

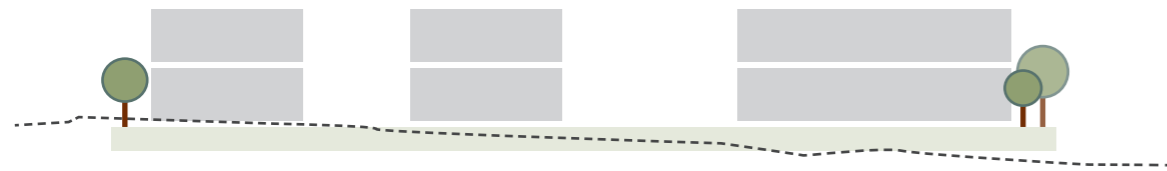
An architectural rendering of a modern residential development. The scene shows a row of multi-story townhouses with light-colored vertical siding and dark window frames. A large, mature tree stands in the center of the courtyard. In the foreground, a paved walkway leads to a parking area where a silver car is parked. Several people are depicted in various activities: a man stands by the car, a woman crouches to pet a dog, a man waves, and a family is seen in the background. The overall atmosphere is bright and sunny, suggesting a high-quality, community-oriented living environment.

# ellivo

NEW CLEVELAND ROAD, WAKERLEY

chapter 01

# development overview



	PARKING (V)	PARKING (R)	2 Bed	3 Bed
	VISITOR	RESIDENT	(130m <sup>2</sup> GFA)	(139m <sup>2</sup> GFA)
	8 visitor	70 resident	18	26
TOTAL	78 parking spaces		18x 2 beds	26x 3 beds
	in residential development		44 dwellings	

## development overview

chapter 02

# site and context





site and context  
**locality plan**





CORNER OF NEW CLEVELAND RD AND DIANTHUS ST



NEW CLEVELAND RD



NEW CLEVELAND RD



DIANTHUS ST

site and context  
streetscape



chapter 03

# materiality





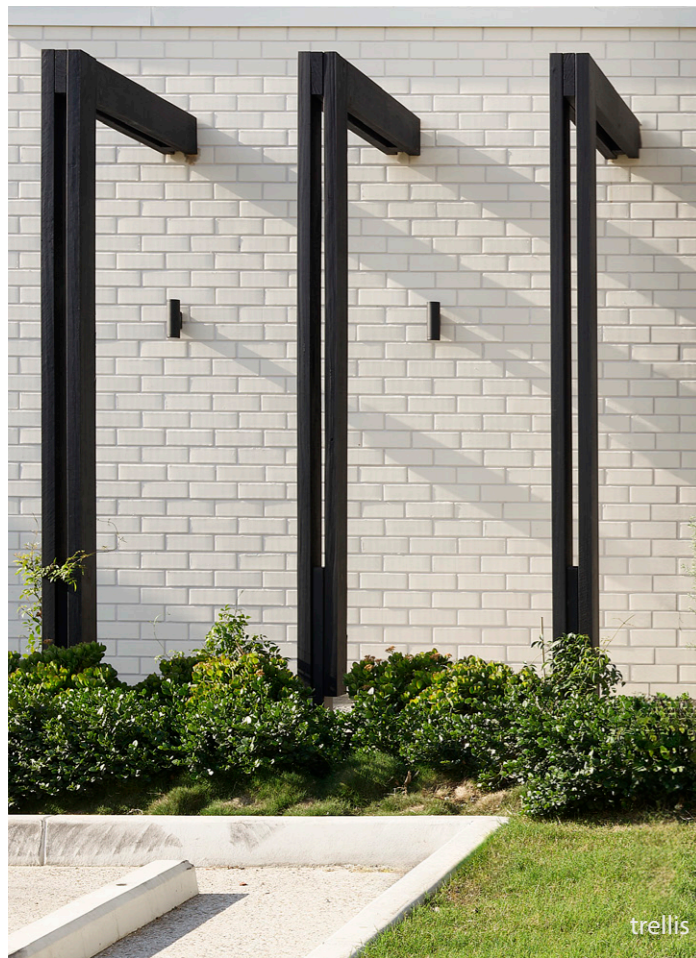
vertical cladding



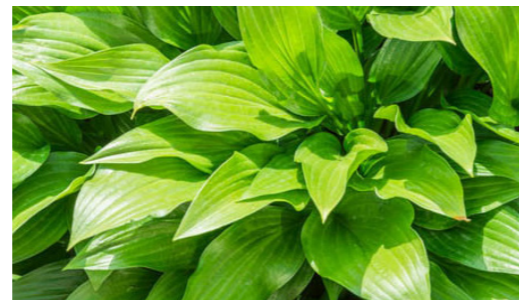
compliment the street



vertical cladding



trellis



render



brick



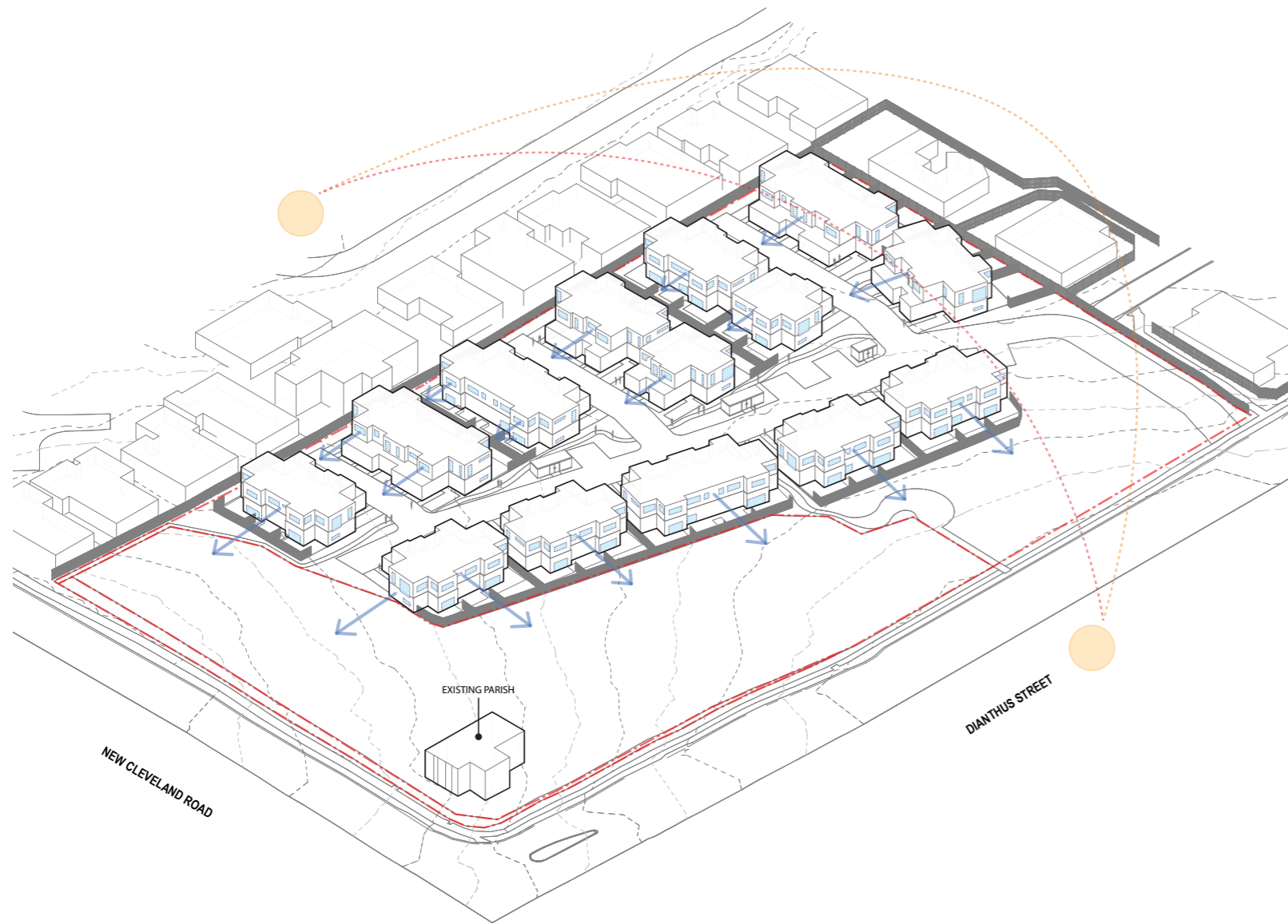
compliment the street

design vision  
materiality + exemplars



chapter 04

# QDesign - Queensland Urban Design Principles



## 01 Be Climate Responsive

take advantage of the local climate	All townhouses have been oriented either North or facing the natural flora protection amenity, to capitalise on solar orientation, ventilation and passive cooling of the tree lined area.	✓
maximise natural light	The design takes advantage of the vast open space of the 1.7 ha site, with adequate spacing between each group of maximum 4 townhouses allowing for the penetration of natural light and ventilation between each dwelling. Most townhouses have a north-south or north-east orientation to benefit from the desired natural light during the day.	✓
reduce the extremes of temperature	Roof overhangs and awnings are provided to all windows to ensure shading to windows. Opportunities for trees and landscape are provided along the roadway spine and between building clusters.	✓
use movable elements - maximise comfort opportunities	Operable windows are provided to allow adjustment for breezes,	✓

