



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.

LEGEND

MAXIMUM BUILDING ENVELOPE

- 70% Max. Building Cover (300-399m² lots)
- 60% Max. Building Cover (400-599m² 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

LEGEND

- Subject Site
- Proposed Easement

REDLAND CITY COUNCIL
Approved Plan

13/01/2025

Application No. RAL24/0046

See Decision Notice for conditions of approval

If required, the nominated built to boundary wall and driveway crossover locations for lots 28 & 29 can be amended, subject to operational works 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 LOTS 4 & 10 ON RP802223 5 & 6 Barcrest Drive - Victoria Point STAGES 4			
LOCAL AUTHORITY REDLAND CITY COUNCIL			
NOTES (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. LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to 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. (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. (iii) The dimensions, areas, number of lots, size and location of improvements & 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. (iv) This plan may not be copied unless these notes are included.			
TOTAL	No. OF LOTS	NEW ROAD 15m	TOTAL AREA
Stage 4	12	80m	6008m²
SCALE BAR 10m 0 20 50m SCALE 1:1000 (A3)			
<p>LANDPARTNERS surveyors and planners</p> <p>Brisbane Office Level 1 16 Little Cribb Street Milton Qld 4064 PO Box 1399 Milton Qld 4064</p> <p>P: (07) 3942 1000 F: (07) 3942 1001 E: info@landpartners.com.au W: www.landpartners.com.au</p>			
LEVEL DATUM -			
LEVEL ORIGIN Lidar Redland City Council			
CONTOUR INTERVAL 1.0 Metre			
COMPUTER FILE BRSS8434-005-3-5			
DRAWN	NME	DATE	10/10/2024
CHECKED	TKW	DATE	10/10/2024
APPROVED	AM	DATE	10/10/2024
UDN		BRSS8434-005-5-5	