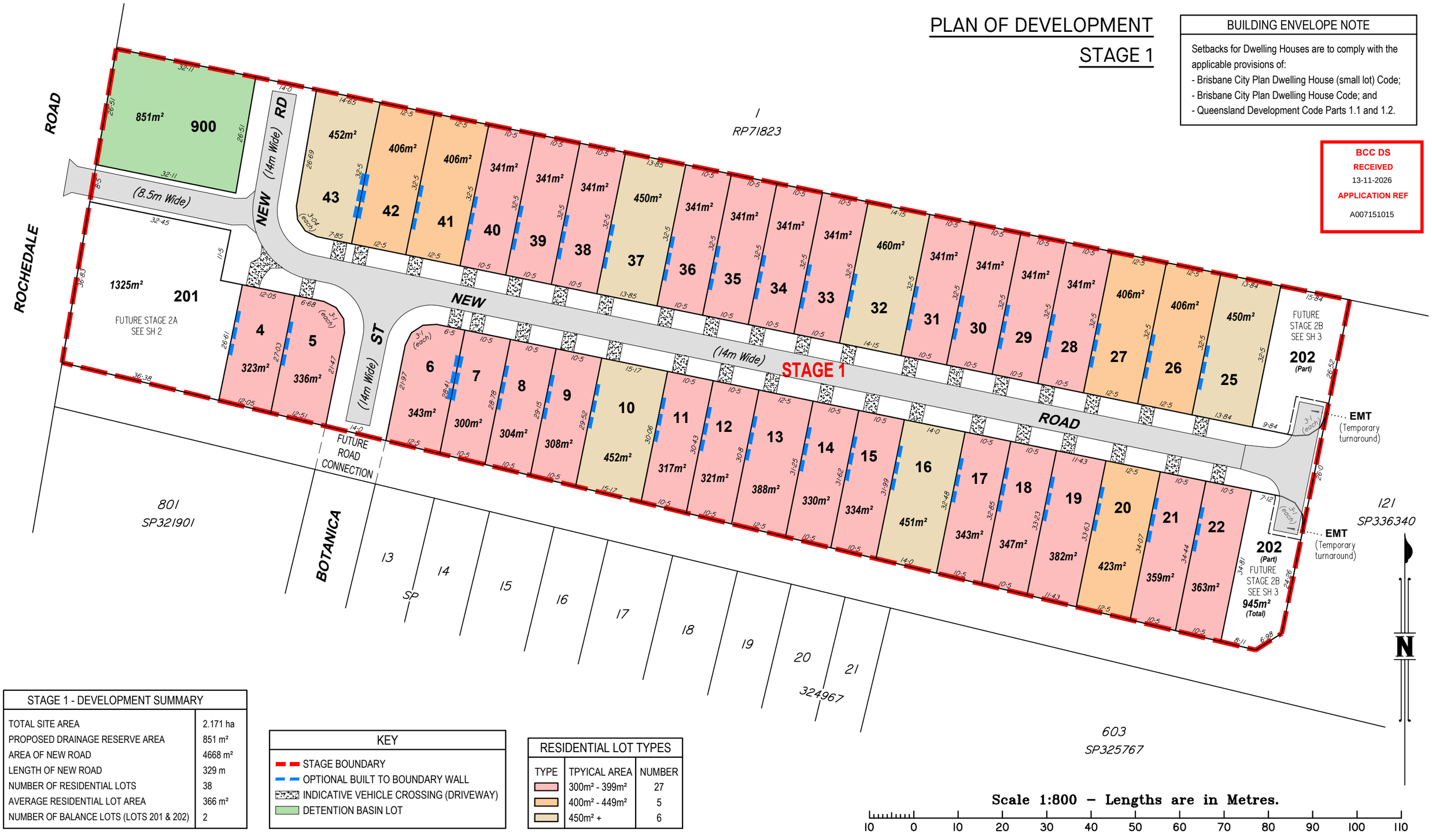
PLAN OF DEVELOPMENT
STAGE 1

BUILDING ENVELOPE NOTE
Setbacks for Dwelling Houses are to comply with the applicable provisions of: - Brisbane City Plan Dwelling House (small lot) Code; - Brisbane City Plan Dwelling House Code; and - Queensland Development Code Parts 1.1 and 1.2.