## 02 Be Inspired by Local Place, Character, Form & Culture

map the valued assets (landscape, heritage and culture)	The existing significant Eucalyptus forest and Koala habitat have been protected, with the proposed residences strategically arranged to be surrounded by this bushland.	✓
work with the natural topography	The dwellings are designed to follow the natural contours of the site, providing ample space to facilitate natural flow.	✓
interpret locally distinct building traditions	The decision to pursue low-rise development in this location is a deliberate effort to honour the existing low density residences in the neighbourhood. Although a multi-residential tower would have presented greater landscape opportunities, this approach prioritises contextual harmony. Traditional brickwork, cladding and timber-framing will be used to seamlessly integrate the development into its surroundings.	✓
create contributory community value	Designed with affordability in mind, the project addresses the needs of the community by providing inclusive accommodation for all. The dwellings are strategically located to facilitate the integration of residents into the local community, with convenient access to nearby schools and recreational activities.	✓



### 03 Work With & Enhance Natural Systems, Landscape Character &

#### Biodiversity

work with established ecological and hydrological systems	The existing flora and fauna corridor is preserved within the development. A network of tree-lined streets and landscaped backyards will form what was previously a large underutilised turfed area.	✓
apply best practice Water Sensitive Urban Design (WSUD)	The development preserves the existing flora and fauna corridor, supporting ecological management by enabling extensive deep-rooted tree planting and fostering biodiversity within the urban landscape.	✓
conserve and protect	Significant trees that define the landscape of the locality and provide for habitat and movement of species are conserved. Notably, mapped koala habitat is prioritised for protection. The landscape character of the site is a vital community asset and will improve the amenity of future housing.	✓
ensure there is adequate space for vegetation	Over 2700m <sup>2</sup> of deep planting space within the housing lot has been provided excluding additional landscaped area. In total, approximately 2900m <sup>2</sup> of landscaped area will be provided within the development, making up 25.9% of the housing lot.	✓

### 04 Create Well Defined, Legible & Connected Streets & Spaces

part of a well-connected network	The site is well connected to Dianthus Street and New Cleveland Road via a pedestrian network through the smallest openings in the existing remnant vegetation.	✓
a range of street and space scales	Footpaths / cycleways are situated away from the main road spine to ensure safety of pedestrians and families, fostering a more meaningful journey through the community.	✓
fit for purpose	The main circulation spine is designated for refuse collection and the creation of a boulevard featuring footpaths, along with smaller cul-de-sac offshoots leading to more intimate community areas.	✓
provide shade and shelter	Roadways will be lined with shade trees to enhance the cooling effect.	✓

### 05 Create Great Places for People to Live

offer choice, diversity and mix	A mix of 2-3 bedroom accommodation is offered to allow a mix of shared living and family residences.	✓
make mixed use viable	No commercial uses are provided.	✗
easily accessible	The site is well located close to schools and shopping precinct encouraging walkability.	✓





create 'life on the street'	The orientation of the dwellings facilitates passive surveillance of the street through backyards and view corridors.	✓
prioritise the needs of children and the elderly	The designs meet LHA Silver standards and are thoughtfully integrated with walkable pathways, parks, and schools.	✓
crime prevention through environmental design (CPTED)	Each dwelling has unobstructed sightlines of the internal streets, with the end residences being specifically designed to enhance surveillance along the main boulevard.	✓

### 06 Deliver Diverse Development Forms & Density

respond to human scale	The development is limited to a maximum two stories which is familiar to the existing residential context.	✓
vary development density	The dwellings vary in scale, featuring 5.8m wide 2-bed and 7.2m wide 3-bed grids, which creates diversity in form. This arrangement promotes vistas along the sides and backyard spaces, rather than presenting a uniform street of garages.	✓
create building that contribute to the quality character of the street	Defined entries and an open carport enhances the streetscape, creating opportunities for the spare parking space to be transformed into additional communal spaces for residents, thereby maximising street activation.	✓
work well with their neighbours	Materials, including traditional brick and light-coloured cladding, have been thoughtfully chosen to blend cohesively with the neighbouring residences. Additionally, the townhouses are designed at a 2-storey scale to respect and complement the surrounding context.	✓
prioritise occupant amenity	Living spaces are strategically oriented toward private open spaces to enhance residents' sense of security.	✓

### 07 Embed Opportunities for Adaptations & Change Over Time

locally sourced	The proposal seeks to enable a dynamic and resilient community, that is able to interact in tree-lined streets and communal open spaces. Opportunities for home-grown food and local food and energy sources are to be explored through future community housing operators.	✓
create flexible buildings, streets and spaces	Each dwelling adheres to LHA Silver design standards, additionally featuring convenient parking at the front door and promoting walkability.	✓
whole life homes	Prioritising LHA design principles ensures the spaces within the residence are inclusive and adaptable for diverse needs. Fostering and embracing these principles enhances quality of life and promotes social interaction and connection.	✓
resource efficient, durable and low maintenance	Working with a CHP entails long-term asset retention strategies, therefore the selection of low-maintenance and durable materials are essential.	✓





## 08 Lead by Example

lead by example	The project seeks to enhance benefits to the local community, including the improved provision of housing choice and retention of land for future community use. This seeks to provide a demonstration of affordable infill, gentle-density development in Brisbane's suburban living areas.	✓
a culture of collaboration	The proposal is the culmination of collaboration across diverse disciplines including planning, architecture, landscape architecture, ecology and engineering, that delivers an integrated outcome that responds to the site's unique values.	✓
value and define design excellence	The development achieves design excellence that prioritises the liveability of dwelling for the future occupants, that responds to the local climate, provides housing diversity and local amenity. As a demonstration of gentle density in established communities, the project will utilise traditional design elements that harmoniously integrate within the local context.	
use established industry benchmarks	The proposed dwellings are designed against the Livable Housing Design Guidelines prepared by Livable Housing Australia. Adhering to LHA Silver design standards, dwellings provide for flexibility and adaptability.	✓

## 09 Engage Effectively

develop a plan for community engagement	It is the intention to develop a comprehensive plan to engage with the community. The project has a wide range of stakeholders and this has to be considered in the formulation of the community engagement plan. The proposed development is supported by the local St Jude's Church community and the external impacts of any development have been considered at every stage.	✓
be clear	The objectives of the proposed development will be communicated clearly, and the roles and responsibilities of the Archdiocese of Brisbane and Manly Parish will also be very clear. This is important so the broader community understand who we are, what we are trying to achieve, and our role in trying to achieve it. A critical element in being clear is the communication around the continued stewardship of the land via the retention of freehold ownership, and the retention of community use at the site.	✓
involves the right people	Involving the right people is critical to successful community engagement. The development has the potential to impact a broad base of stakeholders, both internal and external. We have already voluntarily consulted with local council, local councillors and representative members. The opportunity to engage neighbours, nearby residents, local businesses and school will not be missed, so we can hear and consider any concerns and positive feedback they provide, so the development can be optimised.	✓
improve project understanding	Community sentiment is highlighted when there is poor project understanding. The community engagement strategy will place increased emphasis of achieving high project understanding, and this will only be successful if we are clear and include the right people	✓





PROJECT NUMBER  
240031

**STATE FACILITATED DEVELOPMENT**  
652 New Cleveland Road  
Wakerley

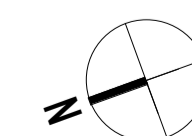
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**EXISTING SITE PLAN**

