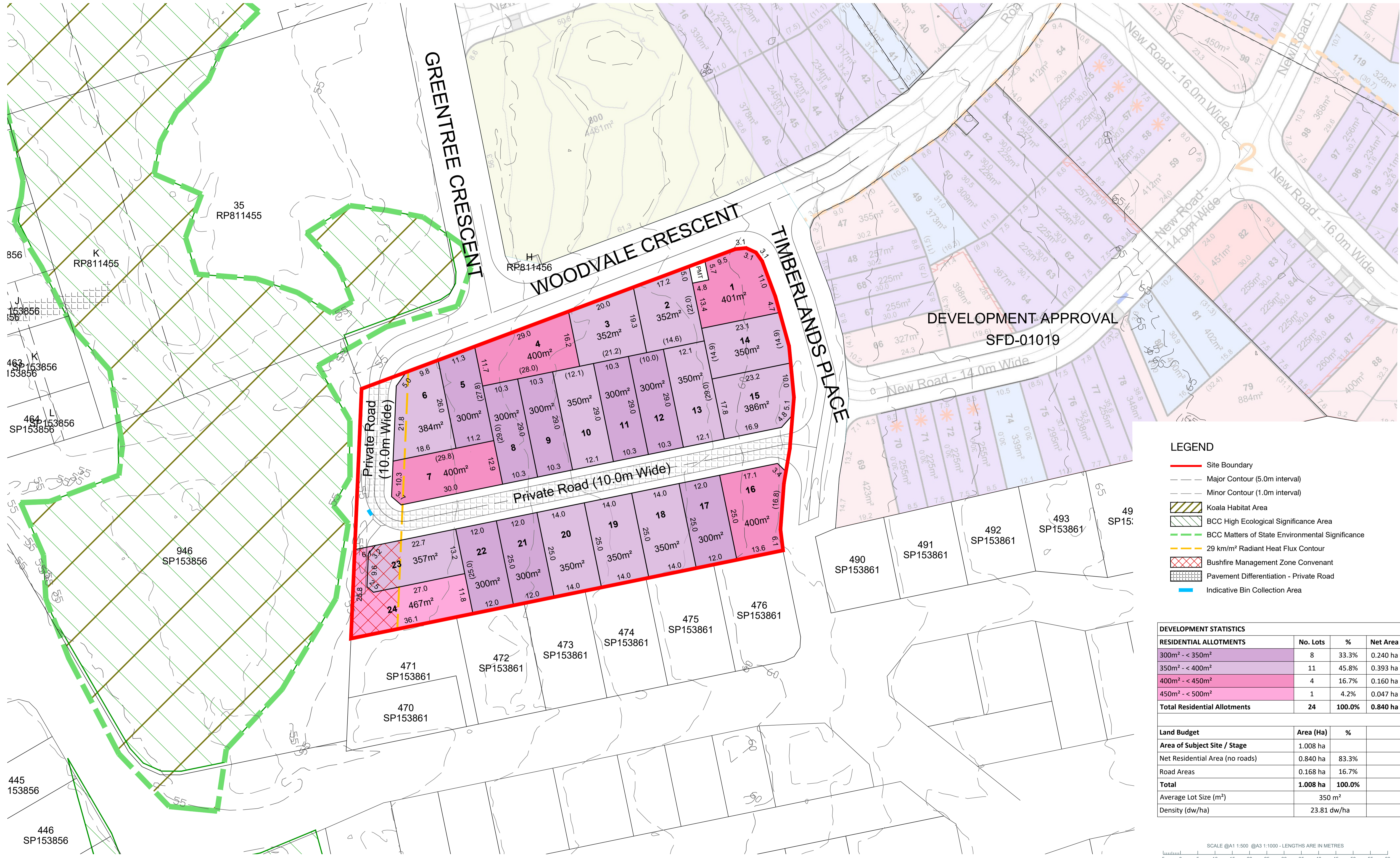


# PROPOSAL PLAN



DEVELOPMENT APPROVAL  
SFD-01019

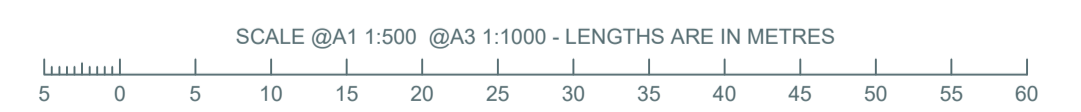
### LEGEND

- Site Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Koala Habitat Area
- BCC High Ecological Significance Area
- BCC Matters of State Environmental Significance
- 29 km/m<sup>2</sup> Radiant Heat Flux Contour
- Bushfire Management Zone Conventant
- Pavement Differentiation - Private Road
- Indicative Bin Collection Area

