DEVELOPMENT SUMMARY

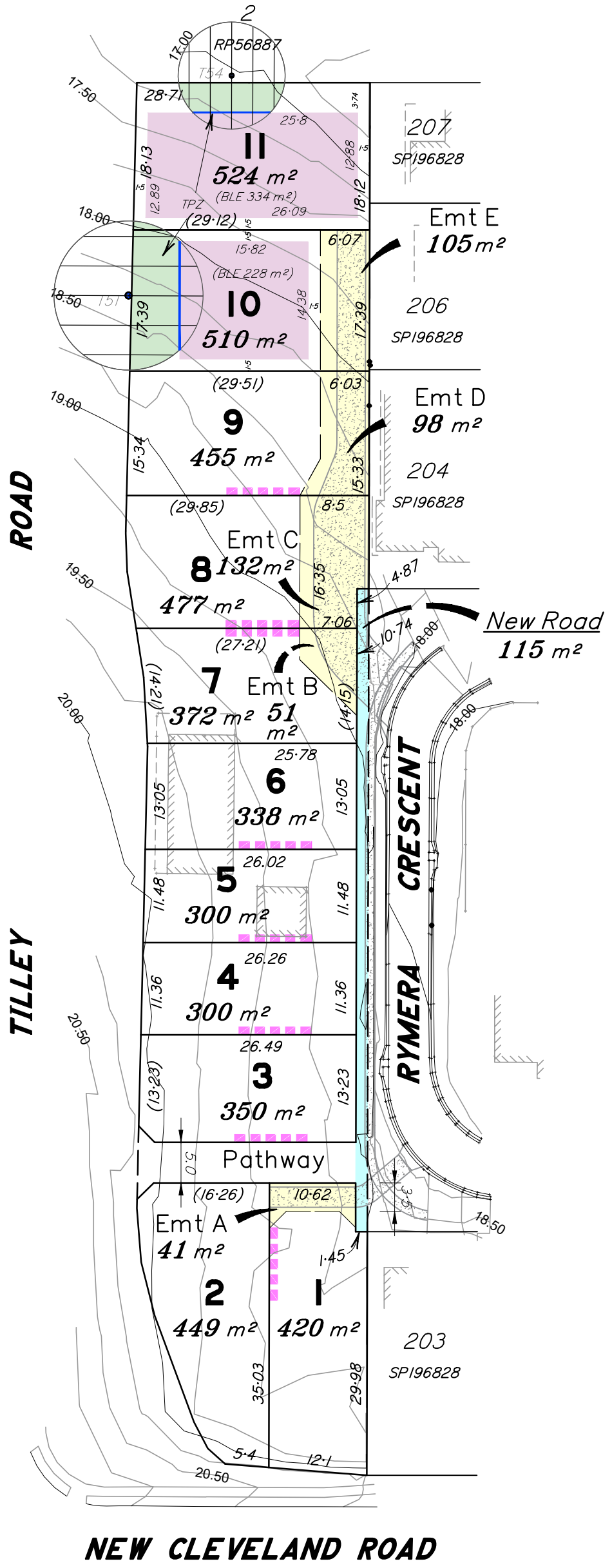
Development site area	4,745 sqm
Net developable area	4,745 sqm
Proposed residential lots	11
Net residential density	23.2 dwellings/ha
Average lot size (excl. rear lots)	400 sqm

BUILDING ENVELOPES

Built to boundary wall (optional)
- Non-habitable spaces only
- Maximum length 9 m
- Maxmimum height 3.5 m

PROPERTY DESCRIPTION
LOT 3 ON RP315229
TOTAL AREA 4745m²

BCC DS
RECEIVED
1/04/2026
APPLICATION REF
A006825479



IMPORTANT NOTE

This plan was prepared as a proposed subdivision to accompany a development application to Brisbane City Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

JFP URBAN CONSULTANTS
PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

NORTH: N

ISSUES:

ISSUE:	DETAILS:	DATE:	INIT:
A	ORIGINAL	12-03-26	TJM

TITLE:

RECONFIGURATION PLAN

704 NEW CLEVELAND ROAD, WAKERLEY

JOB NUMBER: B4824PA1_DA1 R1 A
PLAN: ISSUE: A

SCALE: 1:600 @ A3
SHEET: 1 of 1
DATE: 12th March 2026
L.A.: BRISBANE CITY COUNCIL
DRAWN: TJM CHECKED: I J APPROVED: ST

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