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13-11-2026
APPLICATION REF
A007151015



Scale 1:800 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110

STAGE 1 - DEVELOPMENT SUMMARY	
TOTAL SITE AREA	2.171 ha
PROPOSED DRAINAGE RESERVE AREA	851 m²
AREA OF NEW ROAD	4668 m²
LENGTH OF NEW ROAD	329 m
NUMBER OF RESIDENTIAL LOTS	38
AVERAGE RESIDENTIAL LOT AREA	366 m²
NUMBER OF BALANCE LOTS (LOTS 201 & 202)	2

KEY
STAGE BOUNDARY
OPTIONAL BUILT TO BOUNDARY WALL
INDICATIVE VEHICLE CROSSING (DRIVEWAY)
DETENTION BASIN LOT

RESIDENTIAL LOT TYPES		
TYPE	TPYICAL AREA	NUMBER
	300m² - 399m²	27
	400m² - 449m²	5
	450m² +	6

Notes:

This plan is prepared for Keylin Group from existing records and for the purpose of accompanying a development application to Council for reconfiguration of the land.

The title boundaries as shown hereon were not marked by the author at the time of survey and have been determined by plan dimensions only and not by field measurement.

The dimensions, areas and total number of lots shown hereon are subject to final field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.

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In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

Layout subject to further analysis of site constraints, planning approval and civil design.

REV	DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED
B	Pavement & emt update	6/11/26	KMJ	BDG	LEH
A	Initial issue	28/10/26	KMJ	BDG	LEH

Client:	470 Rochedale Land Pty Ltd	Height Datum:	N/A
Plan Type:	Plan of Development	Height Origin:	N/A
Project:	470 Rochedale Road, Rochedale	Scale:	1:800 (A3)
RPD:	Lot 2 on RP97162	Contour Intervals:	N/A
Locality:	Rochedale	Surveyed:	N/A
Local Authority:	Brisbane City Council	Drawn:	KMJ - 28/10/26
Meridian:	RP97162	Checked:	BDG - 29/10/26

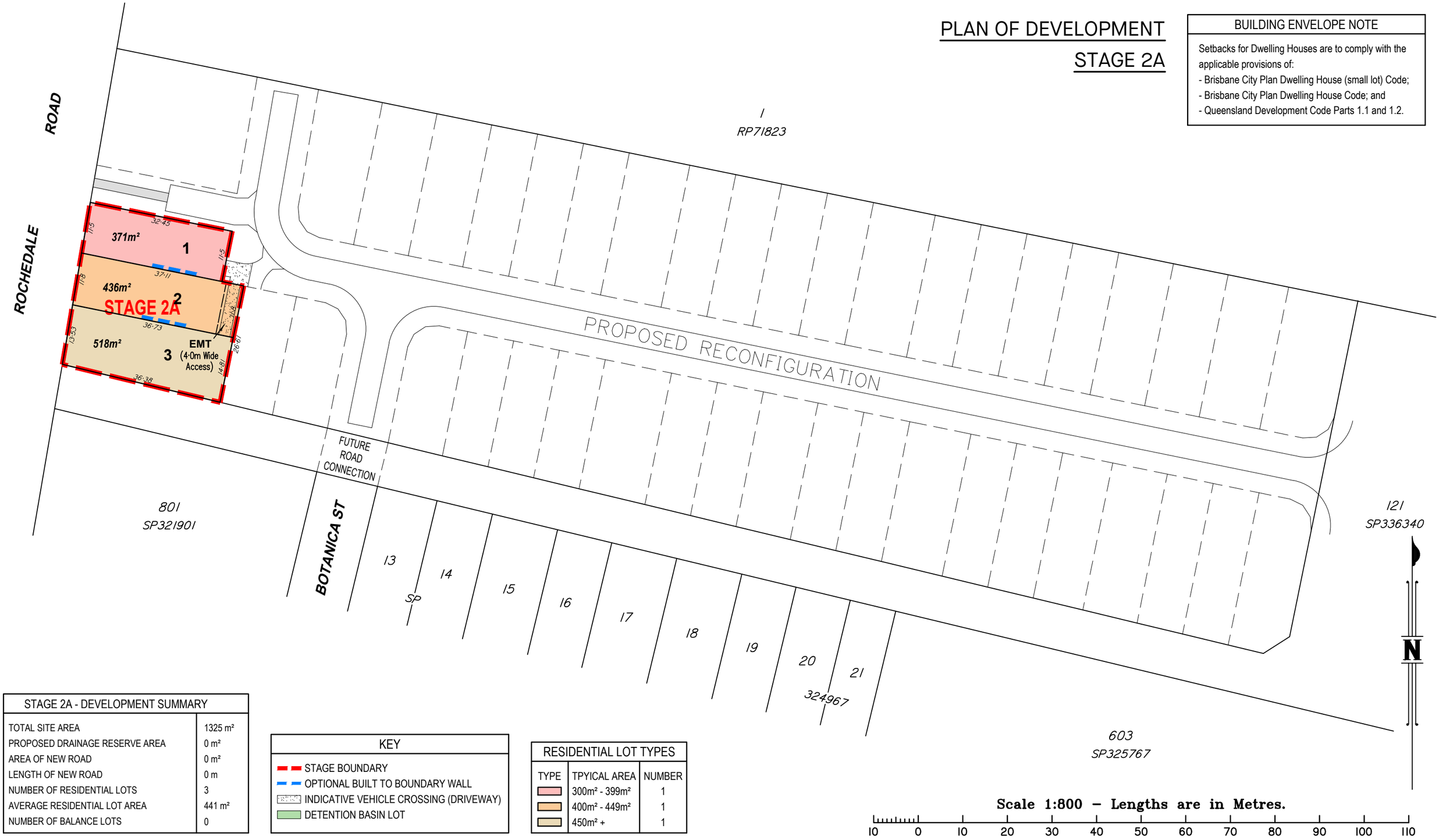
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Plan Ref:
7516-0004-C

