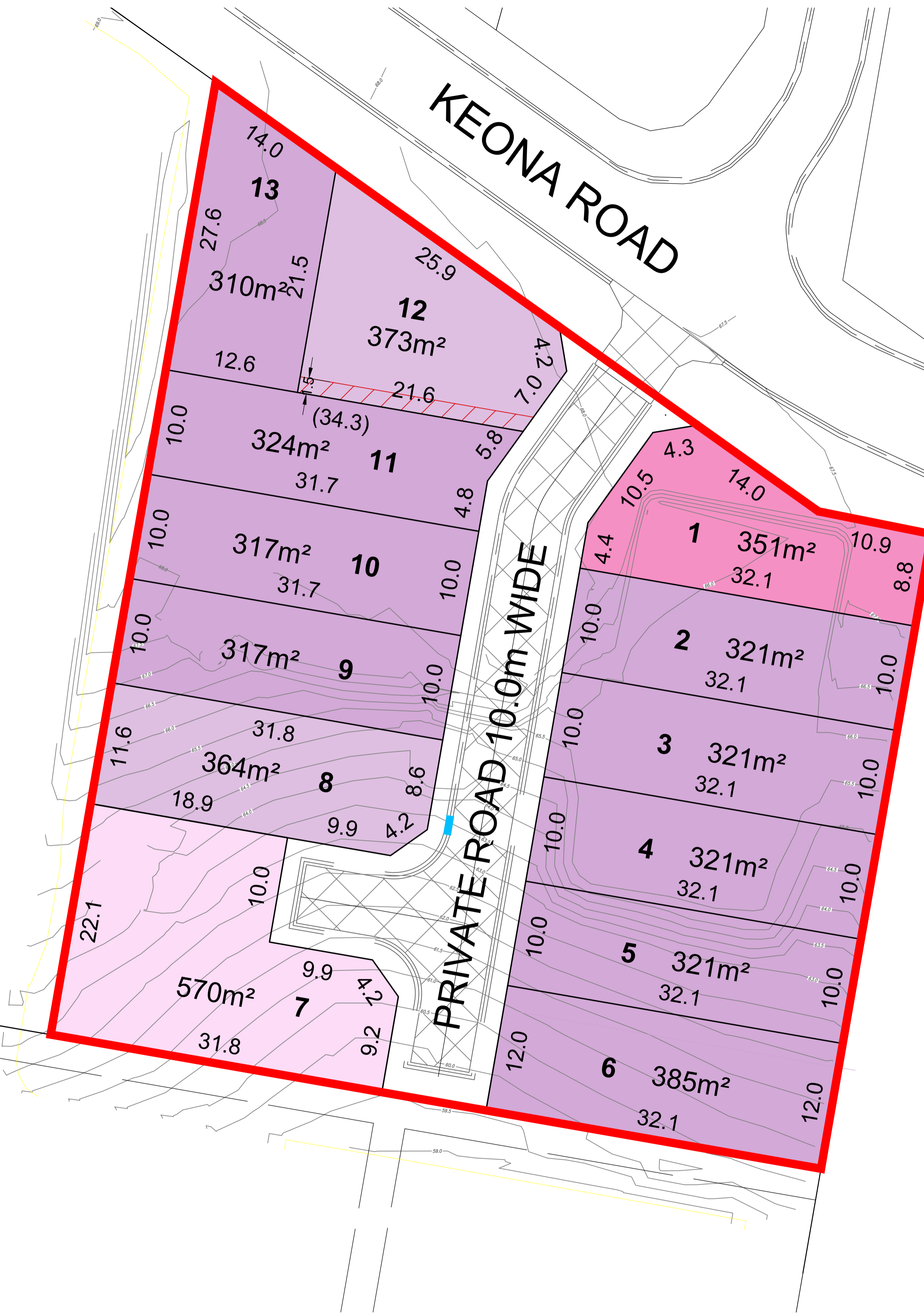


PROPOSAL PLAN

1
SP127997

1
SP30405



DEVELOPMENT STATISTICS - Overall			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
300m ² - < 350m ²	9	69.2%	0.294 ha
350m ² - < 400m ²	2	15.4%	0.074 ha
400m ² - < 500m ²	1	7.7%	0.035 ha
> 500m ²	1	7.7%	0.057 ha
Total Residential Allotments	13	100.0%	0.460 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	0.547 ha	—
Net Residential Area (no roads)	0.460 ha	84.2%
Road Areas	0.087 ha	15.8%
Total	0.547 ha	100.0%

Average Lot Size (m ²)	354 m ²
Density (dw/ha)	23.8 dw/ha

- LEGEND**
- Site Boundary
 - Contour (0.5m interval)
 - Proposed Easement for Drainage Purposes
 - Indicative Bin Pad location