DRAWING NUMBER  
**DA-009**

REVISION  
**5**

RFI ISSUE  
20.01.25

DRAWING STATUS  
**DEVELOPMENT APPLICATION**



SCALE @A1 - 1:350

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**DEVELOPMENT SUMMARY**

LOT 1 ON SP212219  
652 NEW CLEVELAND ROAD, WAKERLEY  
BRISBANE CITY COUNCIL

TOTAL 44 x 2 STOREY TOWNHOUSES

18 x 2 BED + 1 CAR  
26 x 3 BED + 2 CAR

70 CARSPACES + 8 VISITORS

70 RESIDENT BICYCLE PARKS (1 PER 2-BED  
TOWNHOUSE, 2 PER 2-BED TOWNHOUSE)

**AREA SUMMARY:**

ROL AREAS:  
HOUSING LOT: 11206.66m<sup>2</sup> (63.63%)  
PARISH LOT: 6091.45m<sup>2</sup> (34.59%)  
TOTAL: 17298.11m<sup>2</sup>  
CORE KOALA HABITAT: 4985.23m<sup>2</sup>  
SITE COVER: 4226.49m<sup>2</sup> (24%)  
COMMUNAL OPEN SPACE: 455.71m<sup>2</sup> (2.59%)  
LANDSCAPING:  
DEEP PLANTING: 2660.64m<sup>2</sup>  
PLANTING: 159.56m<sup>2</sup>  
TOTAL: 2820.20m<sup>2</sup>



**NOTE:**

- REFER TRAFFIC ENGINEER'S REPORT FOR LINE MARKING AND SIGNAGE DETAILS AND LOCATIONS

PROJECT NUMBER  
**240031**

**STATE FACILITATED DEVELOPMENT**  
652 New Cleveland Road  
Wakerley

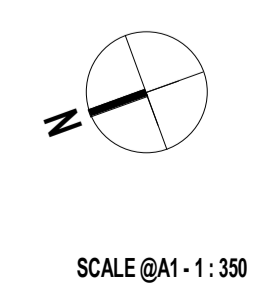
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DRAWING NUMBER  
**DA-010**

REVISION  
**6**

RFI ISSUE  
20.01.25

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652 New Cleveland Road  
Wakerley

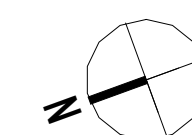
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DRAWING NUMBER  
**DA-011**

REVISION  
**2**

DA ISSUE  
15.11.24

DRAWING STATUS  
**DEVELOPMENT APPLICATION**



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652 New Cleveland Road  
Wakerley

DRAWING NAME  
**ROOF LEVEL SITE PLAN**

DRAWING NUMBER  
**DA-012**

REVISION  
**2**

DA ISSUE  
15.11.24

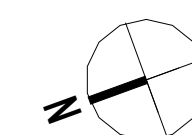
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ENTRY VIEW

