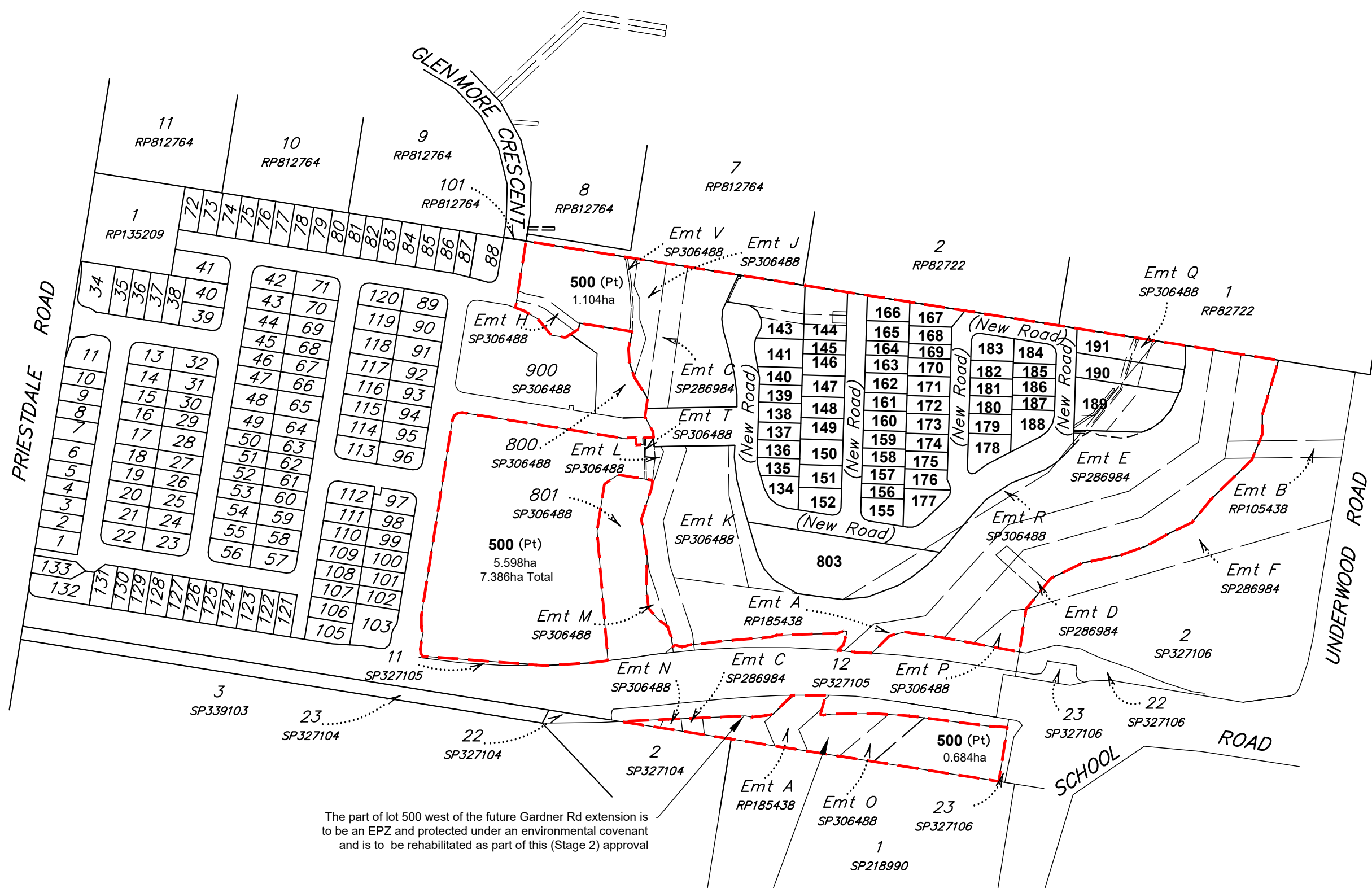


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The part of lot 500 west of the future Gardner Rd extension is to be an EPZ and protected under an environmental covenant and is to be rehabilitated as part of this (Stage 2) approval

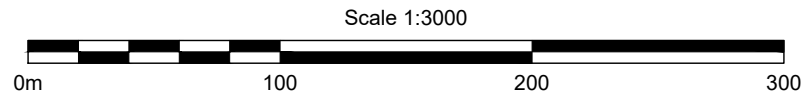
**EPZ**  
 Environmental Protection Zone  
 To be clearly demarcated onsite and protected in accordance with the conditions of approval.

