

DEVELOPMENT SUMMARY & DRAWING LIST

PROPERTY ADDRESS: 100-106 Webster Road and 1-5 Theodore Street,
STAFFORD, QLD 4053
LOTS 28, 29, 30, 31, 32, & 33 ON RP75511

SITE AREA: 4018 m²

ZONING: LMR2 - LOW -MEDIUM DENSITY RESIDENTIAL
(2 OR 3 STOREY MIX)

HEIGHT: 3 STOREY + BASEMENT

Fire Ant Movement Controls

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PLANS AND DOCUMENTS
referred to in the
APPROVAL

Dated: 17/01/2025

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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Issued: 17/01/2025

Minor change: 31/10/2025

AMENDED IN RED

06/01/2025

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24 September 2026

APPLICATION REF

A007111411

PROPOSED

YIELD: 60 UNITS (24 x 2 BEDROOM UNIT + 36 x 3 BEDROOM UNIT)

CAR PARKING: 117 RESIDENT TOTAL, INCLUDING 6 x SMALL CAR (3.4%) + 15 VISITOR (INCLUDING PWD)

BICYCLE PARKING: TOTAL PROVIDED: 60 RESIDENT (BASEMENT) + 15 VISITOR (GROUND LEVEL)

COMMON OPEN SPACE: 225 m² /5.6%

PLANTING:

DEEP PLANTING > 4m WIDE: 242.5 m² /6.03%

ALT. DEEP PLANTING 3m > 4m WIDE: 200 m² /4.98%

MISC. PLANTING AREAS: 179.5 m² /4.47%

PODIUM PLANTING AREAS: 213 m² /5.37%

(REFER TO LANDSCAPE PLAN)

SITE COVER: 2404m² / 59.83%
(3 BLOCKS 2,140.9m² & BALCONIES 263.1m²)

APPROVED DA

57 UNITS (14 x 1 BEDROOM UNIT + 42 x 2 BEDROOM UNIT + 1 x 3 BEDROOM UNIT)

TOTAL PROVIDED: 69 RESIDENT + 10 VISITOR (INCLUDING 1 x PWD)

279.81 m² /6.96%

756.73 m² /18.81%

2243.15m² / 55.76%

PEDESTRIAN ENTRYWAY

BASEMENT CARPARK DRIVEWAY



BLOCK 01 ENTRYWAY



BLOCK 02 ENTRYWAY



BLOCK 02 / 03 ENTRYWAY

THEODORE STREET



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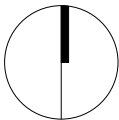
~~Dated: 17/01/2025~~

Fire Ant Movement Controls

To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

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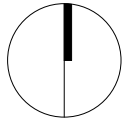
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CLIENT:
RED & CO.

1 THEODORE ST, STAFFORD
1 THEODRE ST, STAFFORD QLD 4053



3D BUILDING VIEWS

DATE: 29/08/2024	DRAWN BY: RF	PROJECT No. 60935	DRAWING No. A1-DA-01-04	SCALE: (@ A1)	ISSUE P3
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Fire Ant Movement Controls

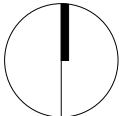
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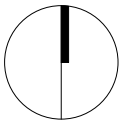
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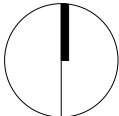