PROJECT NUMBER  
240031

**STATE FACILITATED DEVELOPMENT**  
652 New Cleveland Road  
Wakerley

DRAWING NAME  
**3D VIEWS**

DRAWING NUMBER  
**DA-040**

REVISION  
**4**

RFI ISSUE  
13.01.25

DRAWING STATUS  
**PRELIMINARY**

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PRELIMINARY

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INTERNAL STREET CORRIDOR

PROJECT NUMBER  
240031

**STATE FACILITATED DEVELOPMENT**

652 New Cleveland Road  
Wakerley

DRAWING NAME  
**3D VIEWS**

DRAWING NUMBER  
**DA-041**

REVISION  
**3**

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DA ISSUE  
15.11.24

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**PRELIMINARY**

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**PRELIMINARY**

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BOULEVADE

PROJECT NUMBER  
240031

**STATE FACILITATED DEVELOPMENT**  
652 New Cleveland Road  
Wakerley

DRAWING NAME  
**3D VIEWS**

DRAWING NUMBER  
**DA-042**

REVISION  
**3**

RFI ISSUE  
13.01.25

DRAWING STATUS  
**DEVELOPMENT APPLICATION**

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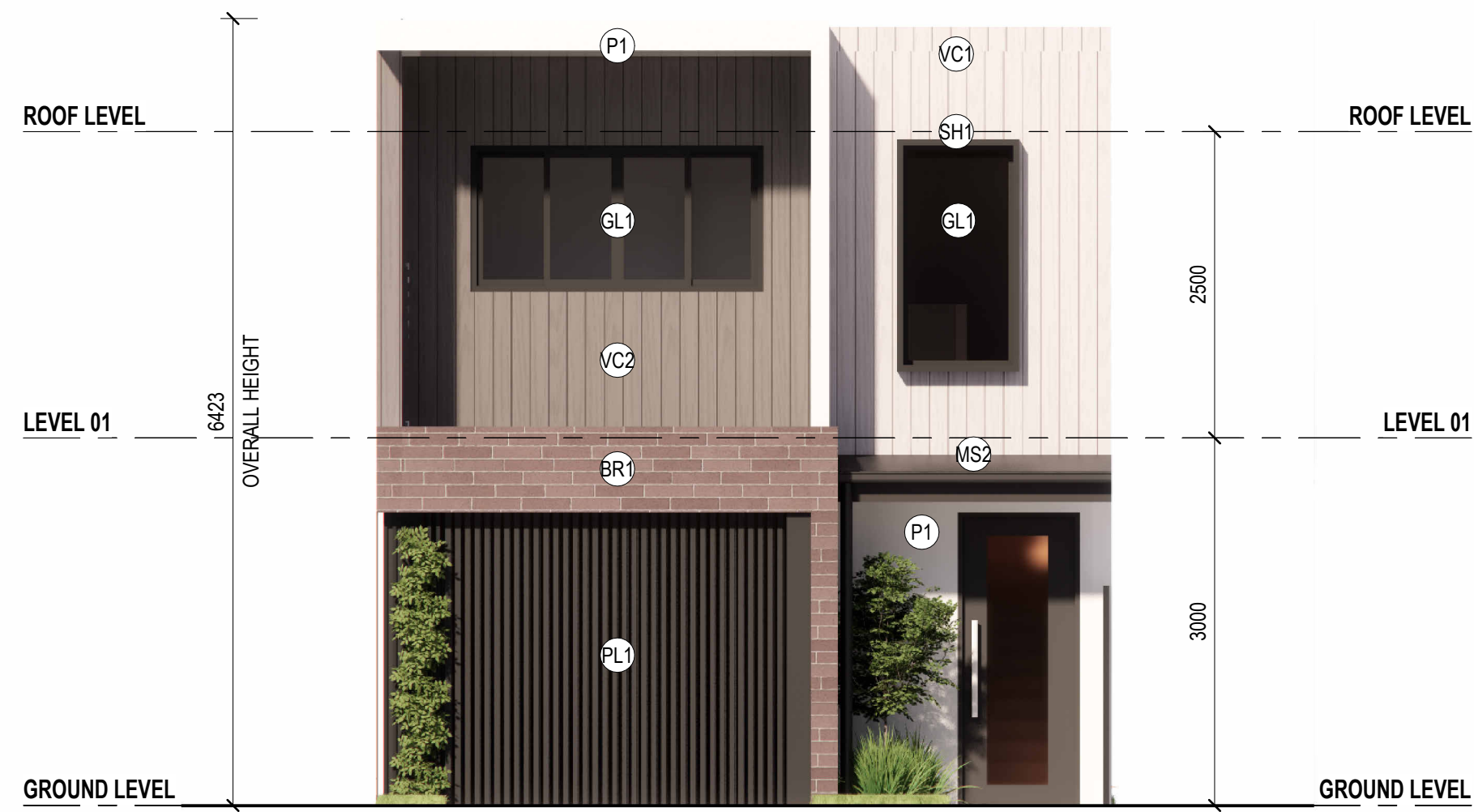
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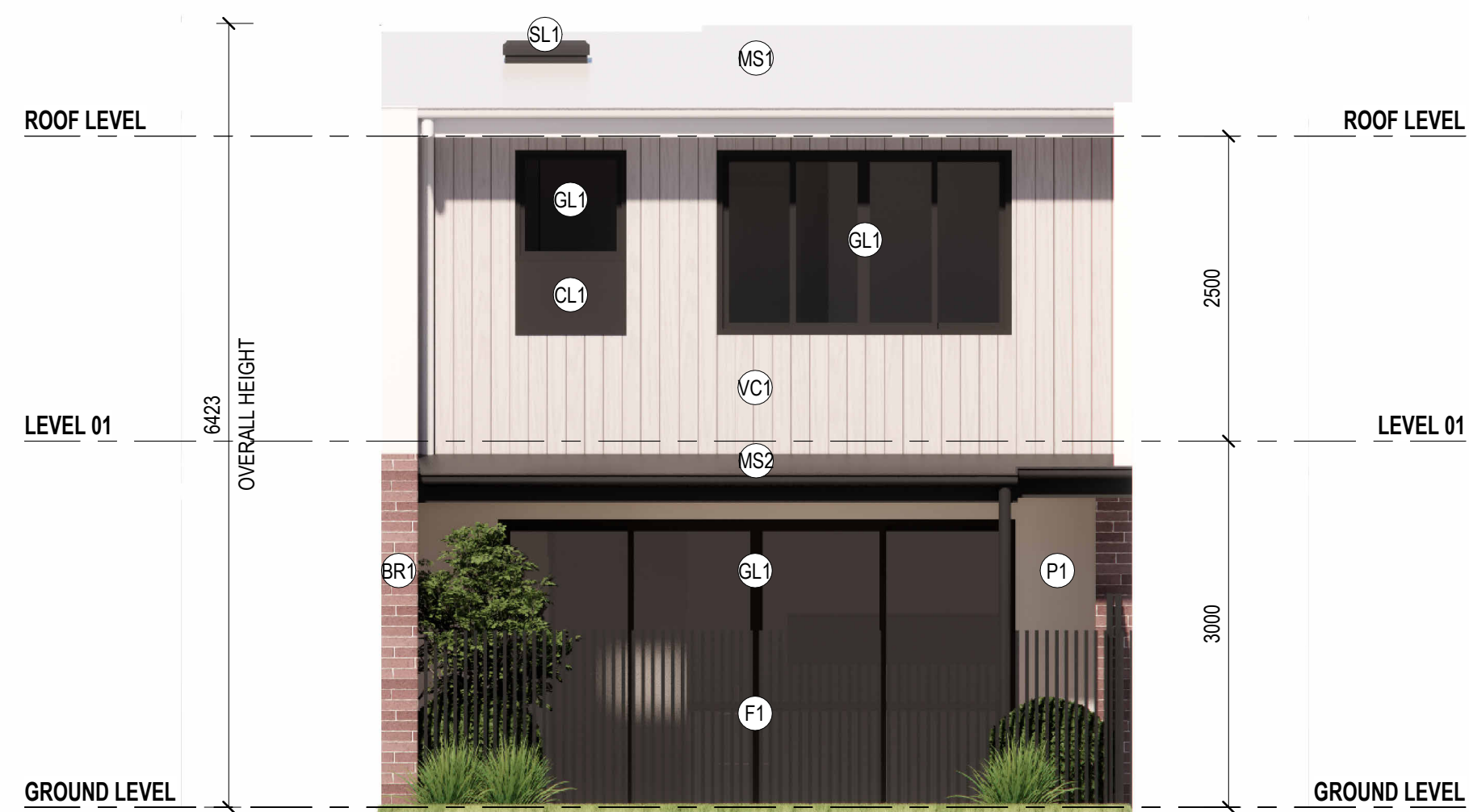
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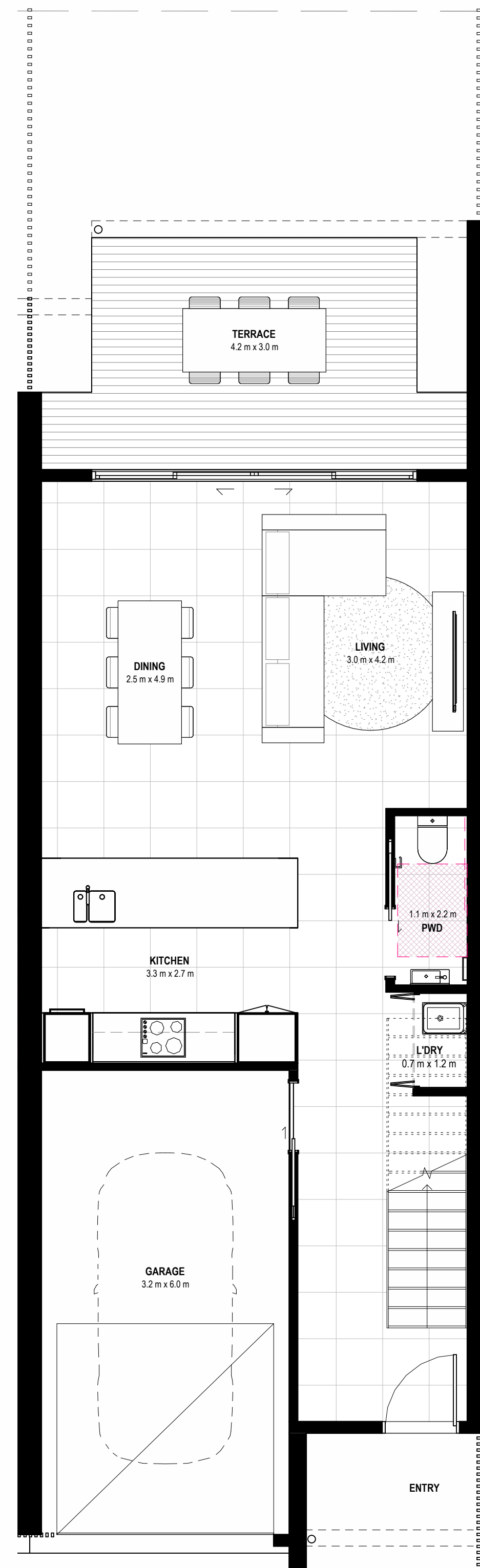
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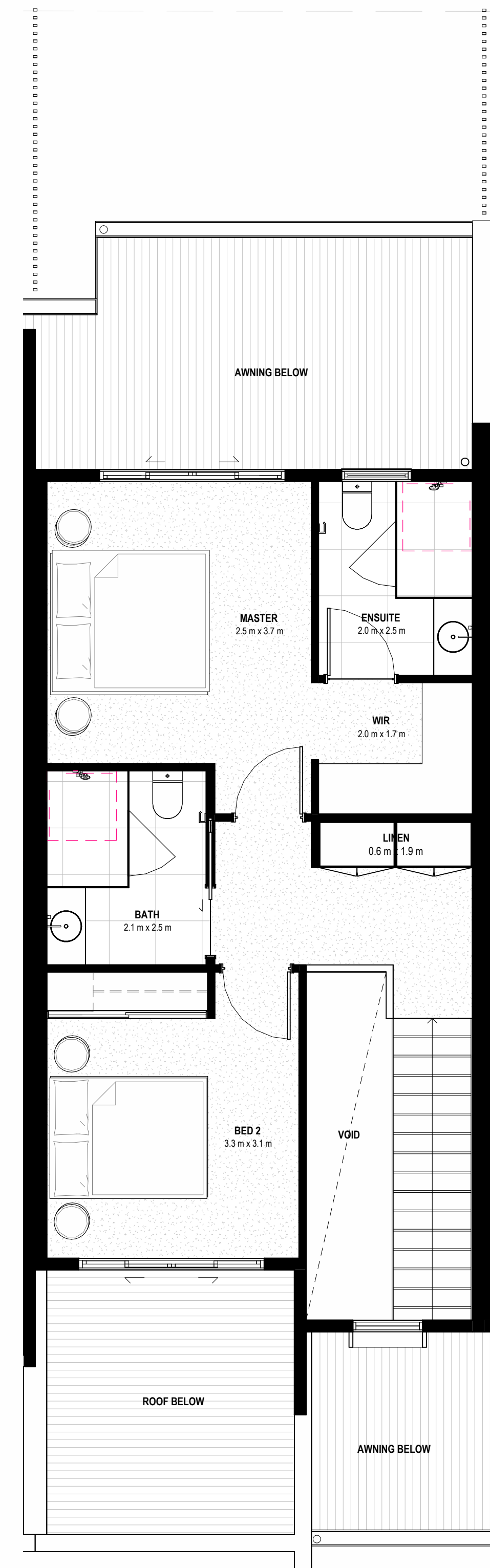
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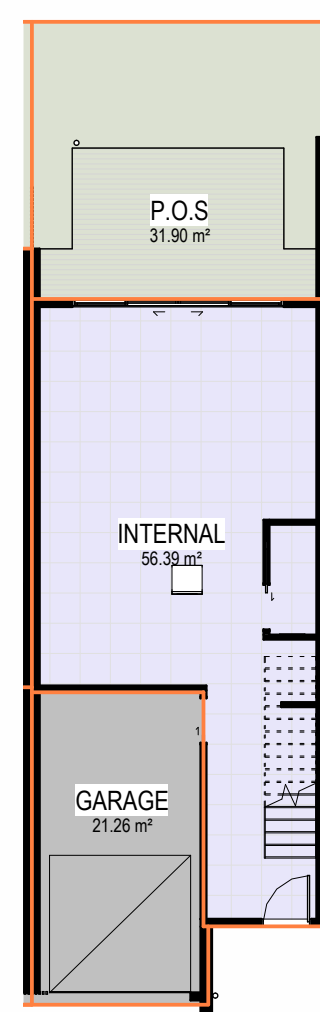
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- (BR1) BRICK
- (GL1) GLAZING - GREY
- (VC1) LIGHTWEIGHT VERTICAL CLADDING 1
- (VC2) LIGHTWEIGHT VERTICAL CLADDING 2
- (CL1) CLADDING
- (MS1) METAL ROOF SHEETING
- (MS2) METAL ROOF SHEETING
- (P1) PAINT / RENDER FINISH
- (F1) BATTEN FENCE
- (SL1) SKY LIGHT
- (PL1) PANEL LIFT GARAGE DOOR
- (TR1) TRELLIS