- NOTES:**
1. Drawn to scale on an A3 sheet.
  2. All dimensions and areas are subject to final survey and approval by B.C.C.
  3. Lots 134-191 are intended for residential purposes; Lot 803 is intended for drainage purposes to be dedicated to Council; and Lot 500 is intended as a balance lot subject to future development application.

Issue	Revision	Int	Date
T	Setback added	DR	17/04/2026
S	Minor Edit	HK	28/01/2026
R	Layout Updated	HK	11/12/2025
Q	Lot Numbers Revised	HK	02/12/2025
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D	Updated Road and Lots	DJR	05/06/2019
C	24m Fire Setback line Removed	DJL	12/12/2018
B	Updated Roads and Lots	DJL	06/12/2018
A	Original Issue		

**Plan of Proposed Subdivision**  
 309 Priestdale Road, Rochedale  
 (Described as Lot 400 on SP306488)

Client:	<b>R&amp;F PROPERTY AUSTRALIA PTY LTD</b>
Locality:	ROCHEDALE
Local Gov:	BCC Prepared By: DJL
Surveyed By:	Approved: CTS
Date Created:	15/11/2018 Scale: 1:3000
Comp File:	160025.PROJECT
Plan No:	<b>160025_009_PRO</b>



**PLAN OF DEVELOPMENT**

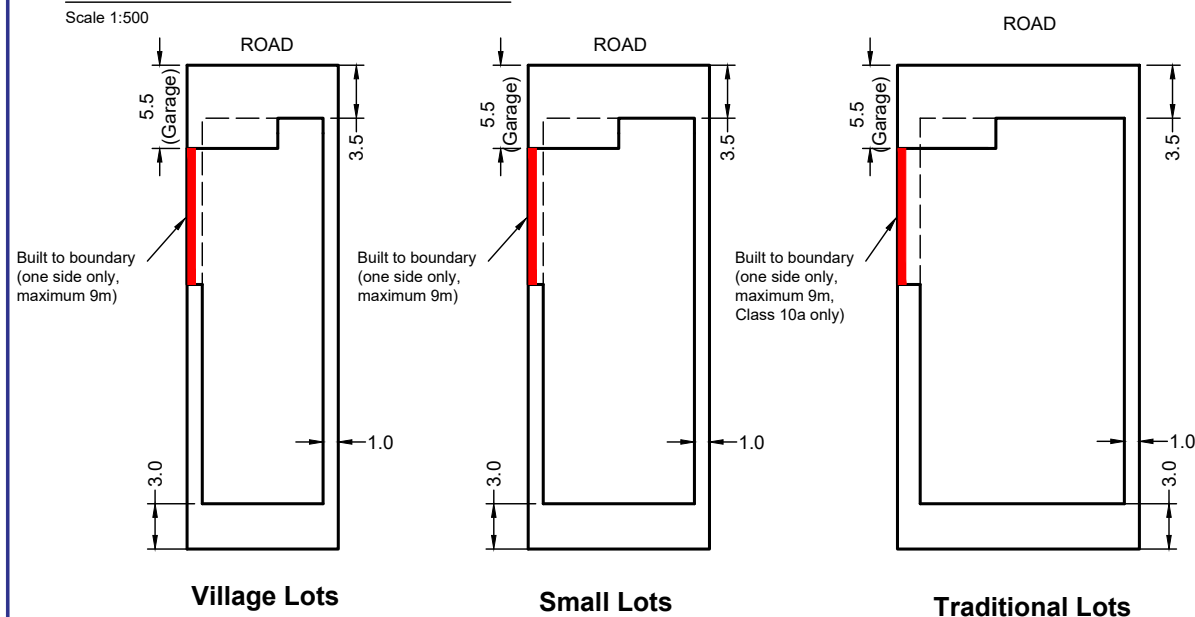
	Village Lots Lots 400m <sup>2</sup> or less		Small Lots Lots 401m <sup>2</sup> - 449m <sup>2</sup>		Traditional Lots Lots 450m <sup>2</sup> or greater	
	Ground	First	Ground	First	Ground	First
<b>Dwelling Setbacks</b>						
Front (Building) - Ground level	3.5m		3.5m		3.5m	
Rear (Building) - First Floor	4.5m		4.5m		4.5m	
Front (Garage)	5.5m	N/A	5.5m	N/A	5.5m	N/A
Rear (Building) - Ground level	3.0m		3.0m		3.0m	
Side (Built to Boundary)	Optional - one side only up to 9m long	1.0m	Optional - one side only up to 9m long	1.0m	Optional - one side only up to 9m long, Class 10a only	1.0m
Side (Non Built to Boundary)	1.0m		1.0m		1.0m	
<b>Corner Allotment Setbacks</b>						
Secondary Frontage	N/A		2.0m		2.5m	
<b>Site Coverage (Maximum)</b>	60%		50%		50%	
<b>Minimum Vehicle Accommodation</b>	Minimum of 2 car parking spaces provided on-site of which 1 space is to be covered and enclosed. Single, tandem or double garage acceptable (maximum width of 6.0m)					
<b>Open Space (Minimum)</b>	20% (including minimum 4m x 4m primary open space area, which may or may not be covered)		20% (including minimum 5m x 5m primary open space area, which may or may not be covered)		N/A	
<b>Building Height</b>	2 storeys (7.5m in height at rear & side walls, increasing at no more than 30° to a maximum height of 9.5m above ground level).					
<b>Maximum Building Length</b>	25.0m					