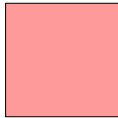


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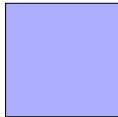
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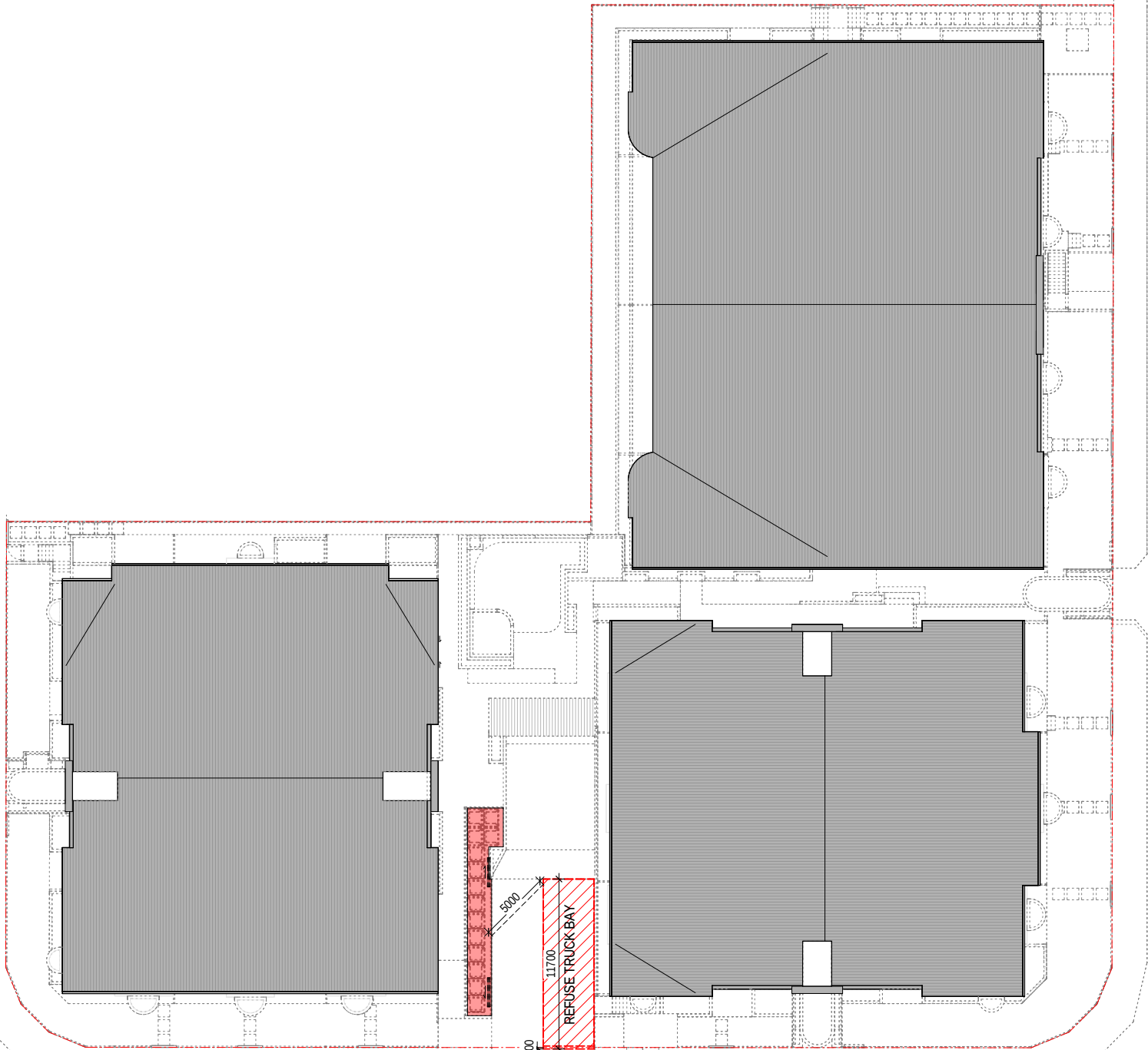




BIN COLLECTION PAD



BIN STORAGE



① REFUSE MANAGEMENT - BASEMENT
SCALE: 1 : 200 (@ A1)

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Fire Ant Movement Controls

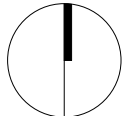
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② REFUSE MANAGEMENT - SITE PLAN
SCALE: 1 : 200 (@ A1)

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A COMBINATION OF STRATEGIES ARE INCORPORATED IN DESIGN OF THE BLOCK 1 & 3
BOUNDARY-FACING ELEVATIONS & LANDSCAPING, TO MITIGATE OVERLOOKING OF ADJOINING PROPERTY.

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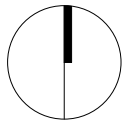
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OVERLOOKING MITIGATION STRATEGY

DATE: 19/11/2024	DRAWN BY: RF	PROJECT No. 60935	DRAWING No. A1-DA-01-14	SCALE: 1 : 1 (@ A1)	ISSUE P2
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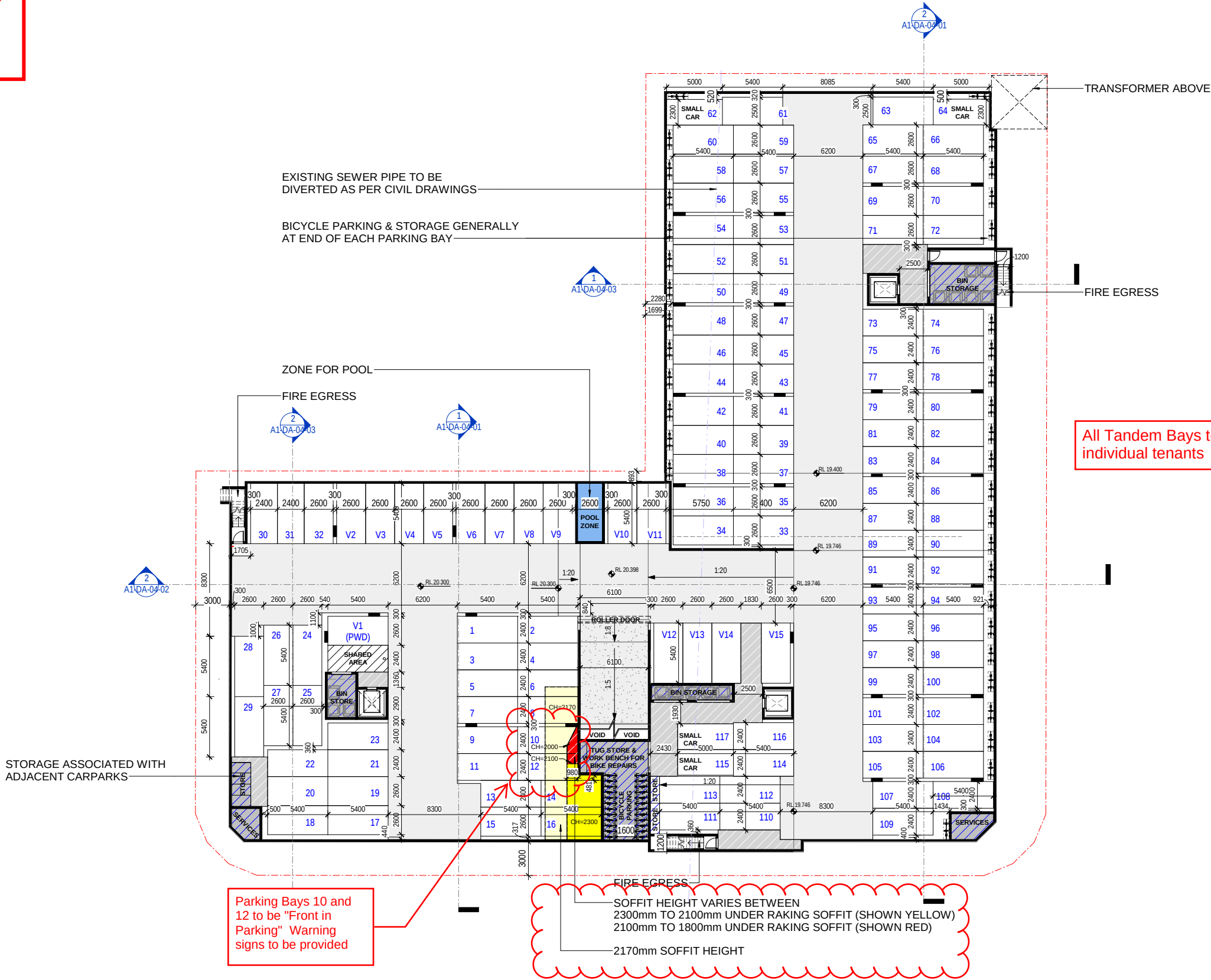
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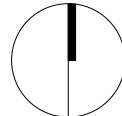
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1 SITE BASEMENT PLAN
SCALE: 1 : 200 (@ A1)