Sheet:
1 of 3

PLAN OF DEVELOPMENT
STAGE 2A

BUILDING ENVELOPE NOTE
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STAGE 2A - DEVELOPMENT SUMMARY	
TOTAL SITE AREA	1325 m²
PROPOSED DRAINAGE RESERVE AREA	0 m²
AREA OF NEW ROAD	0 m²
LENGTH OF NEW ROAD	0 m
NUMBER OF RESIDENTIAL LOTS	3
AVERAGE RESIDENTIAL LOT AREA	441 m²
NUMBER OF BALANCE LOTS	0

KEY
STAGE BOUNDARY
OPTIONAL BUILT TO BOUNDARY WALL
INDICATIVE VEHICLE CROSSING (DRIVEWAY)
DETENTION BASIN LOT

RESIDENTIAL LOT TYPES		
TYPE	TPYICAL AREA	NUMBER
	300m² - 399m²	1
	400m² - 449m²	1
	450m² +	1

Scale 1:800 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110

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A	Initial issue	28/10/26	KMJ	BDG	LEH

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Plan Type:	Plan of Development	Height Origin:	N/A
Project:	470 Rochedale Road, Rochedale	Scale:	1:800 (A3)
RPD:	Lot 2 on RP97162	Contour Intervals:	N/A
Locality:	Rochedale	Surveyed:	N/A
Local Authority:	Brisbane City Council	Drawn:	KMJ - 28/10/26
