	111 m ²	55%
12	Dwelling Site	91 m ²	45%
		202 m ²	100%
13	Site Cover	111 m ²	51%
13	Dwelling Site	105 m ²	49%
		216 m ²	100%
14	Site Cover	111 m ²	51%
14	Dwelling Site	107 m ²	49%
		218 m ²	100%
		2348 m ²	

Private Open Space - Stage 1 (Lot 21)		
03	Private Open Space	62 m ²
04	Private Open Space	34 m ²
05	Private Open Space	32 m ²
06	Private Open Space	33 m ²
07	Private Open Space	32 m ²
08	Private Open Space	24 m ²
09	Private Open Space	25 m ²
10	Private Open Space	37 m ²
11	Private Open Space	39 m ²
12	Private Open Space	38 m ²
13	Private Open Space	42 m ²
14	Private Open Space	78 m ²
		476 m ²



1 Site Cover - Stage 2 (Lot 22)
1 : 500



2 Private Open Space - Stage 2 (Lot 22)
1 : 500

Site Cover - Stage 2 (Lot 22)			
01	Site Cover	111 m ²	48%
01	Dwelling Site	121 m ²	52%
		232 m ²	100%
02	Site Cover	111 m ²	42%
02	Dwelling Site	150 m ²	58%
		261 m ²	100%
15	Site Cover	110 m ²	58%
15	Dwelling Site	79 m ²	42%
		189 m ²	100%
16	Site Cover	86 m ²	65%
16	Dwelling Site	47 m ²	35%
		134 m ²	100%
17	Site Cover	111 m ²	51%
17	Dwelling Site	108 m ²	49%
		220 m ²	100%
		1035 m ²	

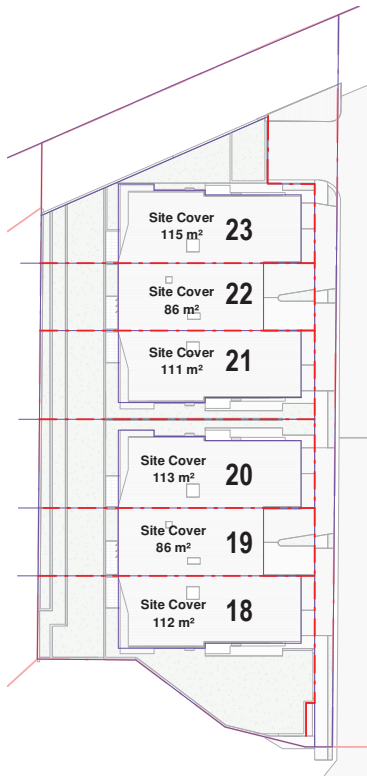
Private Open Space - Stage 2 (Lot 22)		
01	Private Open Space	104 m ²
02	Private Open Space	132 m ²
15	Private Open Space	44 m ²
16	Private Open Space	23 m ²
17	Private Open Space	83 m ²
		387 m ²

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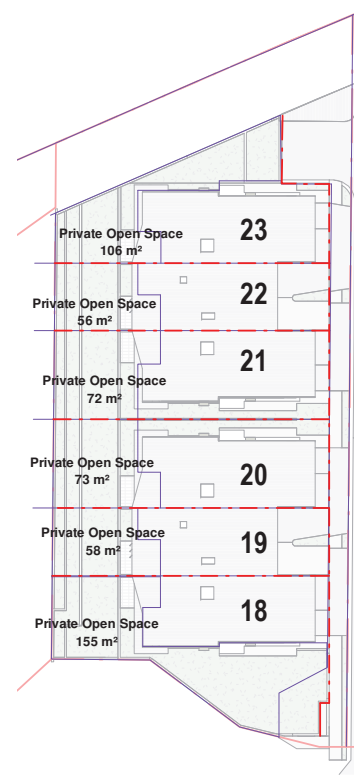
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Site Cover - Stage 4			
18	Site Cover	112 m ²	39%
18	Dwelling Site	179 m ²	61%
		291 m ²	100%
19	Site Cover	86 m ²	53%
19	Dwelling Site	78 m ²	47%
		164 m ²	100%
20	Site Cover	113 m ²	53%
20	Dwelling Site	101 m ²	47%
		214 m ²	100%
21	Site Cover	111 m ²	52%
21	Dwelling Site	103 m ²	48%
		213 m ²	100%
22	Site Cover	86 m ²	65%
22	Dwelling Site	46 m ²	35%
		132 m ²	100%
23	Site Cover	115 m ²	45%
23	Dwelling Site	141 m ²	55%
		255 m ²	100%
		1270 m ²	

1 Site Cover - Stage 4 (Lot 6)
1 : 500



Private Open Space - Stage 4		
18	Private Open Space	155 m ²
19	Private Open Space	58 m ²
20	Private Open Space	73 m ²
21	Private Open Space	72 m ²
22	Private Open Space	56 m ²
23	Private Open Space	106 m ²
		519 m ²

