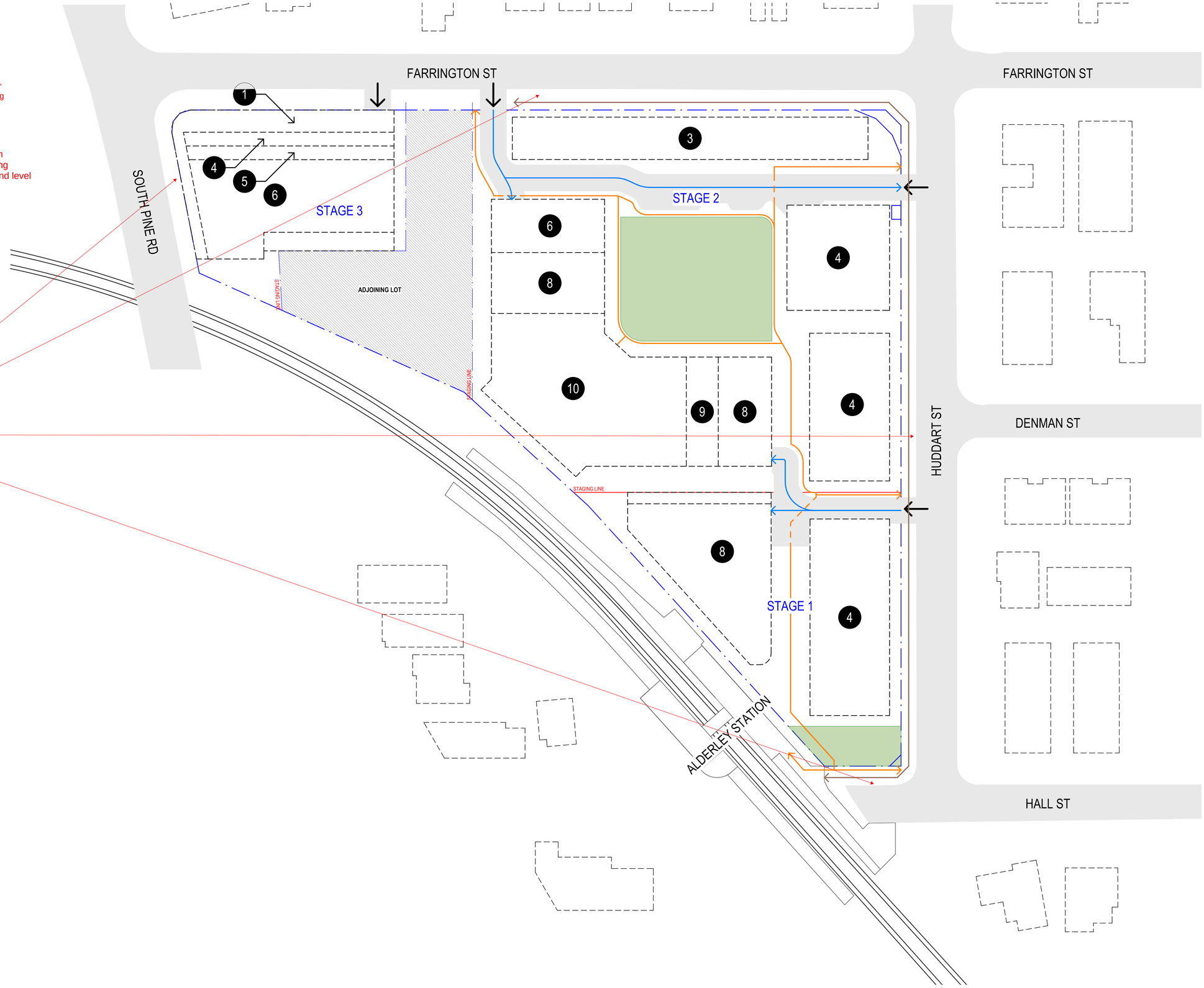
## OVERALL PLAN LEGEND

- # — MAXIMUM ~~LEVELS ABOVE FARRINGTON ST & HUDDART ST~~ BUILDING HEIGHT (STOREYS) AS DEFINED BY CITY PLAN 2014
  Note: Refer to approved 'Historic Natural Ground Level Contour Plan' 041350.01 Sheet 1 of 1 Rev A dated 10 January 2025 for determining ground level.
- INDICATIVE LOCATION OF CROSSOVERS FOR CARS AND/OR SERVICE VEHICLES
- ~~INDICATIVE BUILDING ENVELOPES~~ Boundary corresponding with locations of Maximum Building Height (Storeys) above ground level
- STAGING LINE
- SITE BOUNDARY
- INDICATIVE VEHICLE MOVEMENT
- INDICATIVE PRIVATE PEDESTRIAN MOVEMENT
- INDICATIVE PUBLIC PEDESTRIAN MOVEMENT
- INDICATIVE LOCATION OF OPEN SPACE (PUBLIC AND/OR PRIVATE)

**STREETSCAPE UPGRADE**
to Subtropical boulevard - out of centre verge width 3.75m subcategory.




## OVERALL PLAN NOTES

NON-RESIDENTIAL USES ARE INTENDED FOR GROUND FLOOR AREAS ONLY

~~MAXIMUM TENANCY SIZE FOR NON-RESIDENTIAL LAND USES IS 1600m²~~

**Neighbouring Property Consent**

This approval does not authorise or give permission to enter onto, under or over any neighbouring private properties to survey or carryout any works without any prior consultation or without the prior consent of the relevant land or property owner(s).

*[This includes for any works for: built to boundary walls; any construction (retaining walls) within neighbouring buildings structural zones, boundary fences; temporary rock anchoring; or crane oversail.]*

**PLANS AND DOCUMENTS**
referred to in the
**APPROVAL**
Dated: **08/06/2026**

**AMENDED IN RED**
23/12/2025

Client: DARVENIZA GROUP / FLUENT

| Issue | Description | Date |
|---|---|---|
| A | ISSUED FOR INFORMATION | 05/12/24 |

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

Builder

Project Name
**12727 - ALDERLEY STATION PRECINCT**

Project Address
**50 FARRINGTON ST, ALDERLEY QLD 4051**

Key Plan
0 10000 25000

Drawing Title:
**OVERALL CONTROL PLAN**

| Author: | Checker: | Sheet Size: | Scale: |
|---|---|---|---|
| CN | DC | A1 | 1:500 |

Drawing Number: **12727_SK32**
Issue: **A**

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