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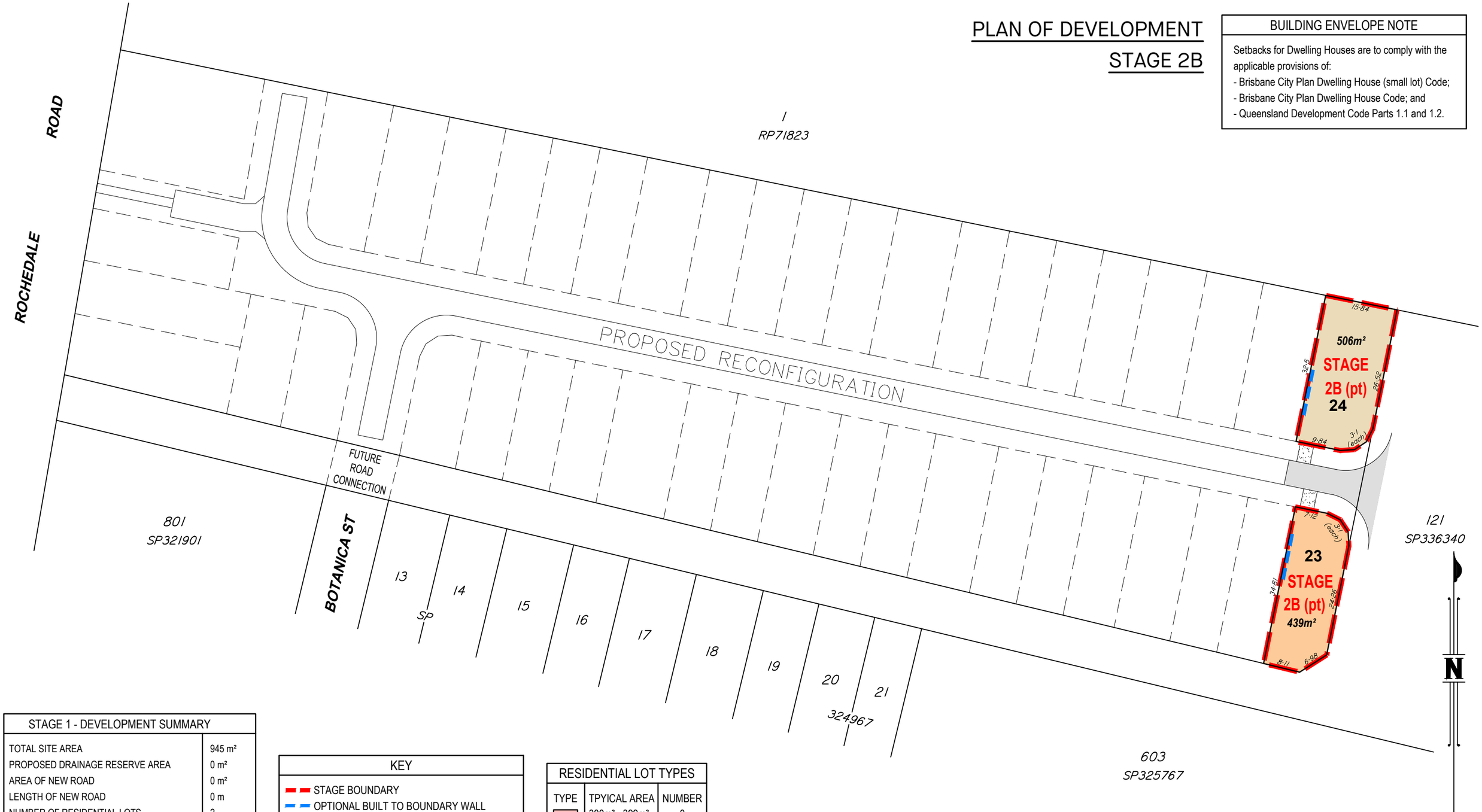
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Plan Ref:
7516-0004-C

Sheet:
2 of 3

PLAN OF DEVELOPMENT
STAGE 2B

BUILDING ENVELOPE NOTE
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Scale 1:800 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110

STAGE 1 - DEVELOPMENT SUMMARY	
TOTAL SITE AREA	945 m²
PROPOSED DRAINAGE RESERVE AREA	0 m²
AREA OF NEW ROAD	0 m²
LENGTH OF NEW ROAD	0 m
NUMBER OF RESIDENTIAL LOTS	2
AVERAGE RESIDENTIAL LOT AREA	472 m²
NUMBER OF BALANCE LOTS	0

KEY
STAGE BOUNDARY
OPTIONAL BUILT TO BOUNDARY WALL
INDICATIVE VEHICLE CROSSING (DRIVEWAY)
DETENTION BASIN LOT

RESIDENTIAL LOT TYPES		
TYPE	TPYICAL AREA	NUMBER
	300m² - 399m²	0
	400m² - 449m²	1
	450m² +	1

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Project:	470 Rochedale Road, Rochedale	Scale:	1:800 (A3)
RPD:	Lot 2 on RP97162	Contour Intervals:	N/A
Locality:	Rochedale	Surveyed:	N/A
Local Authority:	Brisbane City Council	Drawn:	KMJ - 28/10/26
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Sheet:
3 of 3