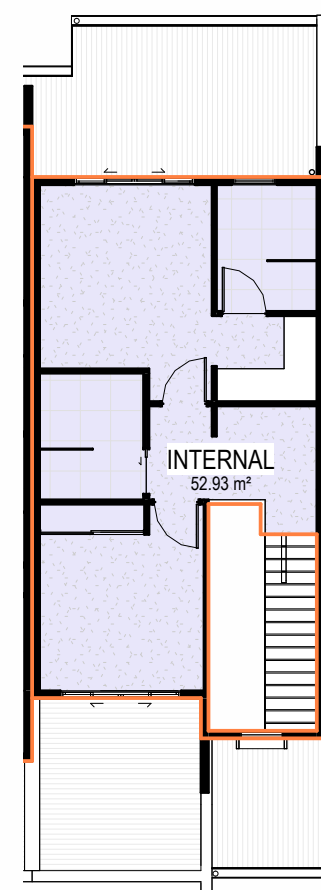
3 GROUND LEVEL  
1:50



4 LEVEL 01  
1:50



GROUND GFA PLAN



LEVEL 01 GFA PLAN

- GARAGE
- INTERNAL
- P.O.S

2 BED TOWNHOUSE AREA SCHEDULE

Name	AREA
GROUND LEVEL	
GARAGE	21.26 m <sup>2</sup>
INTERNAL	56.39 m <sup>2</sup>
P.O.S	31.90 m <sup>2</sup>
LEVEL 01	
INTERNAL	52.93 m <sup>2</sup>

NOTE:  
P.O.S IS SUBJECT TO CHANGE DEPENDING ON THE TOWNHOUSE LOCATION WITHIN THE SITE.





1 FRONT ELEVATION  
1:50



2 3 BED REAR ELEVATION  
1:50

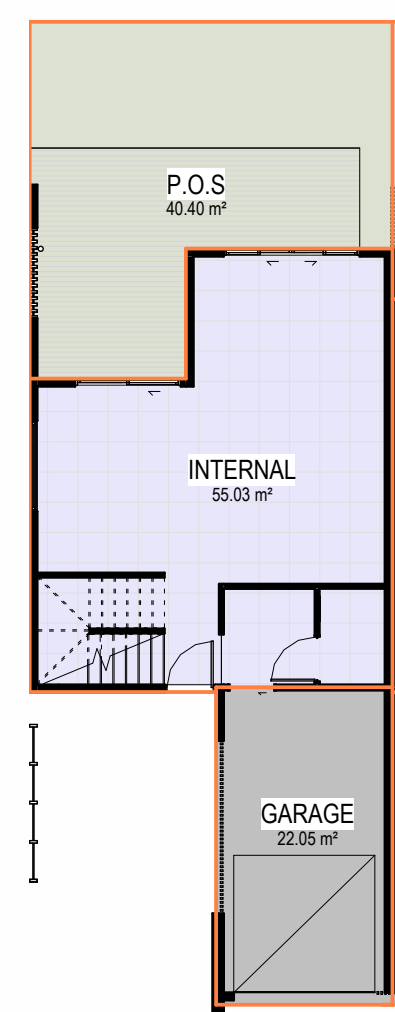
--- MATERIALS LEGEND ---

- (SH1) SUNHOOD
- (BR1) BRICK
- (GL1) GLAZING - GREY
- (VC1) LIGHTWEIGHT VERTICAL CLADDING 1
- (VC2) LIGHTWEIGHT VERTICAL CLADDING 2
- (CL1) CLADDING
- (MS1) METAL ROOF SHEETING
- (MS2) METAL ROOF SHEETING
- (P1) PAINT / RENDER FINISH
- (F1) BATTEN FENCE
- (SL1) SKY LIGHT
- (PL1) PANEL LIFT GARAGE DOOR
- (TR1) TRELLIS

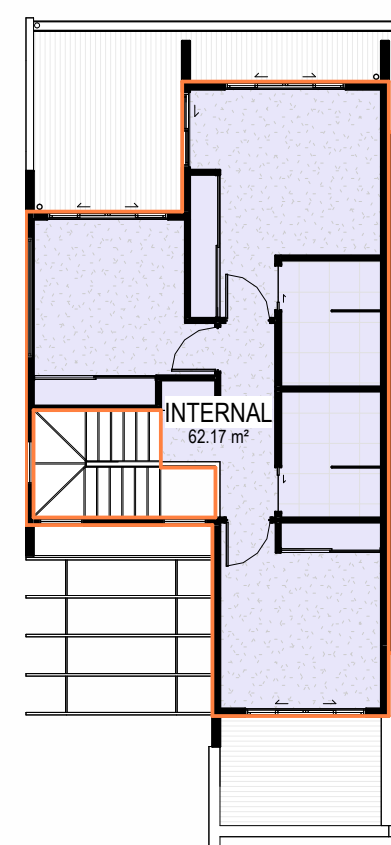
3 BED TOWNHOUSE AREA SCHEDULE

Name	AREA
GROUND LEVEL	
GARAGE	22.05 m <sup>2</sup>
INTERNAL	55.03 m <sup>2</sup>
P.O.S	40.40 m <sup>2</sup>
LEVEL 01	
INTERNAL	62.17 m <sup>2</sup>
INTERNAL	62.17 m <sup>2</sup>

NOTE:  
P.O.S IS SUBJECT TO CHANGE DEPENDING ON THE TOWNHOUSE LOCATION WITHIN THE SITE.

