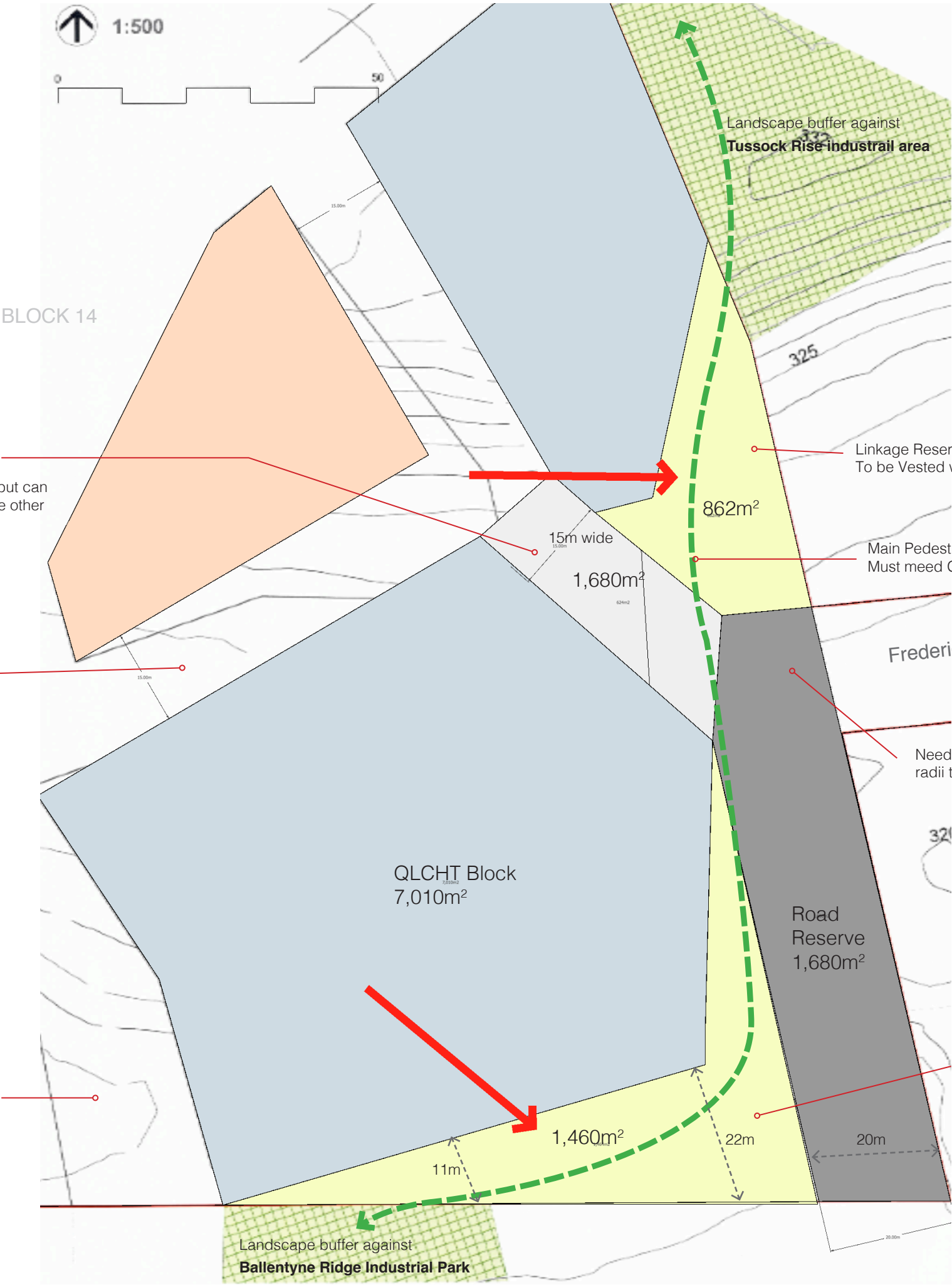


Local Road access from Frederick Street

- Provides main access for initial stages but can be down-graded as a Living Street once other access points are formed.
- No time constraint on construction.

15m Local Road

20m Collector Road links to Ballentyne Road



Linkage Reserve area
To be Vested with QLDC

Main Pedestrian / Cycle path route
Must meet Grade 2 design standard

Needs to ensure carriageway turning
radii to accommodate larger trucks

Linkage Reserve area
To be Vested with QLDC

OUTCOMES

Superlot Size	7,010m ²
Net Development Area	5,560m ²
Internal Lanes / Road	1,370m ²
Internal Pedestrian Path	80m ²
Yield	28 Dwellings 18 Rear-accessed Terraces or Duplexes 7 Front-accessed Terraces or Duplexes 2 Urban Houses 1 Loft Garage