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Minimum 3.75m
Verge

Acoustic barrier in
accordance with the
conditions of
approval

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THEODORE STREET

WEBSTER ROAD

LINDLEY STREET

1 SITE PLAN - LEVEL 1 (GROUND)
SCALE: 1 : 200 (@ A1)

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1 SITE PLAN - LEVEL 2
SCALE: 1 : 200 (@ A1)

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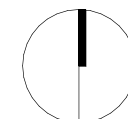
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1 SITE PLAN - LEVEL 3
SCALE: 1 : 200 (@ A1)



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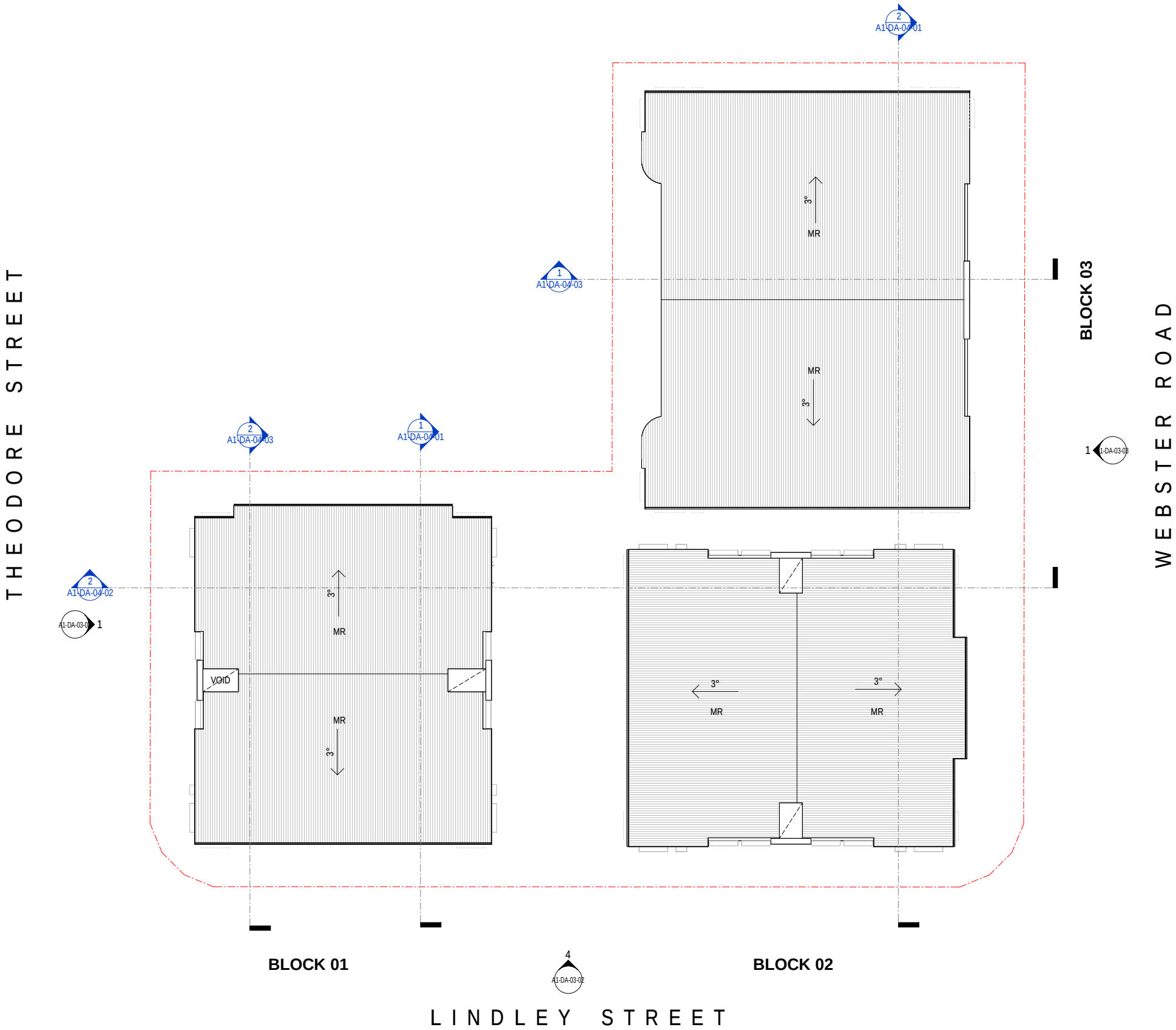
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Fire Ant Movement Controls

