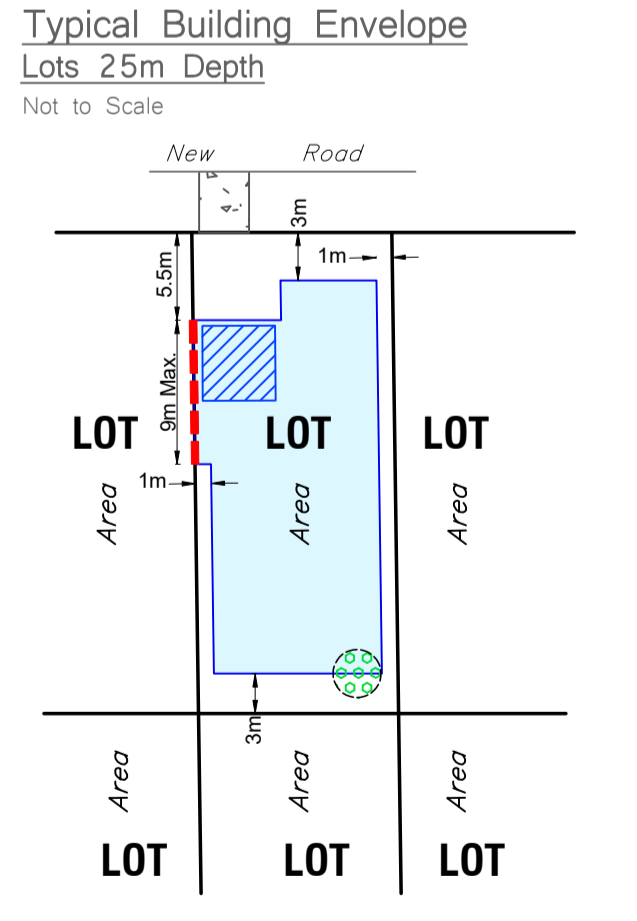
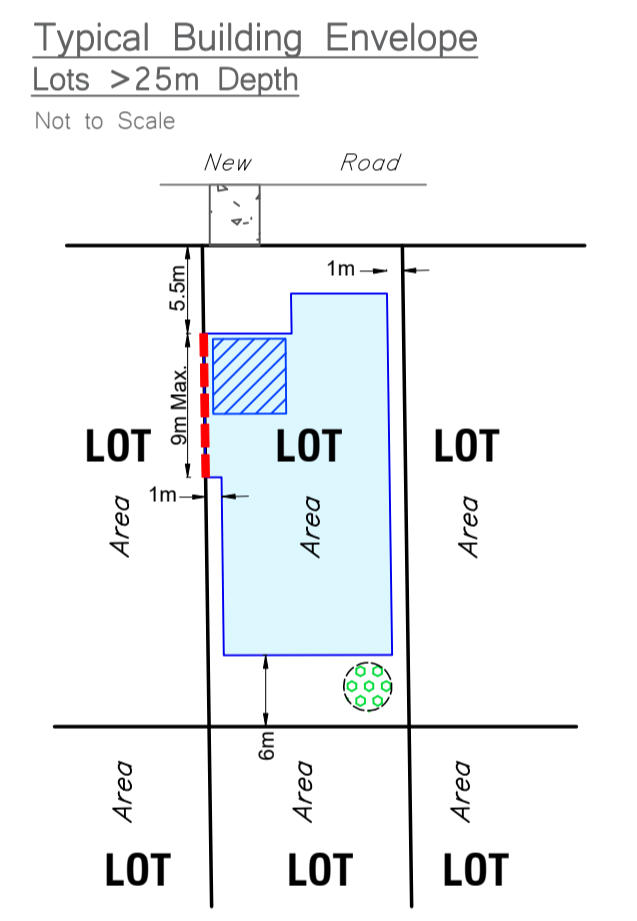
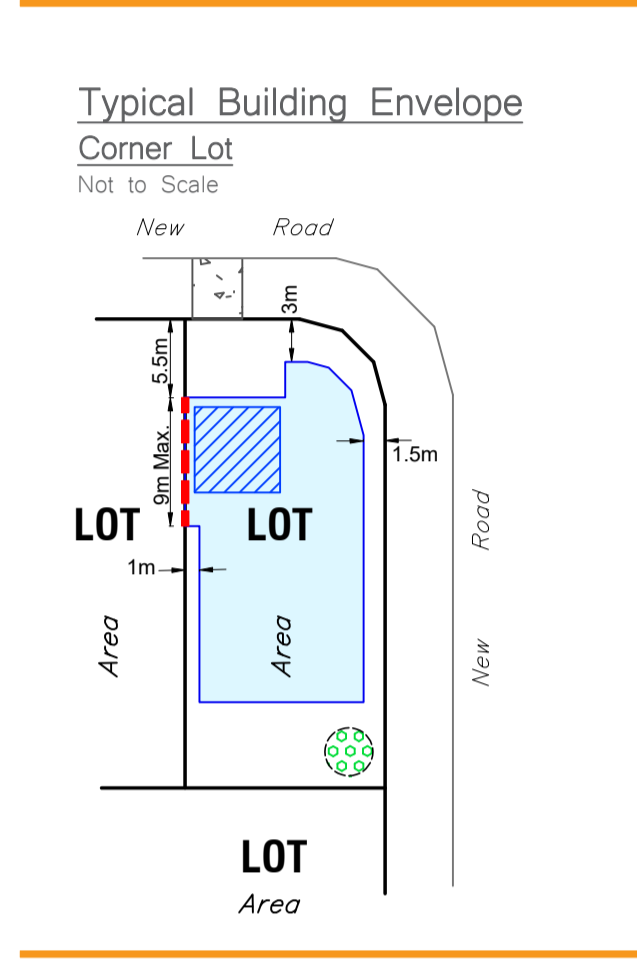


