

ARBOUR

PROPERTY GROUP

Desktop Site Assessment

Client: Ray White

Site Address: 41 Blake Street, Southport, QLD, 4217

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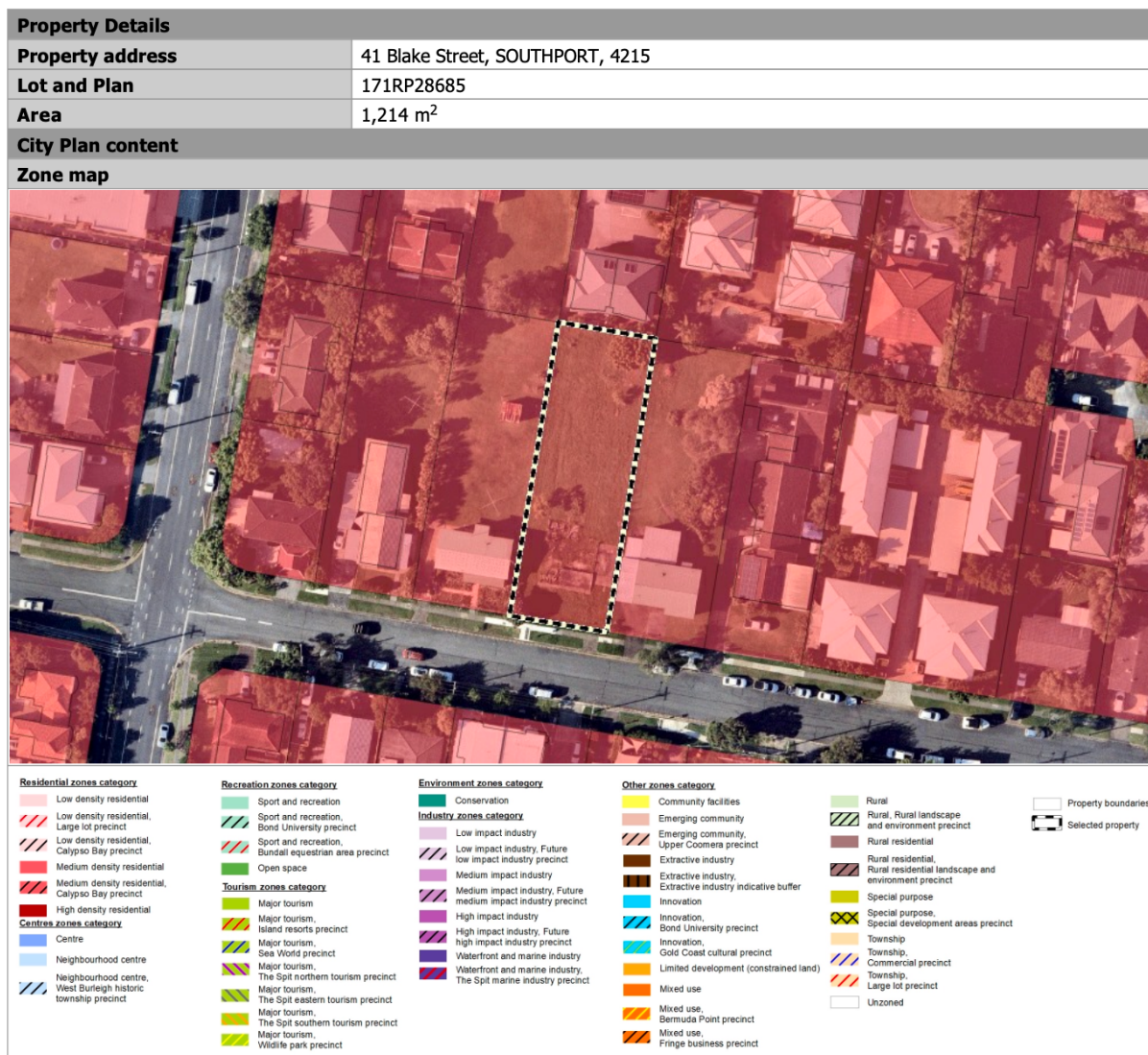
1.0 Site Snapshot



Medium Density Residential zoning on a level **1,214 m²** corner site with clear 24 m frontage to Pacific Parade. No mapped flood hazard or protected vegetation applies, giving a clean planning start point for townhouse redevelopment.

