

Notes

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2. 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.
3. This note is an integral part of this plan. This plan may not be reproduced without this notation being included.

Table of Development	
Gross area of subject land.....	4.0108ha
Area of new road.....	1954m ²
Net Developable Area (Lots 1, 2000 & 3000 Pt 1).....	3.7479ha
Future Waterway Dedication & Waterway Fringe (Lot 3000 Pt 2).....	677m ²
Number of proposed lots.....	3
Number of existing lots.....	2

Final intended use of new lots:
Proposed Lot 3000 Part 2 are for Waterway use. Proposed Lots 1, 2000 & 3000 Part 1 is for Future Development.

Final intended use of new easements:
Emt I - is for access for Lot 3000 and proposed volumetric Lot 100.
Emt X - is a Height Restricted Easement (Light and Air) for Sightlines.



Scale 1:1000 @ A3
Lengths are in metres.
0 10 20 30 40

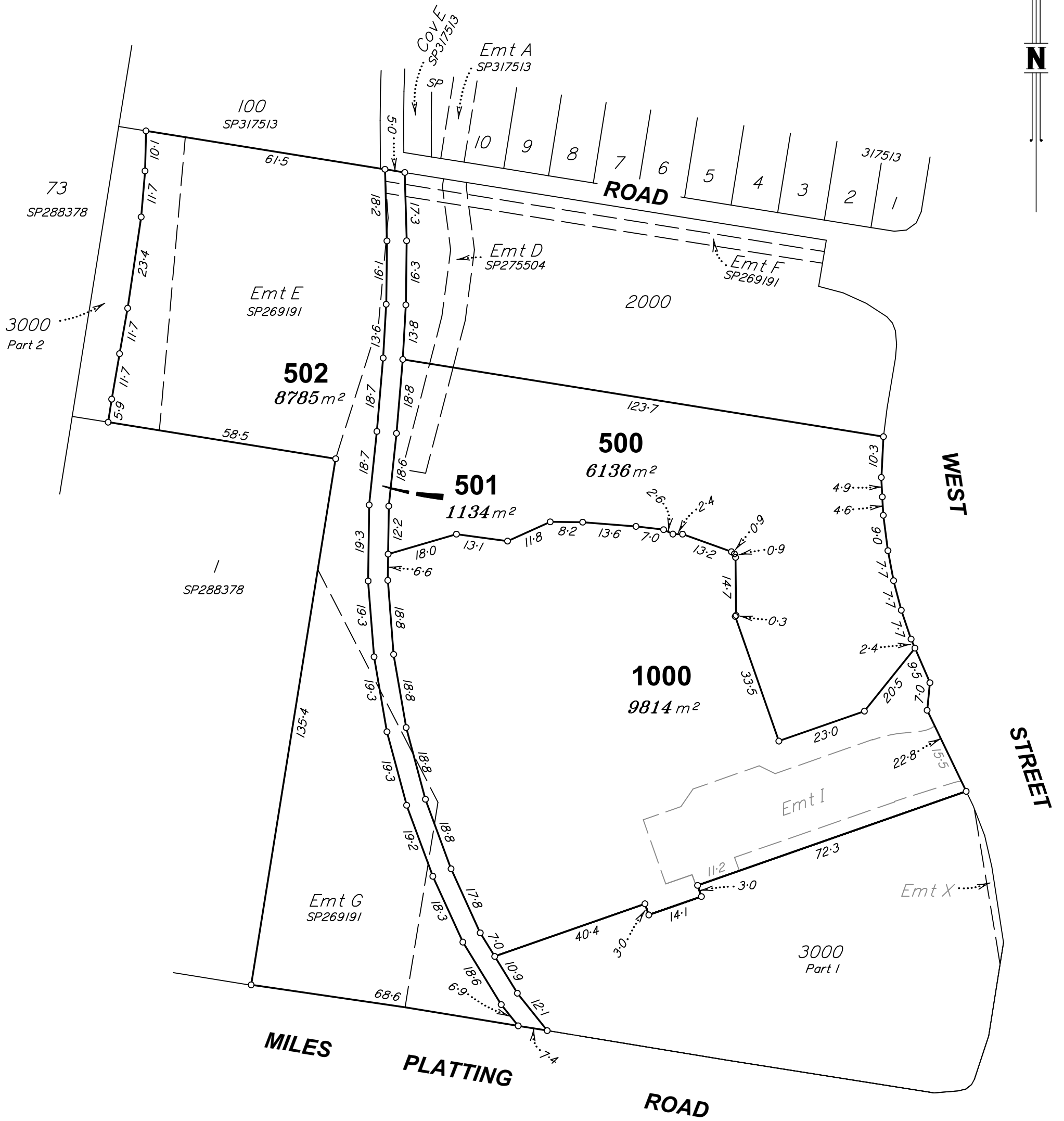
Plan of Reconfiguration - Stage 1

46 West Street, Rochedale
Description Lot 2 on SP269191 & Lot 4 on SP259806
Local Authority Brisbane City

CLIENT
Kinstone Developments

DRAWING NO.
18-0858P-03
DATE DRAWN
04-07-2025

VERSION
B
SHEET NO.
1 of 1



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Table of Development	
Gross area of subject land.....	2.5869ha
Area of Waterway Dedication (Lot 502).....	8785m ²
Area of Linear Open Space (Lot 501).....	1134m ²
New Park Dedication (Lot 500).....	6136m ²
Net Developable Area (Lot 1000).....	9814m ²

Final intended use of new lots:
 Proposed Lot 500 is for Park use.
 Proposed Lot 501 is for Linear Open Space use.
 Proposed Lots 502 & 3000 Part 2 are for Waterway use.
 Proposed Lots 1000, 2000 & 3000 Part 1 is for Future Development.

Final intended use of new easements:
 Emt I - is for access for Lot 3000 and proposed volumetric Lot 100.
 Emt X - is a Height Restricted Easement (Light and Air) for Sightlines.



Scale 1:1000 @ A3
Lengths are in metres.
0 10 20 30 40

**Plan of Reconfiguration
- Stage 2**

46 West Street, Rochedale
 Description Lot 2 on SP269191 & Lot 4 on SP259806
 Local Authority Brisbane City

CLIENT
Kinstone
Developments

DRAWING NO.
18-0858P-04
DATE DRAWN
29-07-2025

VERSION
C
SHEET NO.
1 of 1