



STREET PARKING
THERE IS STREET PARKING ON THREE SIDES OF THE SITE.

**BLOCK 1 SECTION 29
ZONED CF: COMMUNITY FACILITIES**
THE LOWER PART OF THE SITE WILL BE RESERVED FOR FUTURE COMMUNITY FACILITY ZONE USES.



RESIDENTIAL BLOCKS
THE BLOCK IS SURROUNDED BY RESIDENTIAL BLOCKS ZONED R21 SUBURBAN, R25 HIGH DENSITY RESIDENTIAL AND C25 MIXED USE.
TO THE SOUTH AND WEST OF THE SITE THERE ARE ONE AND TWO STOREY SINGLE RESIDENTIAL DWELLINGS; TO THE EAST THERE IS A MIX OF APARTMENT UNITS AND TOWNHOUSES RANGING FROM TWO TO SIX STOREY. THE DEVELOPMENT IN THE AREA HAVE DIFFERENT MATERIALITY AND CHARACTER.
THE SITE TO THE NORTH IS ZONED FOR MIXED USE, BUT IS CURRENTLY NOT DEVELOPED. THE MIXED USE ZONING AIMS TO PROVIDE A DIVERSITY OF LIVING, WORKING AND RECREATIONAL OPPORTUNITIES.

SERVICES IN SURROUNDING AREA
THE COOMBS AND WRIGHT AREA HAS SERVICES SUCH AS PUBLIC TRANSPORT AND THE LOCAL PRIMARY SCHOOL. SHOPS AND COMMERCIAL AREAS ARE UNDER CONSTRUCTION. THE AREA ALSO HAS SEVERAL WALKING TRAILS, BIKE PATHS AND PARKS.



**BLOCK 1 SECTION 37
ZONED PRZ1: URBAN OPEN SPACE**
LARGE OUTDOOR PUBLIC SPACE AND PLAYGROUND. THE PARK IS ONE OF SEVERAL IN THE SURROUNDING AREA.



**SUBJECT BLOCK
BLOCK 1 SECTION 29
ZONED CF: COMMUNITY FACILITIES**
THE COMMUNITY FACILITY ZONE AIMS TO PROVIDE SERVICES FOR INDIVIDUALS, FAMILIES AND COMMUNITIES. THE SITE IS LOCATED CLOSE TO PUBLIC TRANSPORT.
THE SUBJECT BLOCK IS SURROUNDED BY STEVE IRWIN AVENUE, GORNALL STREET, MAX JACOBS AVENUE AND DIESENDORF STREET. THERE ARE FOOTPATHS ALONG THE ENTIRE SITE. THE SITE SLOPES DOWN TOWARDS THE EAST AND HAS A HEIGHT DIFFERENCE OF APPROXIMATE 9 METERS.



EXISTING TREES
SEVERAL TREES HAVE BEEN PLANTED ALONG THE SITE ON THE STREET VERGE. THERE ARE NO EXISTING TREES ON THE SITE.