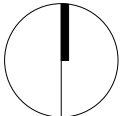
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1 SITE ROOF PLAN
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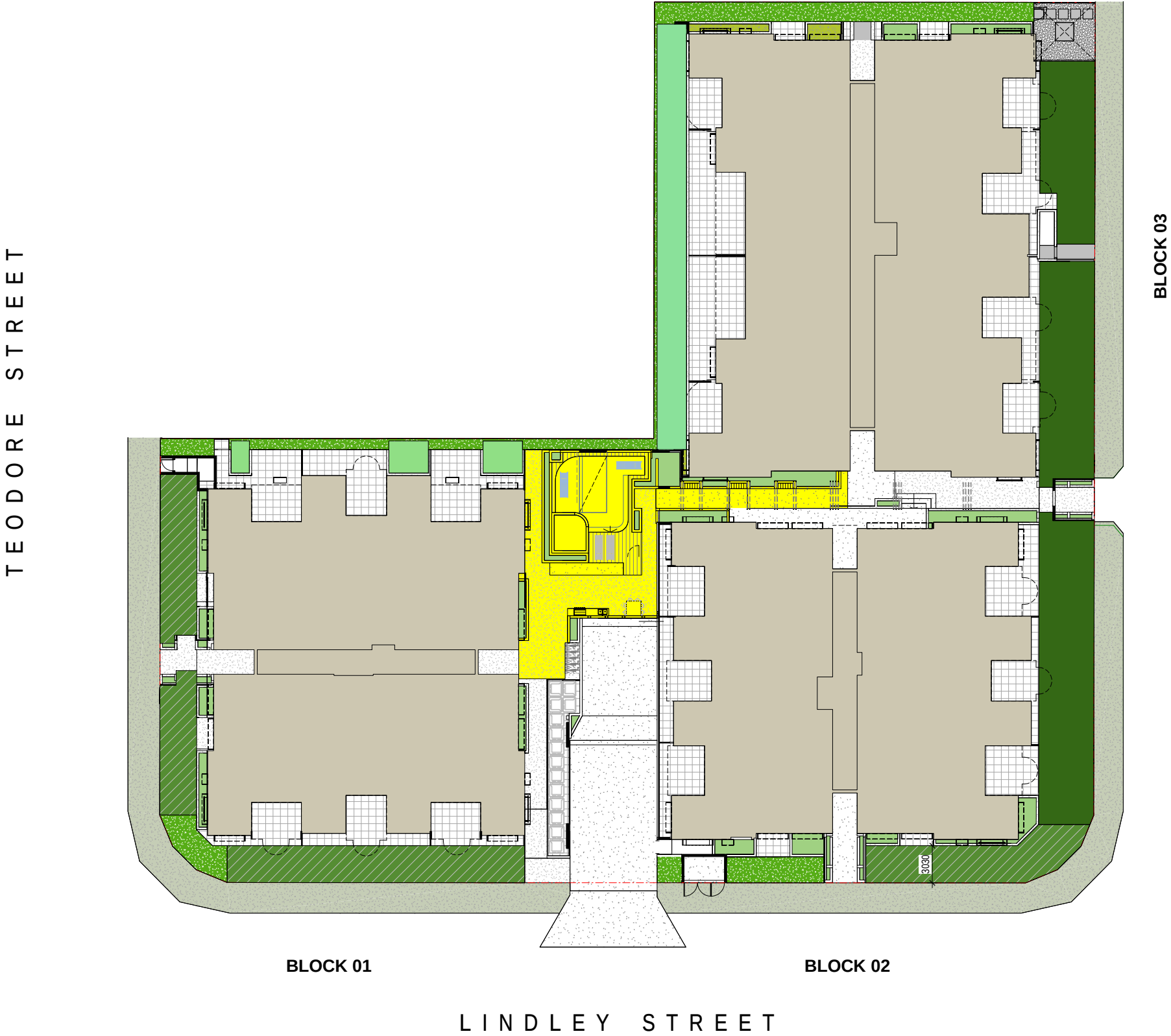
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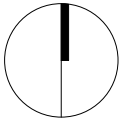
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LEGEND		
DEEP PLANTING >4m		242.5m²
DEEP PLANTING >3m & <4m		200m²
MISC. DEEP PLANTING		179.5m²
PODIUM PLANTERS (REFER TO LANDSCAPE PLAN)		213m²
COMMON OPEN SPACE		225m²