# PRELIMINARY



- Legend**
- Maximum Small Lot Building Location Envelope
  - Optional Built to Boundary Wall Location (Maximum 9m)
  - Preferred Private Open Space Location
  - Driveway Location (Indicative)
  - Garage Location (Indicative)
  - Mandatory Driveway Locations due to Speed Calming Devices
  - Stage Boundary

**Setback and Built to Boundary Notes**

**Setbacks**

- Building setbacks are to be in accordance with the Dwelling House (Small Lot) Code and the Queensland Development Code (QDC).

**Built to Boundary Walls**

- Built to boundary walls are nominated on the BLE plan.
- Side setbacks for built to boundary walls are to be 0.5m, with a maximum height of 3.5m for non-habitable spaces for a length of 9m; or where an adjoining owner does not object to a side setback less than 0.5m for non-habitable spaces, a maximum height of 3m and a maximum length of 9m.
- Built to boundary walls can only occur on one side boundary as indicated on the BLE plan.

- Notes**
- Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Wolter Consulting Group and the instructing party.
  - Design subject to local authority approval & detailed engineering requirements, areas and dimensions are approximate only and are subject to survey. Therefore this drawing is not to be used for engineering design.
  - Contours and buildings/structure locations from others and are approximate only.
  - Indicative road pavement design, subject to biopods and engineering review.
  - This note is an integral part of this plan. This plan may not be reproduced without this notation being included.



Scale 1:1000 @ A1 - Lengths are in Metres.  
0 10 20 30 40 50 60 70 80 90 100

**Building Location Envelope Plan**  
Rochedale Road & Ford Road, Rochedale  
Local Authority Brisbane City

Description  
Lots 1 & 2 on RP71823 and Lot 1 on SP288673

<b>DRAWING NO.</b> SB1039-14-02	<b>VERSION</b> F
<b>DATE DRAWN</b> 04-09-2025	<b>SHEET NO.</b> 1 of 1