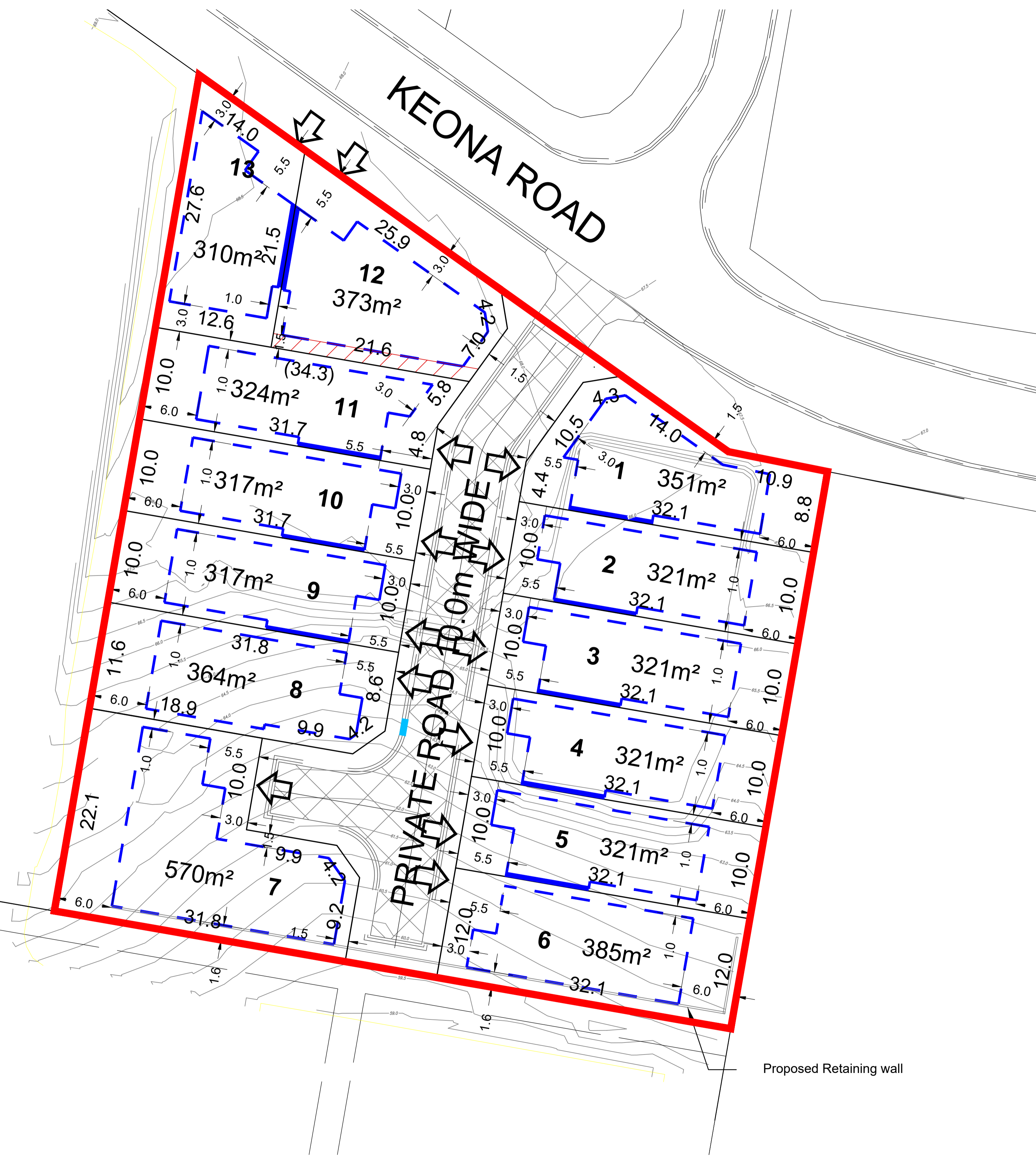
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PLAN OF DEVELOPMENT

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SP127997

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LEGEND

- Site Boundary
- Contour (0.5m interval)
- Proposed Easement for Drainage Purposes
- Building Envelope
- Built to Boundary Wall Location
- Indicative Driveway Location
- Indicative Bin Pad location

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.
2. All small lots will provide a minimum of 16m² area of open space with a minimum width of 4m wide.
3. Building Envelope shown on this plan apply minimum setback and building requirements for information purposes only and may be overridden by subsequent approvals.
4. 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.
5. Built to boundary walls:
 - a. May be provided in the nominated locations but only for non-habitable spaces in accordance with QDC.
6. Setback as shown for other side boundary where not built to boundary.
7. For lots equal and greater than 450m² - 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	- 6m unless shown on the plan
Site Cover	- 50% where: - a lot is 400m² or more - 60% where: - a lot is 300m² or more and less than 400m²

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Proposed Retaining wall