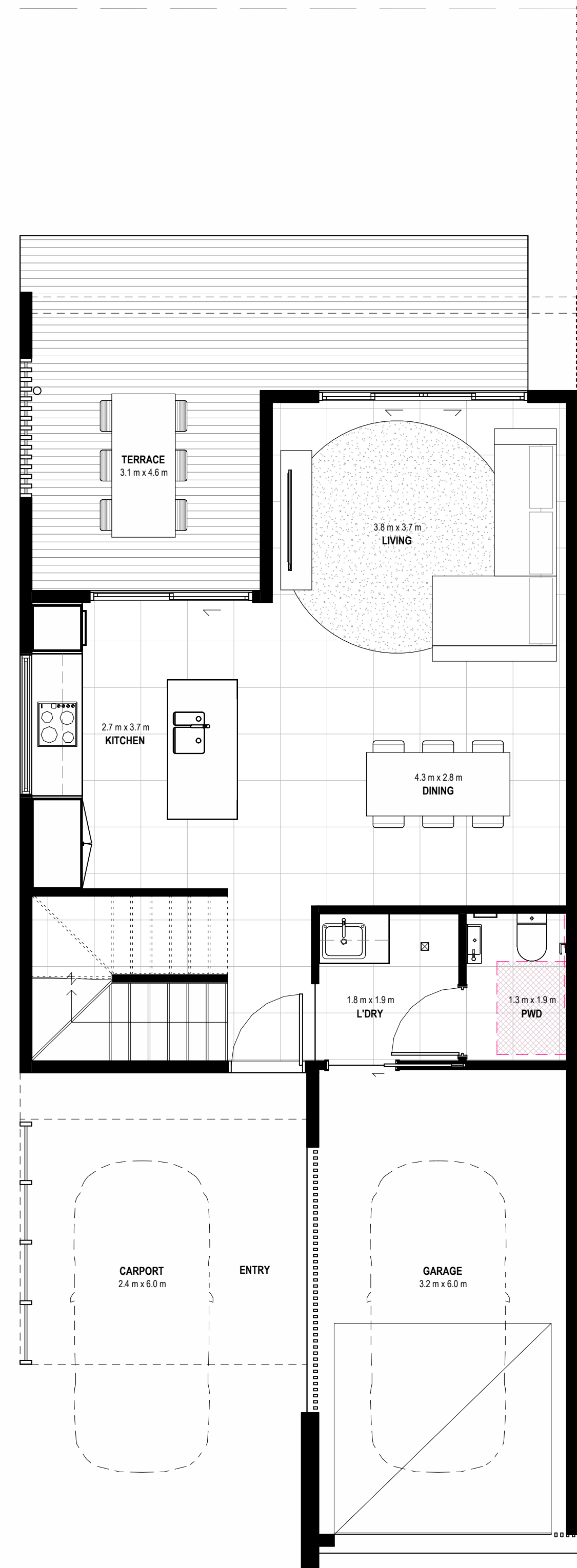


GROUND GFA PLAN



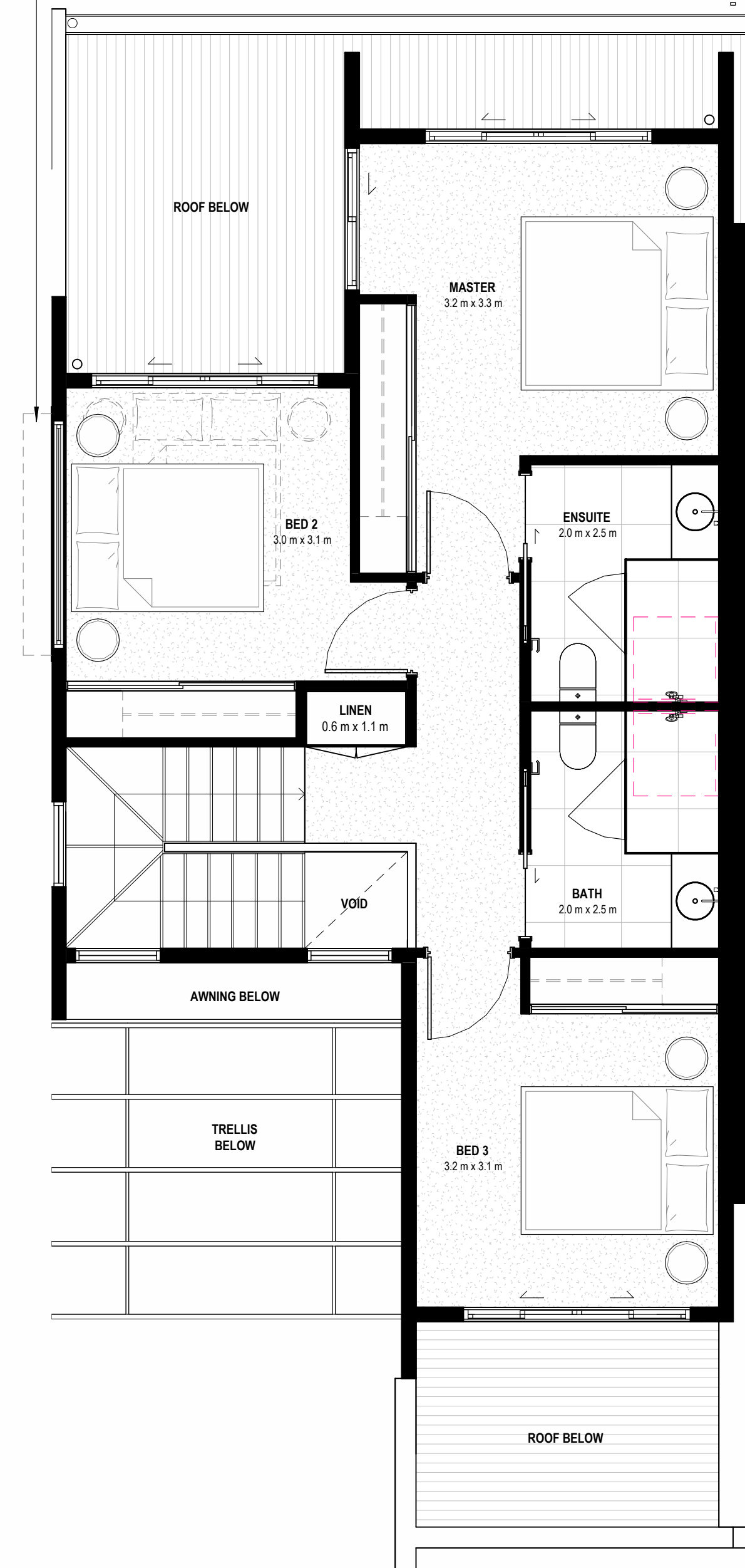
LEVEL 01 GFA PLAN

- GARAGE
- INTERNAL
- P.O.S



3 GROUND LEVEL  
1:50

NOTE:  
JULIETTE BALCONY AND AWNING ON KEY FACADES LOOKING TOWARDS CENTRAL INTERNAL ROAD



4 LEVEL 01  
1:50





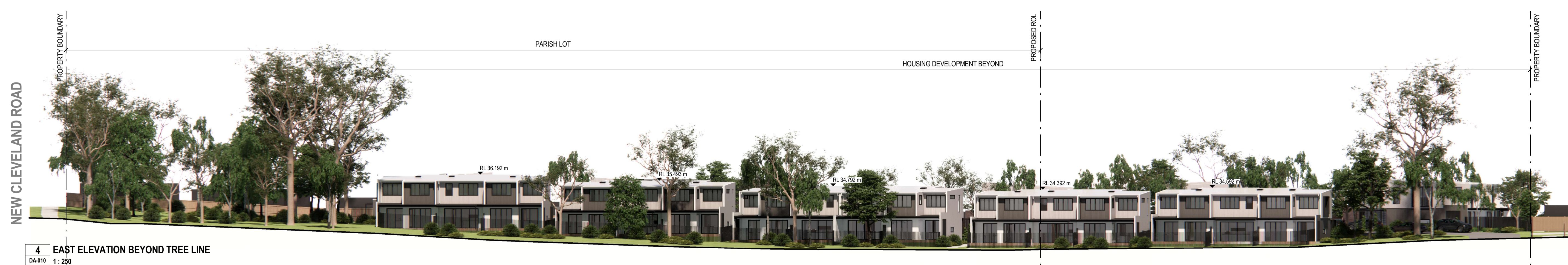
1 NORTH ELEVATION  
DA-010 1:250



2 NORTH ELEVATION BEYOND FENCE LINE  
DA-010 1:250



3 EAST ELEVATION ALONG DIANTHUS STREET  
DA-010 1:250



4 EAST ELEVATION BEYOND TREE LINE  
DA-010 1:250

PROJECT NUMBER  
240031

**STATE FACILITATED DEVELOPMENT**

652 New Cleveland Road  
Wakerley

DRAWING NAME  
**BUILDING ELEVATIONS**

DRAWING NUMBER  
**DA-200**

REVISION  
**3**

RFI ISSUE  
10.12.24

DRAWING STATUS  
**DEVELOPMENT APPLICATION**

SCALE @A1-1:250

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**5 SOUTH ELEVATION**  
DA-010 1:250



