



### SMALL LOT REQUIREMENTS

- Eaves to encroach a max. of 0.6m into setbacks.
- Min. one window and pedestrian entry from a habitable room to face street.
- Maximum building 2 storeys and 8.5m height.
- Built to boundary wall on specified boundary only.
- Max Length – as per BLE legend opposite.
- Garage min. 1.0m behind front main building line or the upper level of a 2 storey dwelling as applicable and minimum 5.4m from road boundary.
- At least 1 car parking space enclosed.
- The max. face of a garage or carport opening is the lesser of 6.0m and 50% of road frontage.
- Private open space min. diameter 5.0m including outdoor living areas.

Setback are measured to the face of the outside wall.

Setbacks approved as marked on the plan. Any aspect not varied on this plan to be in accordance with QDC MP1.1 and QDC MP1.2.

Dimensions notated on plan for building parts up to 4.5m in height only.

Side setbacks to building parts 4.5m to 7.5m in height as per QDC.

Ensure all built to boundary walls are constructed with a maintenance-free finish, such as unpainted or untreated masonry or pre-finished steel sheeting, where located less than 750mm to the side or rear boundary.

No building in Lot 2 temporary turn around area until easement extinguished by Council.

### LEGEND

#### MAXIMUM BUILDING ENVELOPE

- 70% Max. Building Cover (300-399m<sup>2</sup> lots)
- 60% Max. Building Cover (400-599m<sup>2</sup> lots)
- Nominated Built to Boundary Wall (Indicative length) where maximum total wall length is 12m for a single width tandem garage or 9m in any other circumstance)
- Preferred Vehicular Crossing
- Indicative Refuse Bin Pad Location Lots 18, 19 & 20

#### LEGEND

- Subject Site
- Street Trees to be Retained
- Approx. Permanent Survey Mark Location
- Temporary Easement & Turnaround Area
- Proposed Easement

REDLAND CITY COUNCIL  
Approved Plan

06/09/2024

Application No. RAL22/0075.04

See Decision Notice for conditions of approval

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES MINES AND ENERGY

CLIENT				
ORCHARD (BARCREST) DEVELOPMENTS PTY LTD				
PROJECT				
BUILDING ENVELOPE PLAN LOT 11 RP802223 & LOT 12 ON RP234068 4 Barcrest Drive & 17-19 Clay Gully Road Victoria Point				
LOCAL AUTHORITY				
REDLAND CITY COUNCIL				
NOTES				
<p>(i) This plan was prepared for the purpose and exclusive use of ORCHARD (BARCREST) DEVELOPMENTS PTY LTD to accompany an application to REDLAND CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.</p> <p>LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising from any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii),(iii) or (iv) hereof.</p> <p>(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.</p> <p>(iii) The dimensions, areas, number of lots, size and location of improvements &amp; flood information (if shown) are approximate only and may vary subject to engineering design changes, field survey and requirements for lodgement of survey plans in the Department of Natural Resources, Mines and Energy.</p> <p>(iv) This plan may not be copied unless these notes are included.</p>				
TOTAL		No.OF LOTS		TOTAL AREA
		NEW ROAD		
		15m		10m
TOTAL		23		147m 50m 1.2003ha
SCALE BAR				
10m 0 20 40m				
SCALE 1:750 (A3)				
<div><div></div><div><div>LANDPARTNERS</div><div>surveyors and planners</div></div></div> <div><div><div>Brisbane Office</div><div>Level 1</div><div>18 Little Cribb Street</div><div>Milton Qld 4064</div><div>PO Box 1399</div><div>Milton Qld 4064</div></div><div><div>p: (07) 3842 1000</div><div>f: (07) 3842 1001</div><div>e: info@landpartners.com.au</div><div>w: www.landpartners.com.au</div></div></div>				
<div><div></div><div>ISO 9001:15 335063</div></div>				
LEVEL DATUM				
-				
LEVEL ORIGIN				
Lidar Redland City Council				
CONTOUR INTERVAL				
1.0 Metre				
COMPUTER FILE				
BRSS8434-000-10-12				
DRAWN		NME		DATE
				04/09/2024
CHECKED		NME/TKW		DATE
				04/09/2024
APPROVED		RPT		DATE
				04/09/2024
UDN				
BRSS8434-000-12-11				