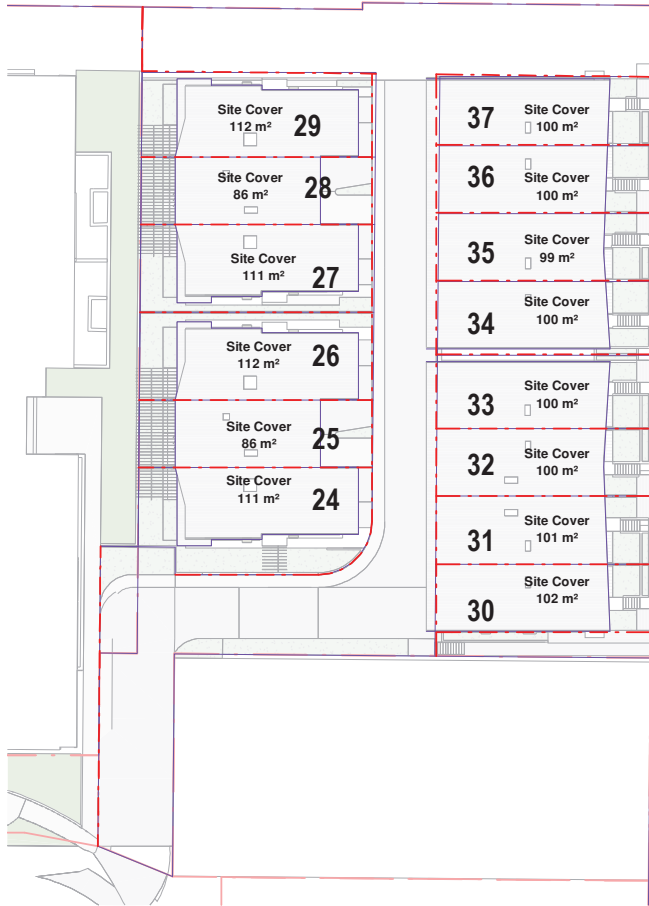
2 Private Open Space - Stage 4 (Lot 6)
1 : 500

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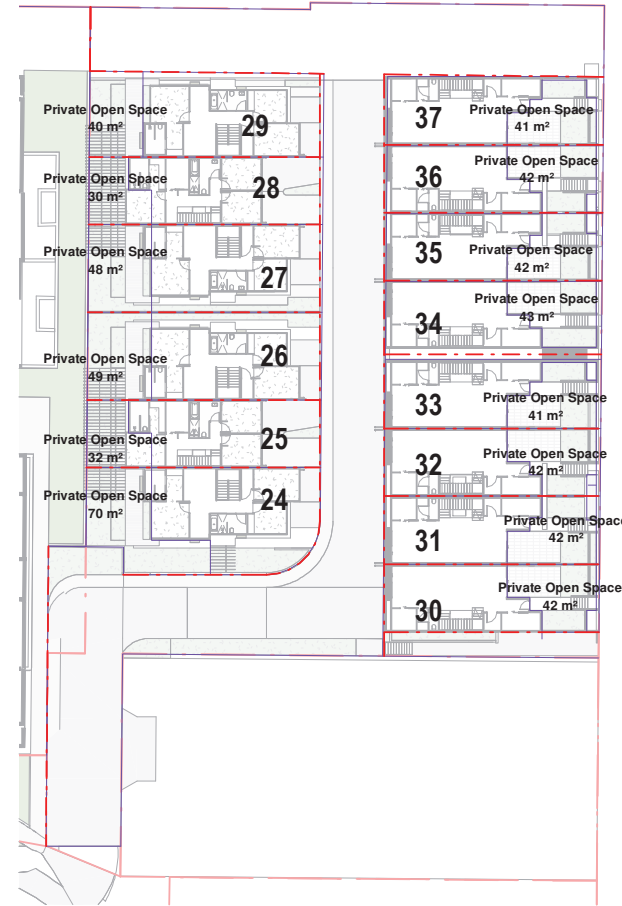
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1 Site Cover - Stage 3 (Lot 10)
1 : 500

Site Cover - Stage 3			
24	Site Cover	111 m ²	60%
24	Dwelling Site	73 m ²	40%
		185 m ²	100%
25	Site Cover	86 m ²	48%
25	Dwelling Site	93 m ²	52%
		180 m ²	100%
26	Site Cover	112 m ²	68%
26	Dwelling Site	52 m ²	32%
		164 m ²	100%
27	Site Cover	111 m ²	62%
27	Dwelling Site	68 m ²	38%
		179 m ²	100%
28	Site Cover	86 m ²	56%
28	Dwelling Site	68 m ²	44%
		155 m ²	100%
29	Site Cover	112 m ²	68%
29	Dwelling Site	52 m ²	32%
		164 m ²	100%
30	Site Cover	102 m ²	62%
30	Dwelling Site	61 m ²	38%
		163 m ²	100%
31	Site Cover	101 m ²	76%
31	Dwelling Site	32 m ²	24%
		133 m ²	100%
32	Site Cover	100 m ²	78%
32	Dwelling Site	29 m ²	22%
		128 m ²	100%
33	Site Cover	100 m ²	77%
33	Dwelling Site	29 m ²	23%
		130 m ²	100%
34	Site Cover	100 m ²	72%
34	Dwelling Site	39 m ²	28%
		139 m ²	100%
35	Site Cover	99 m ²	72%
35	Dwelling Site	38 m ²	28%
		137 m ²	100%
36	Site Cover	100 m ²	78%
36	Dwelling Site	28 m ²	22%
		128 m ²	100%
37	Site Cover	100 m ²	79%
37	Dwelling Site	27 m ²	21%
		127 m ²	100%
		2111 m ²	



2 Private Open Space - Stage 3 (Lot 10)
1 : 500

Private Open Space - Stage 3		
24	Private Open Space	70 m ²
25	Private Open Space	32 m ²
26	Private Open Space	49 m ²
27	Private Open Space	48 m ²
28	Private Open Space	30 m ²
29	Private Open Space	40 m ²
30	Private Open Space	42 m ²
31	Private Open Space	42 m ²
32	Private Open Space	42 m ²
33	Private Open Space	41 m ²
34	Private Open Space	43 m ²
35	Private Open Space	42 m ²
36	Private Open Space	42 m ²
37	Private Open Space	41 m ²
		606 m ²

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