**6 SOUTH ELEVATION BEYOND TREE AND FENCE LINE**  
DA-010 1:250



**7 WEST ELEVATION**  
DA-010 1:250

PROJECT NUMBER  
240031

**STATE FACILITATED DEVELOPMENT**  
652 New Cleveland Road  
Wakerley

DRAWING NAME  
**BUILDING ELEVATIONS**

DRAWING NUMBER  
**DA-201**

REVISION  
**3**

RFI ISSUE  
10.12.24

DRAWING STATUS  
**DEVELOPMENT APPLICATION**

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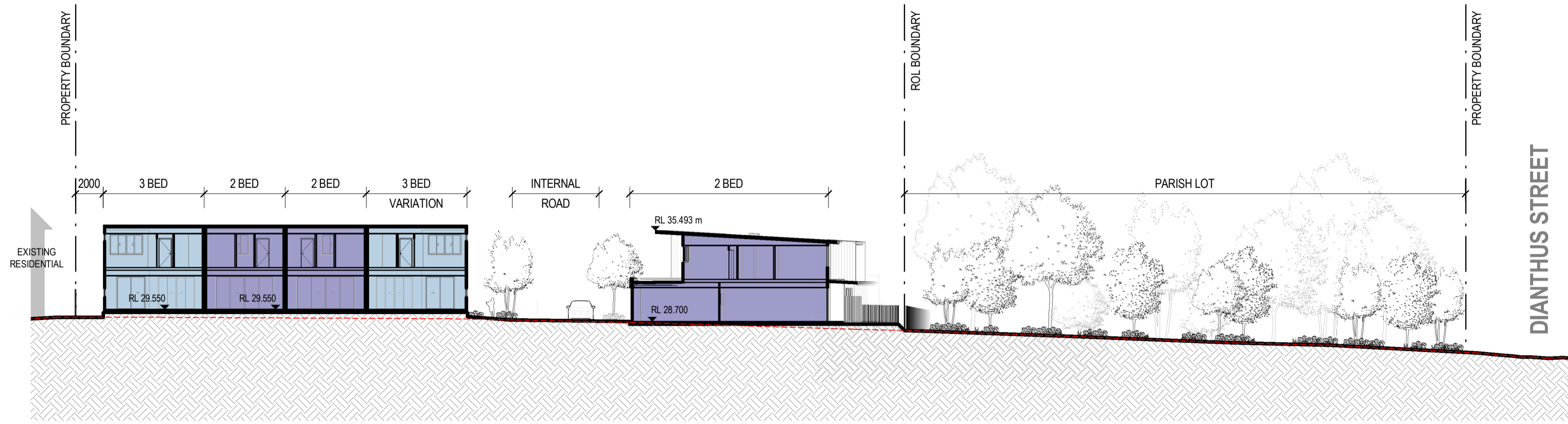
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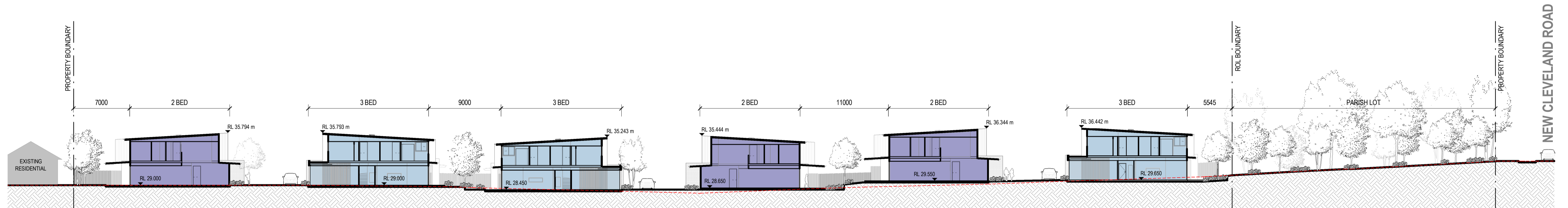
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**1 BUILDING SECTION A**  
DA-010 1:250



**2 BUILDING SECTION B**  
DA-010 1:250

PROJECT NUMBER  
240031

**STATE FACILITATED DEVELOPMENT**  
652 New Cleveland Road  
Wakerley

DRAWING NAME  
**BUILDING SECTIONS**

DRAWING NUMBER  
**DA-300**

REVISION  
**3**

RFI ISSUE  
10.12.24

DRAWING STATUS  
**DEVELOPMENT APPLICATION**

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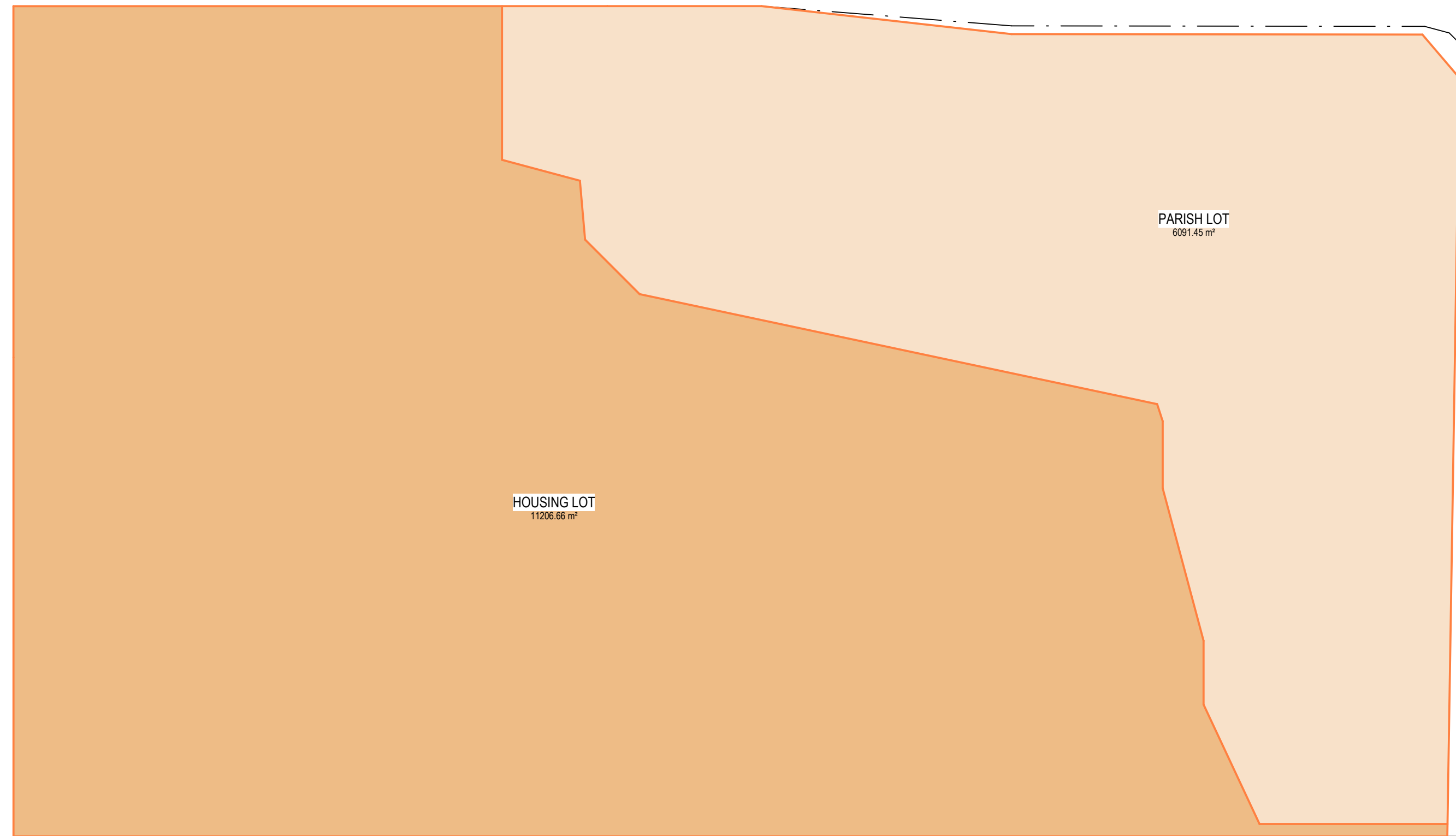
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**DA AREA SCHEDULE - ROL AREAS**

HOUSING LOT  
PARISH LOT  
TOTAL SITE AREA

AREA	% of SITE AREA
11206.66 m <sup>2</sup>	63.63%
6091.45 m <sup>2</sup>	34.59%
17298.11 m <sup>2</sup>	