1 COS & DEEP PLANTING DIAGRAM
SCALE: 1 : 200 (@ A1)



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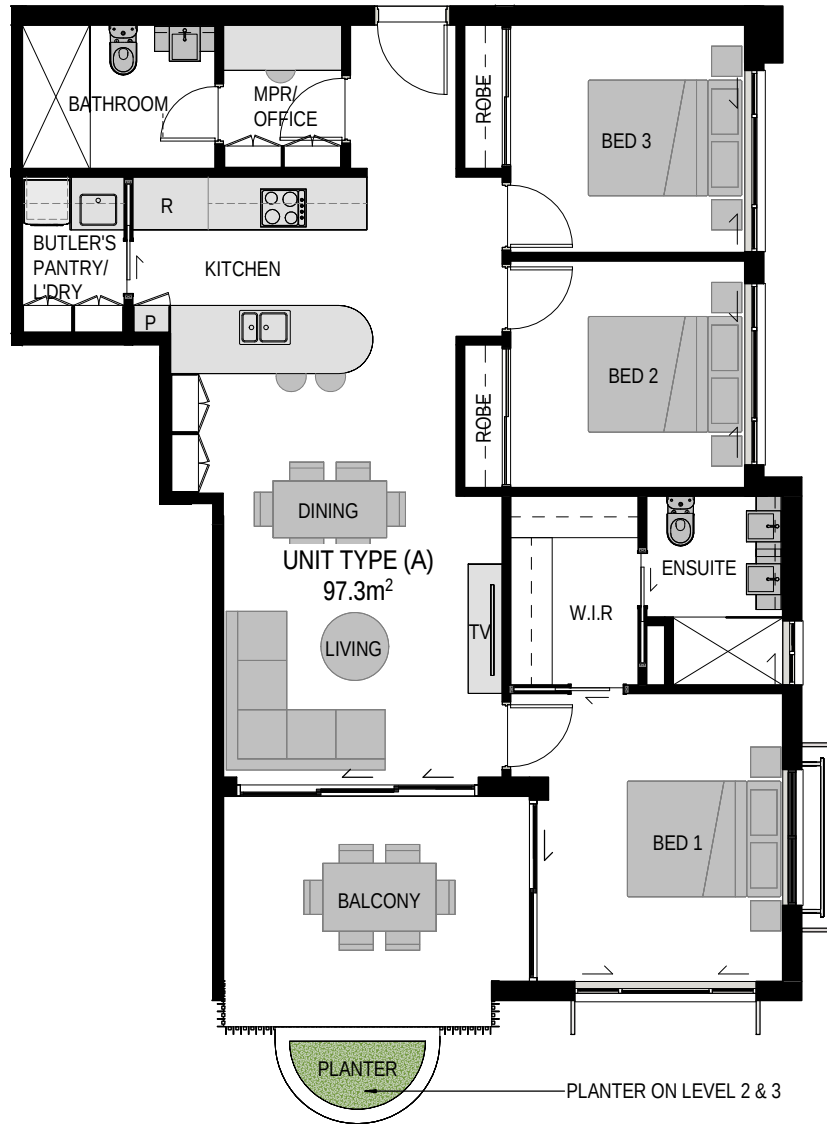
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1 UNIT TYPE A FLOOR PLAN
SCALE: 1 : 50 (@ A1)

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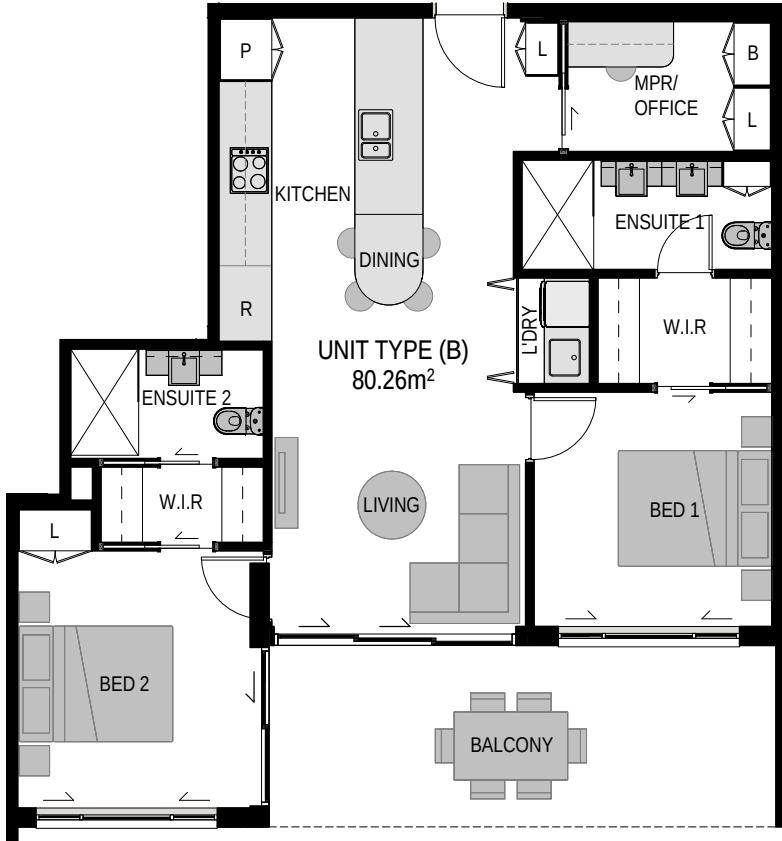
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1 UNIT TYPE B FLOOR PLAN
SCALE: 1 : 50 (@ A1)