**DEVELOPMENT CONTROL NOTES**

- Setbacks shown are measured to wall.
- Site cover is defined as the portion of the site, expressed as a percentage, that will be covered by building for structure, measured to its outermost projection, after the development is carried out.
- Exemptions to site cover and setbacks are to be assessed in accordance with Section 1.7.6 of City Plan 2014.
- For corner allotments the secondary frontage of the site is deemed to be the frontage which fronts the lower order road or, if both roads are of the same order, the secondary frontage is the frontage of greater dimension.
- A maximum of one driveway per dwelling is permitted
- Driveway to comply with BCC guidelines at the time of construction.
- All dwellings are to front the street and display a visible pedestrian entrance from the street.
- Any built to boundary wall (for habitable and non-habitable has a maximum height of 3.5m and contain no openings.
- Built to boundary walls and garages to be located as per the approved Plan of Development.
- Areas within the bushfire setback zone are suitable for non-habitable structures and open space uses, including but not limited to pool, tennis court, garden shed, etc. provided these meet the requirements of the bushfire report.
- No building or structure over 2m high is built within a 6m by 6m truncation at the corner of the 2 road frontages.
- Overriding QDC MP1.2 A1(b)(ii)(C).

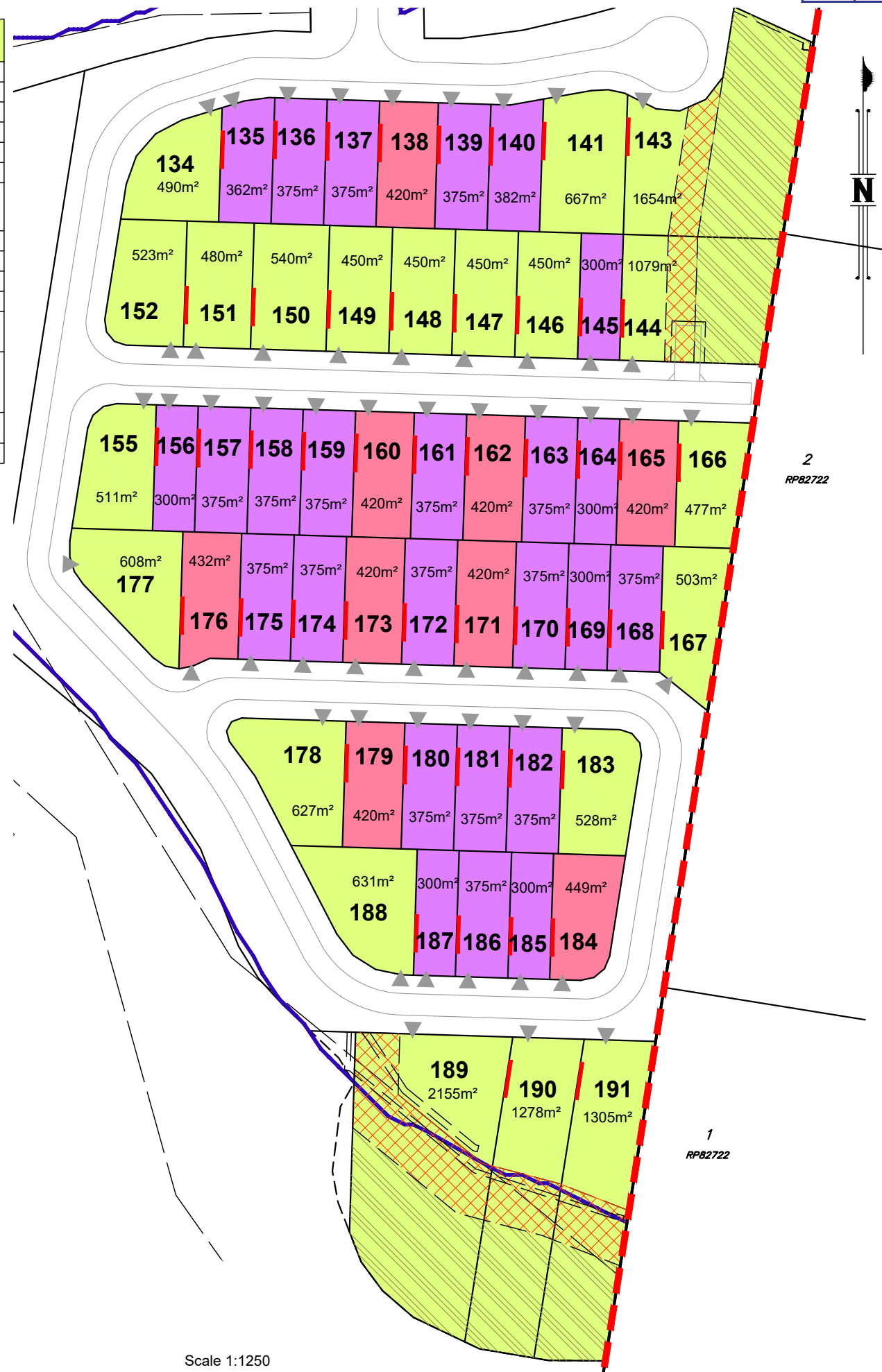
**BUILDING ENVELOPE DIAGRAM**

Scale 1:500



**LEGEND**

- Optional Built to Boundary Wall Location
- Wall (Ground Level)
- Wall (First Level)
- Preferred Driveway Access Point
- Q100 Flood Line
- Bushfire Setback Line
- Bushfire Covenant Area
- Environmental Covenant Area



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B	Updated Roads and Lots	DJL	06/12/2018
A	Original Issue		

**Plan of Proposed Building Envelopes**  
309 Priestdale Road, Rochedale  
(Described as Lot 400 on SP306488)

Client:	<b>R&amp;F PROPERTY AUSTRALIA PTY LTD</b>
Locality:	ROCHEDALE
Local Gov:	BCC
Prepared By:	DJL
Surveyed By:	Approved: CTS
Date Created:	15/11/2018
Scale:	1:1250
Comp File:	160025.PROJECT
Plan No:	<b>160025_009_PRO</b>

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**LEGEND**

- Wall (Ground Level)
  - - - Wall (First Level)
  - Bushfire Setback Line
  - ▨ Bushfire Covenant Area  
Bushfire Management Zone (BMZ)
  - ▩ Environmental Covenant Area  
Environmental Protection Zone (EPZ)
- Fauna movement fences are required for external EPZ boundaries