Item	Detail
Zoning	Medium Density Residential (MDR)
Site Area	1,214 m ² (Lot 5 on RP123456)
Key Overlays	Flood (none) Slope (<5 %) Koala (none)
Frontage / Access	24 m to Pacific Parade (collector road)
Indicative Yield Range	12–16 Apartments
Red-Flag Count	1 - Easement to rear sewer main

2.0 Planning Controls



Key code triggers.

The MDR zone permits up to **3 storeys / 15 m**, 60 % site cover and standard 6 m front setback, with 1.5 resident car spaces per dwelling. Minor side-setback relaxations are routinely supported where open-space quotas are met.

Control	Requirement	Comment
Maximum Height	3 storeys / 15 m	In line with MDR zone default
Site Cover	60 % ($\leq 350 \text{ m}^2$ per dwelling)	Base assumption
Front / Side / Rear Setbacks	Front 6 m · Side 1.5 m ($< 4.5 \text{ m h}$) + 0.5 m/3 m h	Code-assess with minor relaxation
Parking Ratio	1.5 spaces / dwelling (1 covered)	Satisfies SC 6.2.3.3 MDR code

3.0 Development Potential

Indicative yield.

Initial desktop modelling supports **12-16 three-bed townhouses** (Conservative to Optimistic scenarios). A base scheme of **14 dwellings** aligns with MDR density targets while maintaining compliant setbacks and on-site parking. *

Scenario	Dwellings / Lots	GFA (m ²)	Notes
Conservative	12	2,380	Allows 25 % circulation loss
Base	14	2,720	Code setbacks, 60 % cover
Optimistic	16	3,060	Minor setback relaxation at rear

*(Numbers taken straight from Archistar Quick Estimate – no costs shown.)

4.0 Constraints & Red-Flags

Headline constraints.

A rear **2 m sewer easement** is the only material constraint; the block is otherwise flood free, gently sloping (< 5 %), and clear of heritage or koala overlays.

Constraint	Status
Flood Overlay	✓ (site outside mapped flood extents)
Slope > 10 %	✓ (<5 %, minimal earthworks)
Easements / Services	⚠ 2 m sewer easement rear boundary
Frontage < 10 m	✓ (24 m)
Protected Vegetation	✓ (none on title)

5.0 Summary & Path Forward

5.1 Key Selling Point

Independent desktop analysis indicates the site can comfortably deliver **≈ 12–16 apartments** within the Medium-Density Residential code envelope (3 storeys, 60 % cover). The only notable constraint is a 2 m rear sewer easement already allowed for in the yield.

5.2 Key Considerations

- Flood-free and < 5 % slope – minimal earthworks expected
- No koala, heritage or vegetation overlays – streamlined planning pathway
- Standard MDR setbacks and parking ratios achievable
- Services corridor at rear will guide internal road / driveway alignment

5.3 Next Steps

- Confirm easement depth and offset via contour + services search
- Prepare concept layout to test townhouse arrangement and driveway position
- For detailed build rates, residual calculations and finance sensitivities, commission a *Full Feasibility*.

6.0 Disclaimer

This Desktop Feasibility is a high-level screening study prepared solely from publicly available planning information and generic market benchmarks. It is **not** a substitute for formal planning advice, council approvals, detailed cost estimates, or site-specific investigations (survey, geotechnical, services, environmental). All development remains subject to statutory approval and detailed due diligence. Indicative figures carry an accuracy tolerance of $\pm 25\%$. No party should rely on this document for purchase, funding, or construction decisions without obtaining independent professional verification. Arbour Property Group recommends commissioning a Full Feasibility and specialist studies before any commitment is made.

7.0 Contact

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END OF REPORT