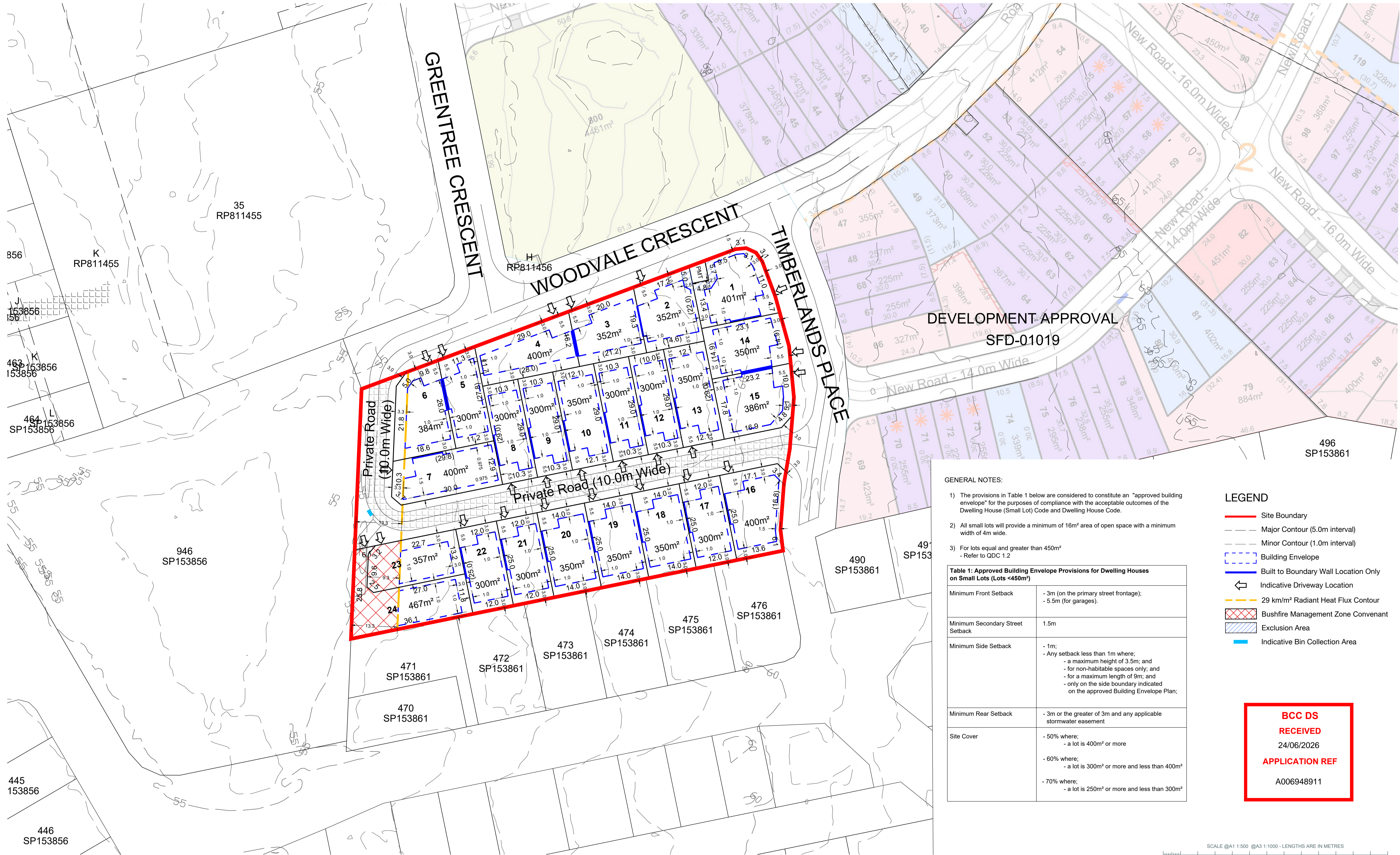
DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
300m <sup>2</sup> - < 350m <sup>2</sup>	8	33.3%	0.240 ha
350m <sup>2</sup> - < 400m <sup>2</sup>	11	45.8%	0.393 ha
400m <sup>2</sup> - < 450m <sup>2</sup>	4	16.7%	0.160 ha
450m <sup>2</sup> - < 500m <sup>2</sup>	1	4.2%	0.047 ha
<b>Total Residential Allotments</b>	<b>24</b>	<b>100.0%</b>	<b>0.840 ha</b>

Land Budget		
Area (Ha)	%	
<b>Area of Subject Site / Stage</b>	1.008 ha	
Net Residential Area (no roads)	0.840 ha	83.3%
Road Areas	0.168 ha	16.7%
<b>Total</b>	<b>1.008 ha</b>	<b>100.0%</b>
Average Lot Size (m <sup>2</sup> )	350 m <sup>2</sup>	
Density (dw/ha)	23.81 dw/ha	



# PLAN OF DEVELOPMENT



DEVELOPMENT APPROVAL  
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**GENERAL NOTES:**

- 1) The provisions in Table 1 below are considered to constitute an "approved building envelope" for the purposes of compliance with the acceptable outcomes of the Dwelling House (Small Lot) Code and Dwelling House Code.
- 2) All small lots will provide a minimum of 16m<sup>2</sup> area of open space with a minimum width of 4m wide.
- 3) For lots equal and greater than 450m<sup>2</sup> - Refer to QDC 1.2

Minimum Front Setback	- 3m (on the primary street frontage); - 5.5m (for garages).
Minimum Secondary Street Setback	1.5m
Minimum Side Setback	- 1m; - Any setback less than 1m where: - a maximum height of 3.5m; and - for non-habitable spaces only; and - for a maximum length of 9m; and - only on the side boundary indicated on the approved Building Envelope Plan;
Minimum Rear Setback	- 3m or the greater of 3m and any applicable stormwater easement
Site Cover	- 50% where; - a lot is 400m <sup>2</sup> or more  - 60% where; - a lot is 300m <sup>2</sup> or more and less than 400m <sup>2</sup>  - 70% where; - a lot is 250m <sup>2</sup> or more and less than 300m <sup>2</sup>

**LEGEND**

- Site Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Building Envelope
- Built to Boundary Wall Location Only
- Indicative Driveway Location
- 29 km/m<sup>2</sup> Radiant Heat Flux Contour
- Bushfire Management Zone Covenant
- Exclusion Area
- Indicative Bin Collection Area

**BCC DS  
RECEIVED**  
24/06/2026  
**APPLICATION REF**  
A006948911

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