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1 UNIT TYPE C FLOOR PLAN
SCALE: 1 : 50 (@ A1)

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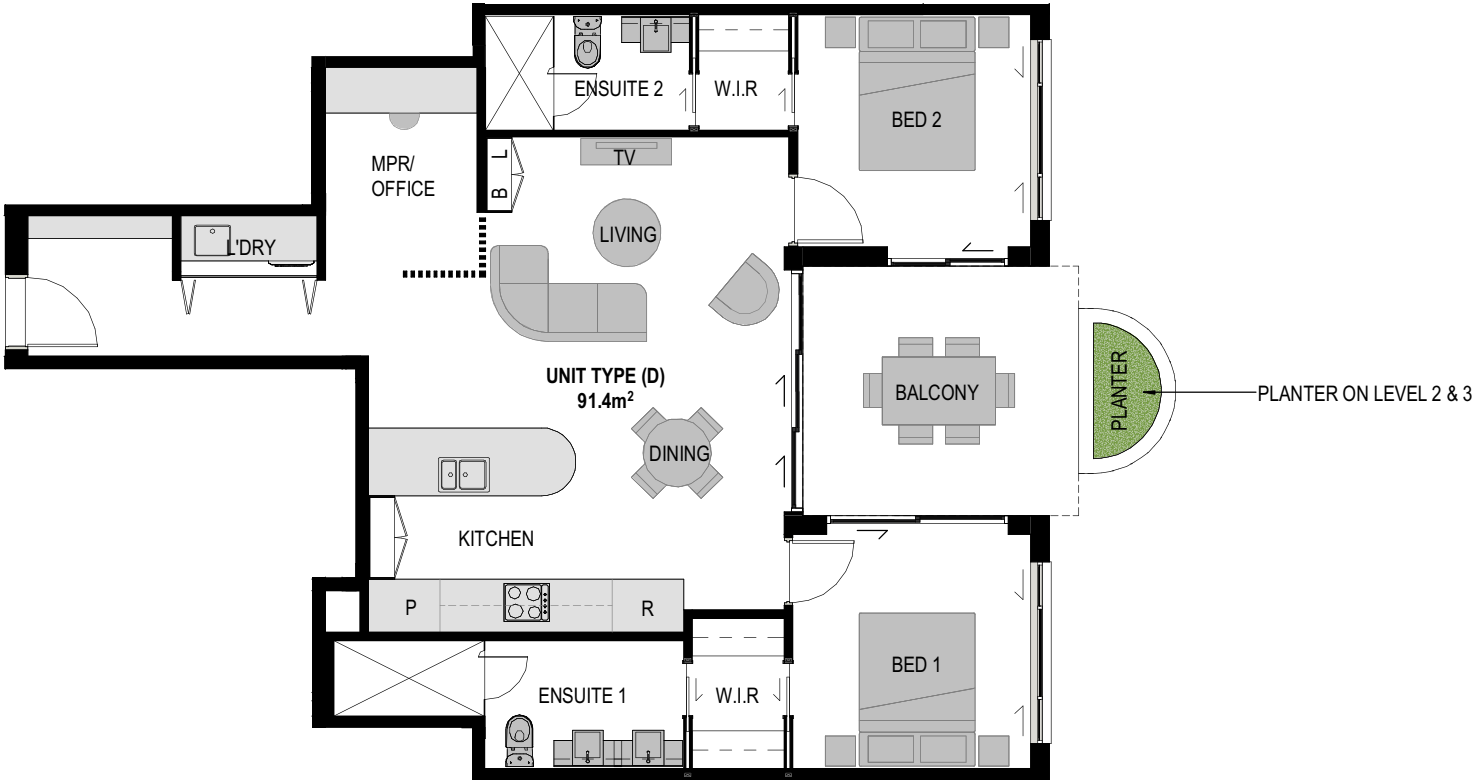
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1 UNIT TYPE D FLOOR PLAN
SCALE: 1 : 50 (@ A1)

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THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 17/01/2025