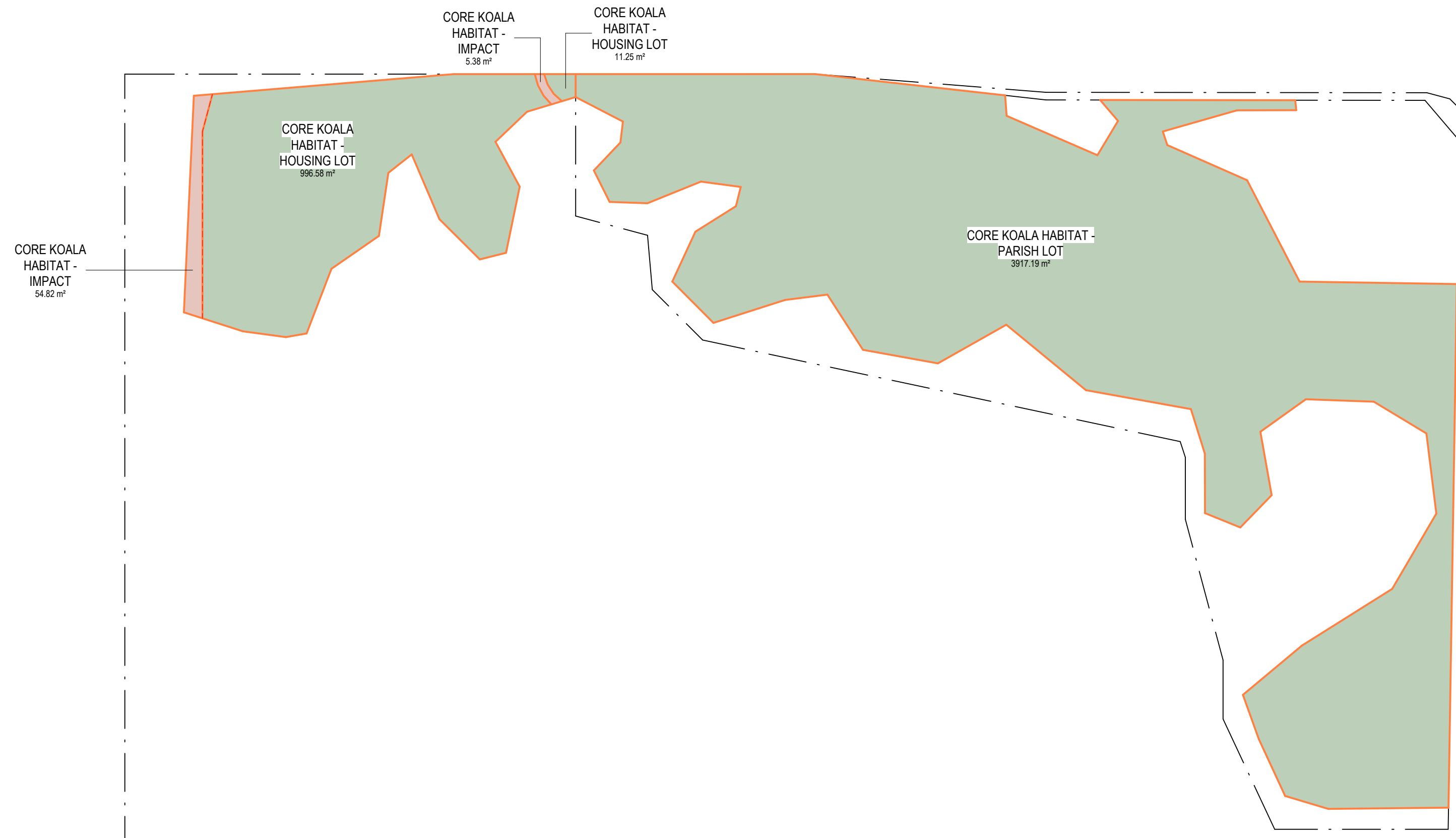


**ROL AREA PLAN**

**DA AREA SCHEDULE - CORE KOALA HABITAT MAPPING AREA**

CORE KOALA HABITAT - HOUSING LOT  
CORE KOALA HABITAT - IMPACT  
CORE KOALA HABITAT - PARISH LOT  
TOTAL KOALA HABITAT

1007.83 m <sup>2</sup>
60.21 m <sup>2</sup>
3917.19 m <sup>2</sup>
4985.23 m <sup>2</sup>



**KOALA MAPPING AREA PLAN**

PROJECT NUMBER

240031

**STATE FACILITATED DEVELOPMENT**

652 New Cleveland Road  
Wakerley

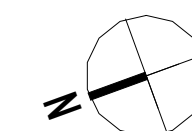
DRAWING NAME  
**AREA PLANS**

DRAWING NUMBER  
**DA-500**

REVISION  
**3**

DA ISSUE  
15.11.24

DRAWING STATUS  
**DEVELOPMENT APPLICATION**



SCALE @A1 - 1:500



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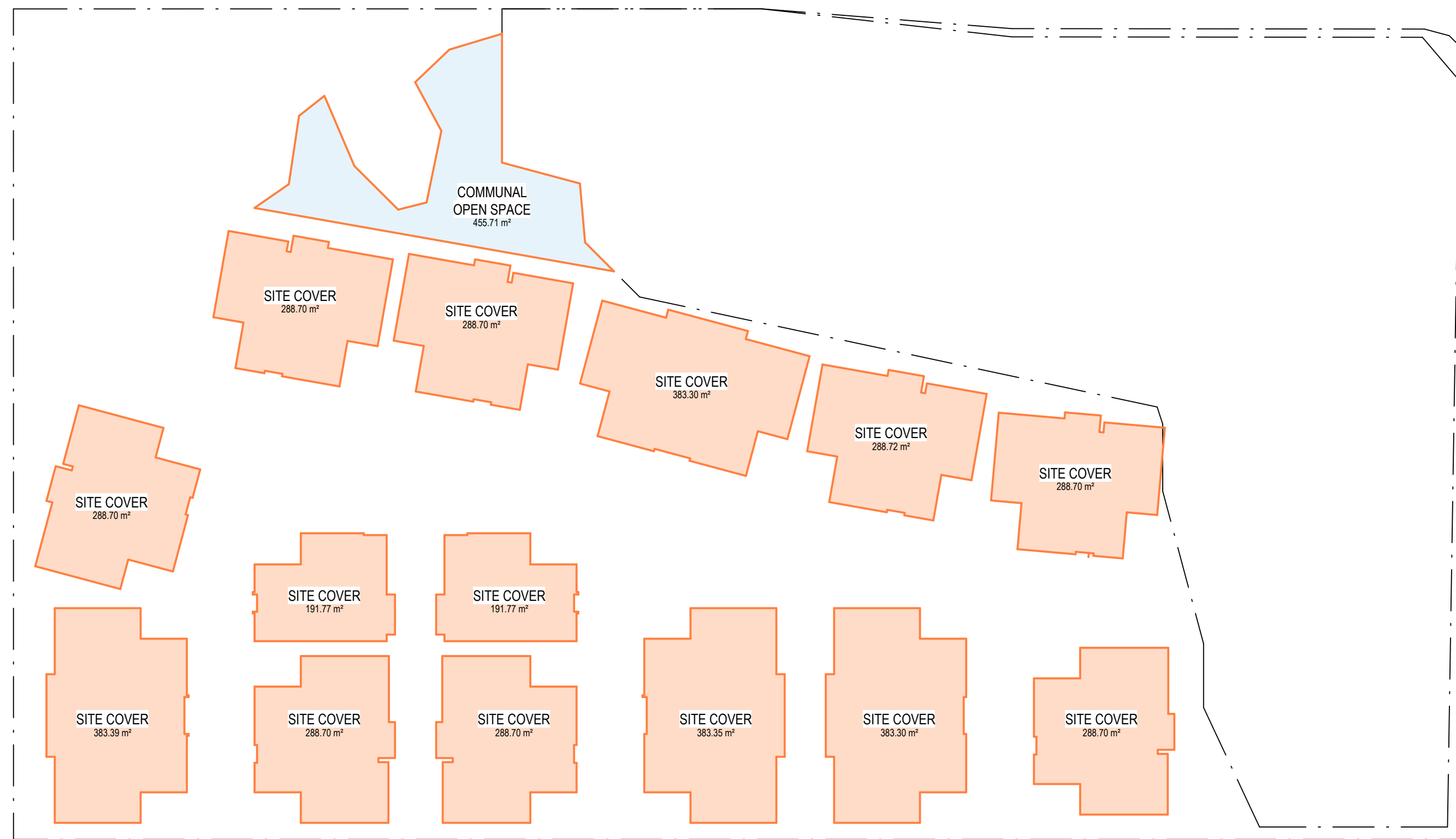
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DA AREA SCHEDULE - SITE COVER & COMMUNAL OPEN SPACE

	AREA	% of SITE AREA
COMMUNAL OPEN SPACE	455.71 m <sup>2</sup>	2.59%
SITE COVER	4226.49 m <sup>2</sup>	24.00%



COMMUNAL OPEN SPACE  
SITE COVER

SITE COVER AREA PLAN

DA AREA SCHEDULE - PLANTING

	AREA
DEEP PLANTING	2660.64 m <sup>2</sup>
PLANTING	159.56 m <sup>2</sup>
TOTAL LANDSCAPING	2820.20 m <sup>2</sup>



DEEP PLANTING  
PLANTING

DEEP PLANTING, PLANTING AREA PLAN

PROJECT NUMBER

240031

STATE FACILITATED DEVELOPMENT

652 New Cleveland Road  
Wakerley

DRAWING NAME

AREA PLANS

DRAWING NUMBER

DA-501

REVISION

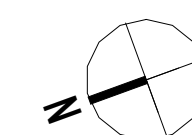
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