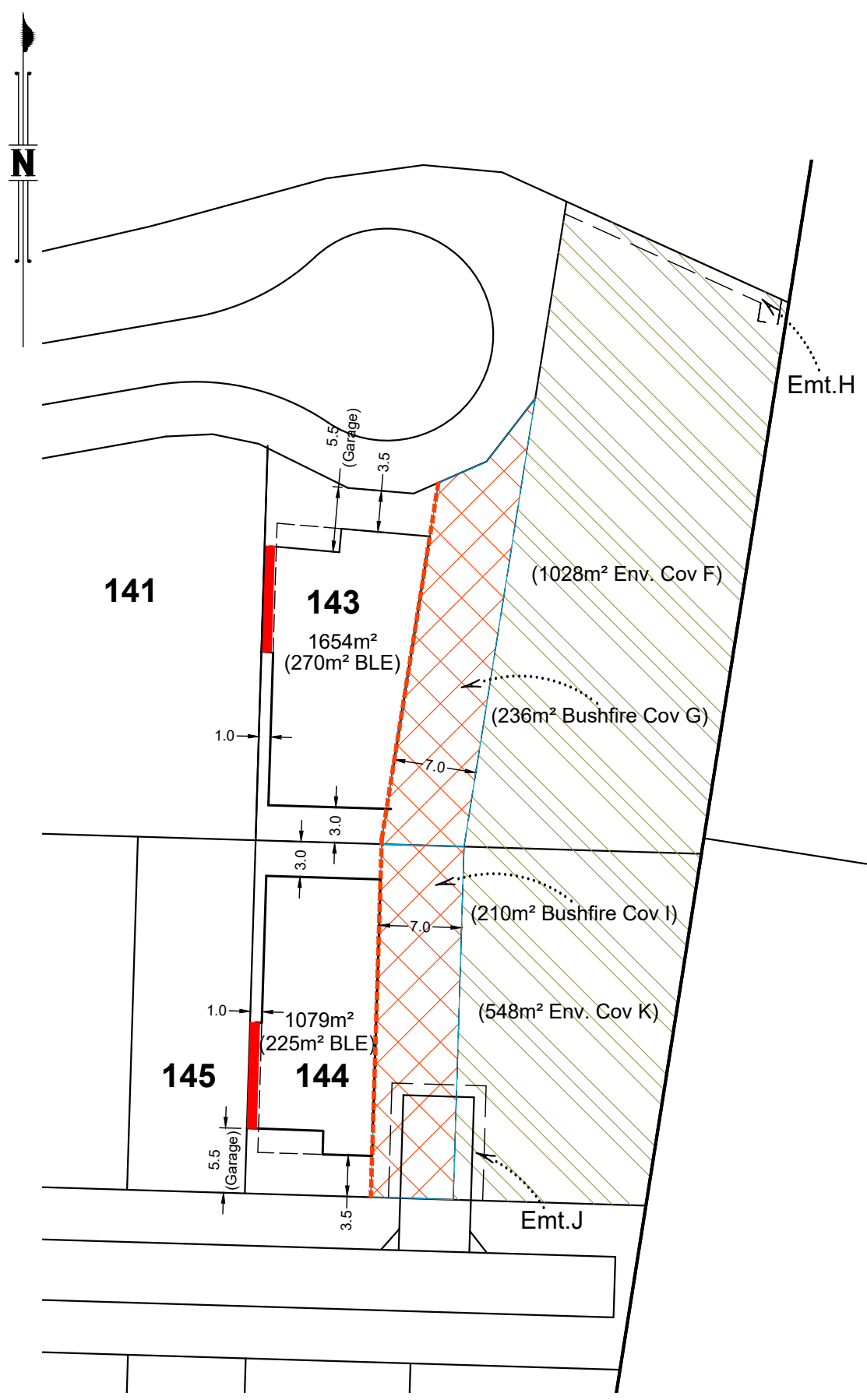
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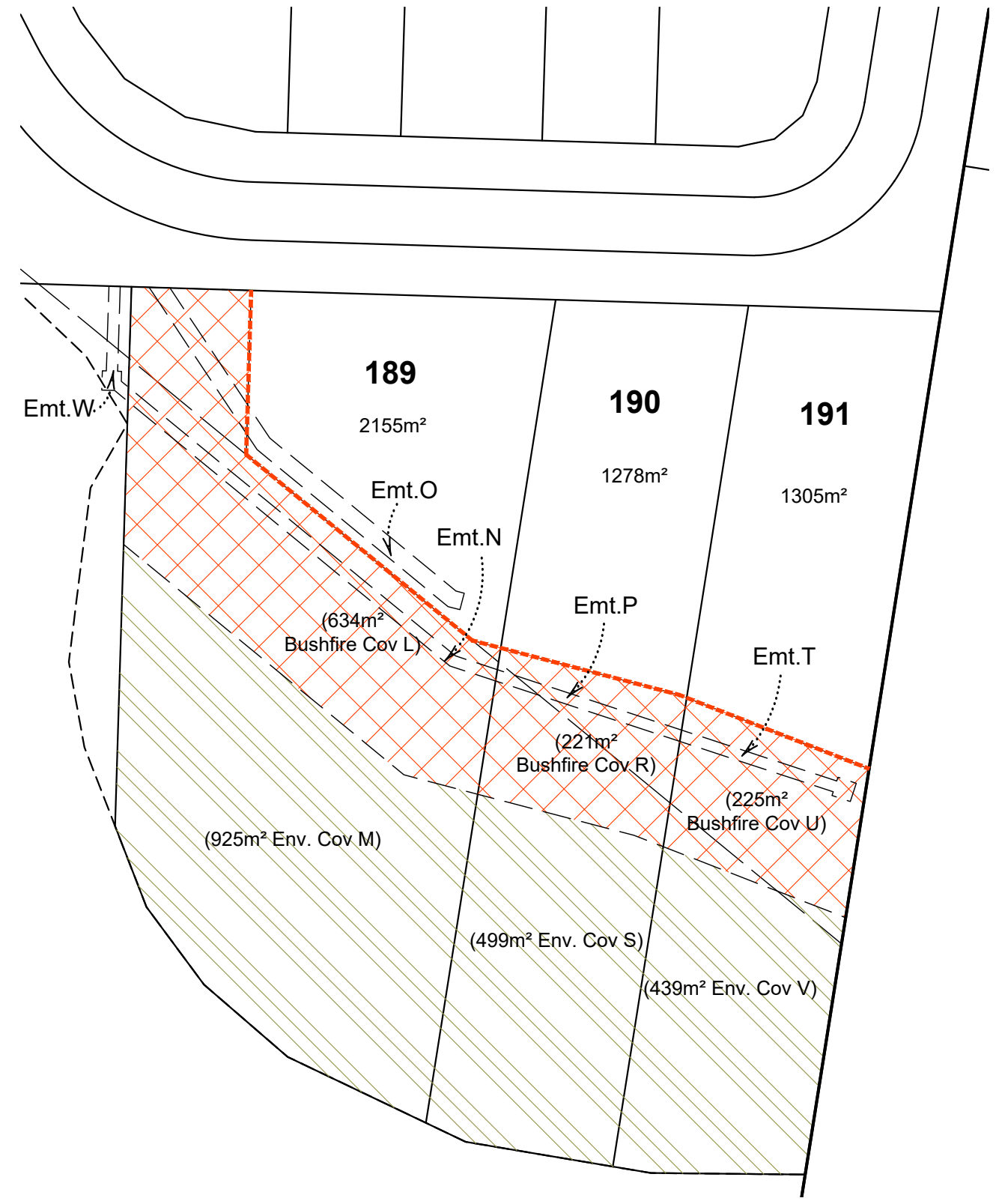
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B	Updated Roads and Lots	DJL	06/12/2018
A	Original Issue		
Issue	Revision	Int	Date

Title:  
**Plan of Proposed Lot Details 143, 144 & 189-191**  
 309 Priestdale Road, Rochedale  
 (Described as Lot 400 on SP306488)

Client:	<b>R&amp;F PROPERTY AUSTRALIA PTY LTD</b>		
Locality:	ROCHEDALE		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:		Approved:	CTS
Date Created:	15/11/2018	Scale:	1:1250
Comp File:	160025.PROJECT		
Plan No:	<b>160025_009_PRO</b>		



Lot Detail - Lots 143 & 144



Lot Detail - Lots 189-191