Minor change: 31/10/2025

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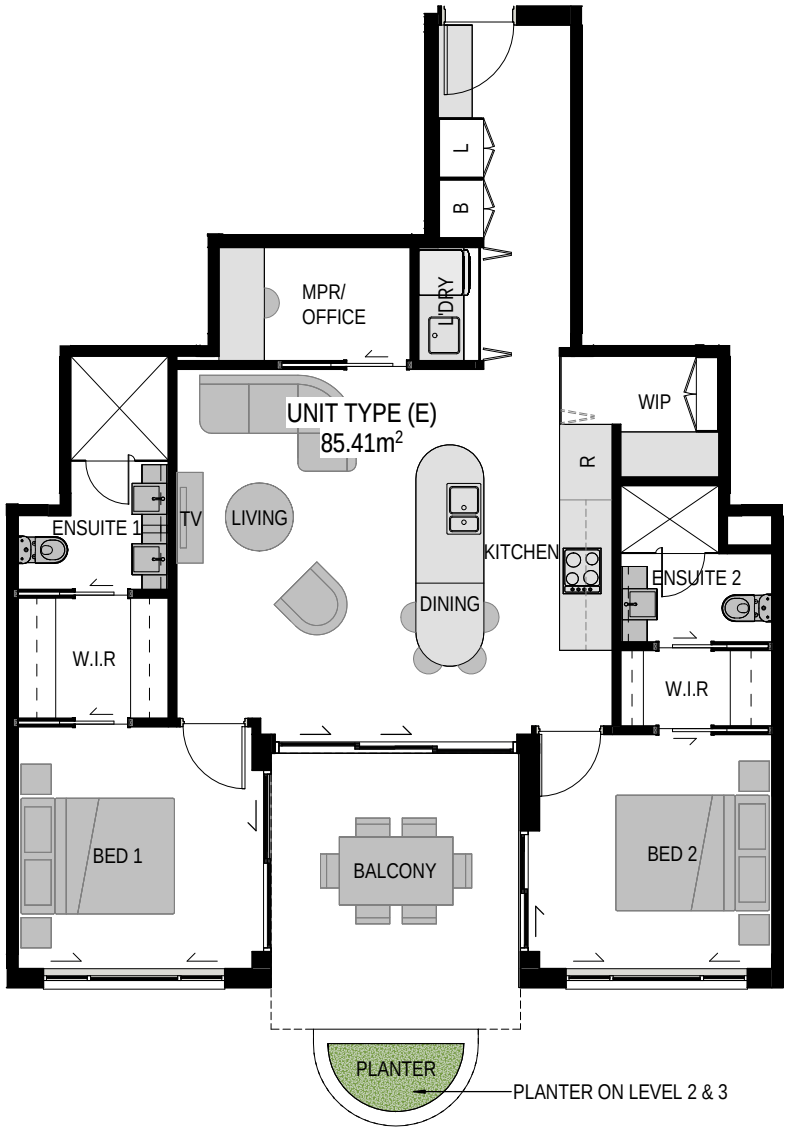
02/09/2025

APPLICATION REF
A006852242

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24 September 2026

APPLICATION REF
A007111411



① UNIT TYPE E FLOOR PLAN
SCALE: 1 : 50 (@ A1)

Fire Ant Movement Controls

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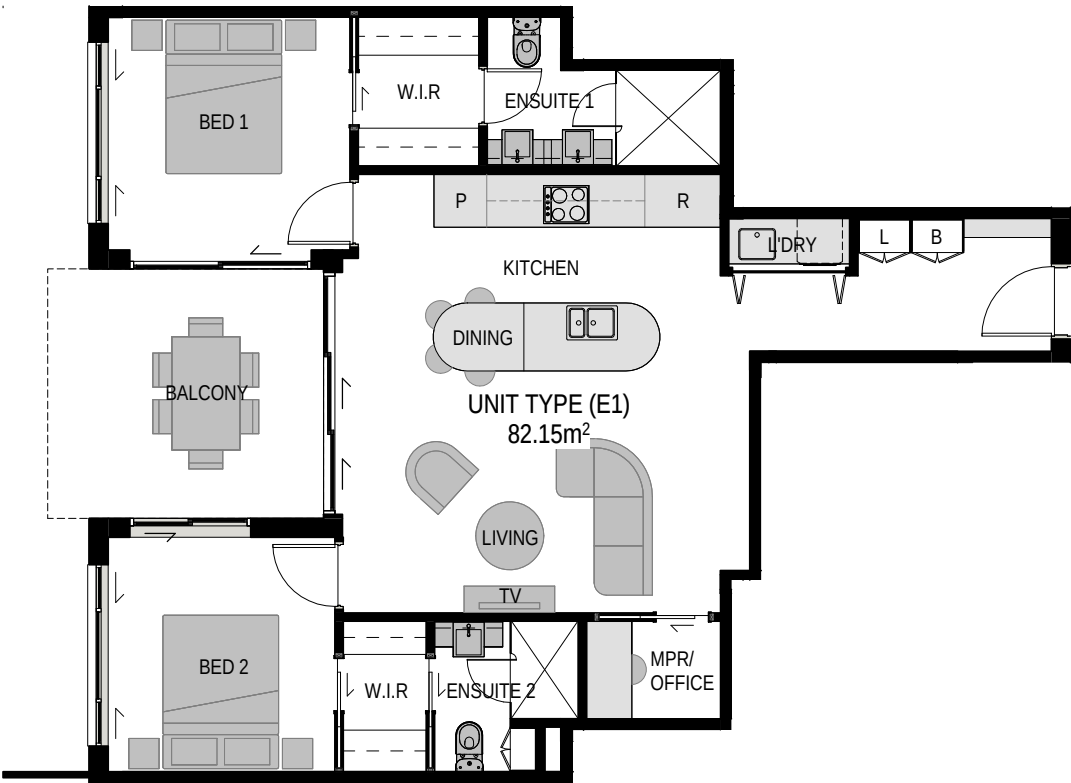
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APPLICATION REF
A007111411



