

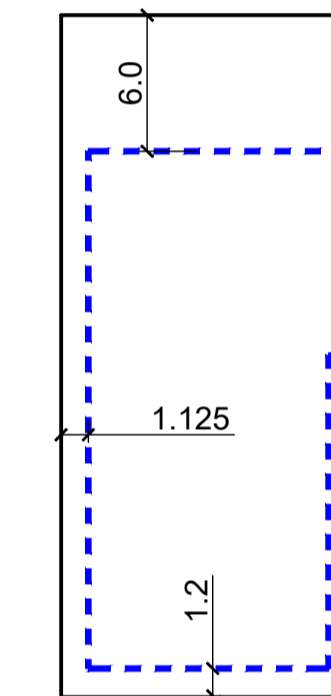
PLAN OF DEVELOPMENT

General Notes:

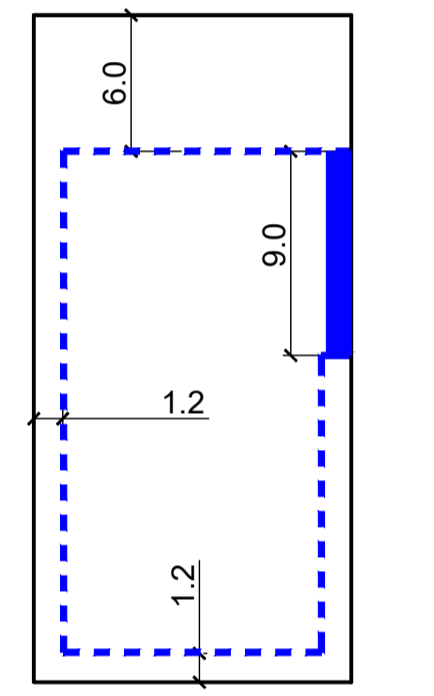
- The building envelopes shown are considered to constitute an "approved building envelope" for the purposes of compliance with the acceptable outcomes of the relevant Dwelling House Code.
- Building Envelope shown on this plan apply minimum setback and building requirements for information purposes only and may be overridden by subsequent approvals.
- Building Envelope relevant to ground floor only. Upper level as per relevant dwelling house code and Queensland Development Code in effect at time of lodgement;
- Built to boundary walls:
 - May be provided in the nominated locations but only for non-habitable spaces in accordance with QDC.
- Setback as shown for other side boundary where not built to boundary.
- For lots greater than 400m², the maximum site cover is 50%.
- Setback provisions for Lot 1 - Lot 5 & Lot 9 - Lot 17 are to be assessed in accordance with the relevant QDC MP1.2.
- A 1.50m secondary frontage setback applies to Lot 1 & 18.
- Bridgeman Road is identified as the rear boundary for Lots 1 to 9.

QDC SIDE AND REAR TYPICAL SETBACKS

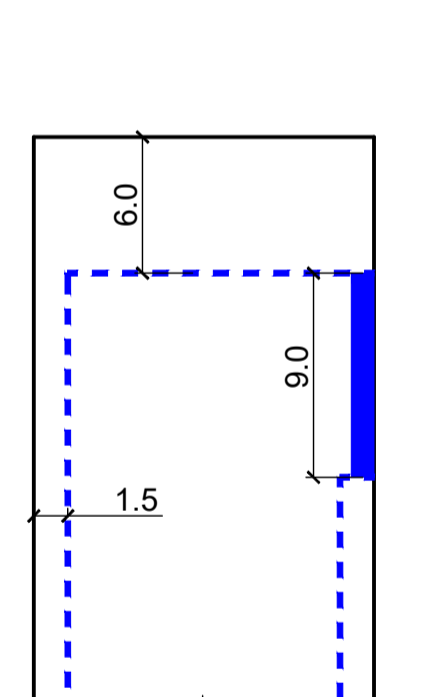
TYPICAL DWELLING ALLOTMENT (>12.5 - 13.0m frontage)



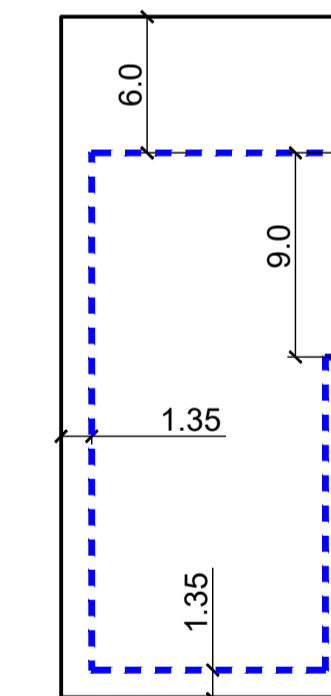
TYPICAL DWELLING ALLOTMENT (>13.0 - 13.5m frontage)



TYPICAL DWELLING ALLOTMENT (>15.0 frontage)



TYPICAL DWELLING ALLOTMENT (>14 - 14.5m frontage)



LEGEND

- Site Boundary
- Contours (1.0m interval)
- Proposed Easement for Drainage & Services purposes
- Access Easement
- Temp Turnaround Easement
- ↔ Lock Rail - Access to Lot 900
- Waterway Centreline
- 15m Waterway Buffer
- Building Envelope
- Built to Boundary Wall location
- ⇨ Indicative Driveway Location

BCC DS
RECEIVED
 3/07/2026
 APPLICATION REF
 A007032858

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES



Provide easement in gross of 8.0 metre width and 10.3m length (at the southern frontage of Lot 9) to provide for a refuse turnaround area. A separate driveway crossover is to be provided to Lot 9 to ensure that the temporary turnaround area not obstructed under any circumstance.

1.0 metre wide easements within Lots 10 to 17 and Lot 20 for underground drainage and overland flow in favour of Council to suitably convey flows from the upslope catchment.

3.0m wide concrete maintenance driveway and access is to be provided to the drainage reserve Lot 900. Lock-rail to be provided in accordance with BSD-7054 Revision B. Detailed design outcomes of the maintenance access are to be confirmed as part of subsequent operational works applications.

Lot 800 and Lot 900 are to be transferred to Council as drainage reserve. Fence Log Barriers are to be provided along the frontages of Lot 800 and 900 to the New Road, and lockrails provided over maintenance access driveways; in accordance with BSD-7012 and BSD-7054.

Provide a 5.5m wide driveway crossover with 0.25m wide splays on either side extending into the rear lot accessway for a minimum length of 6.0m prior to tapering back at a 1:4 ratio to the width of 3.1m for the remainder of the rear lot access. The driveway is to allow for a vehicle to exit the roadway of Beams Road whilst another vehicle is queued to exit from the accessway.

Driveway to be setback a minimum of 1.2 m from the existing electrical pole