① UNIT TYPE E1 FLOOR PLAN
SCALE: 1 : 50 (@ A1)

Fire Ant Movement Controls

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Issued: 17/01/2025

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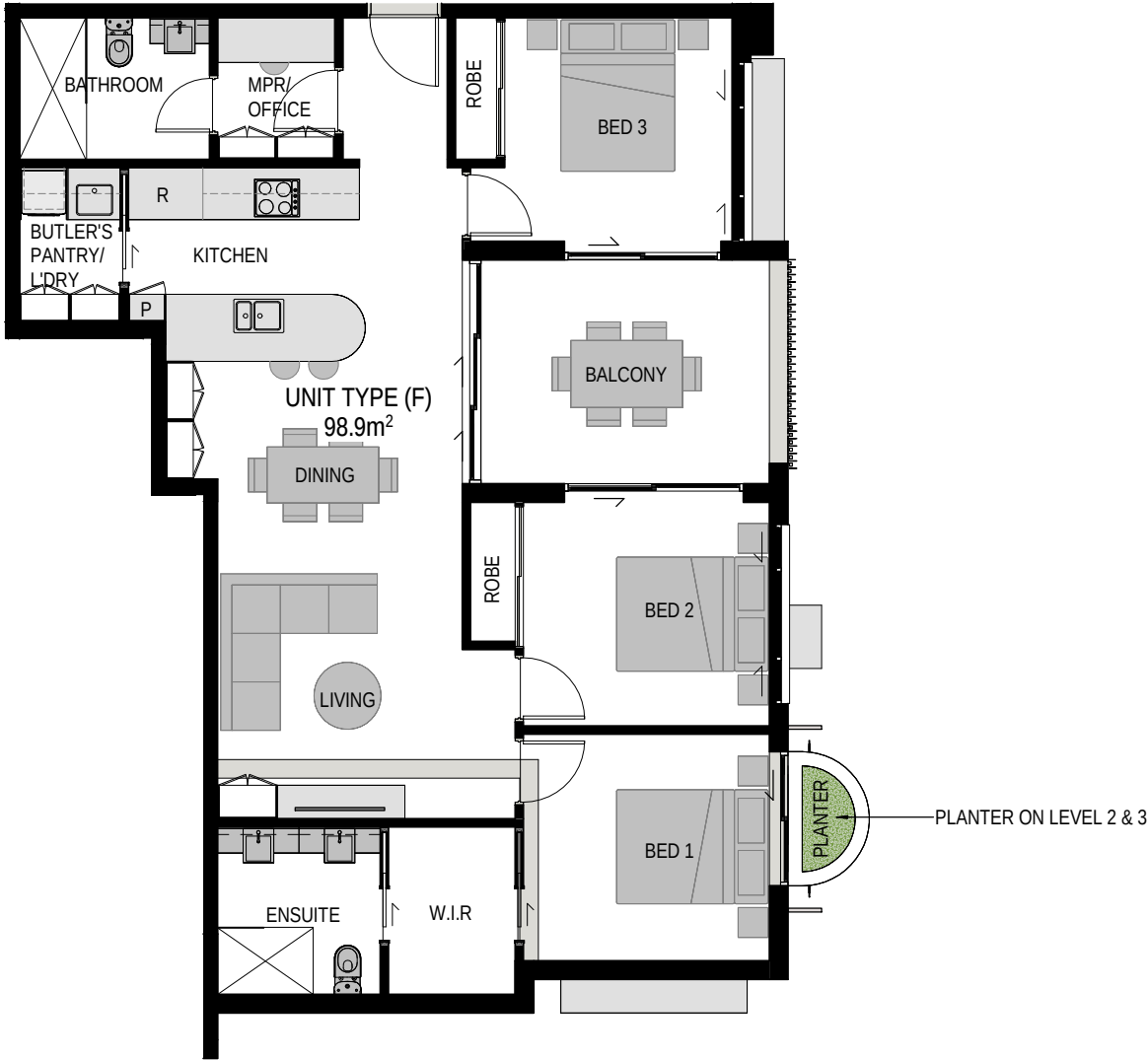
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APPLICATION REF
A007111411



1 UNIT TYPE F FLOOR PLAN
SCALE: 1 : 50 (@ A1)

Fire Ant Movement Controls

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BALCONY RESHAPED TO REDIRECT VIEW AWAY
FROM ADJOINING PROPERTY

Fire Ant Movement Controls

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1 UNIT TYPE A1 FLOOR PLAN
SCALE: 1 : 50 (@ A1)