

PROPOSAL PLAN

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 17/11/2023
Minor change: 14/06/2024

NOT TO BE USED FOR ENGINEERING DESIGN
OR CONSTRUCTION

NOTES

This plan was prepared as a provisional layout to accompany a development application. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

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SUBJECT BOUNDARIES OBTAINED FROM SURVEY
DATED 27/08/2022 BY LANDPARTNERS PTY LTD

LEGEND

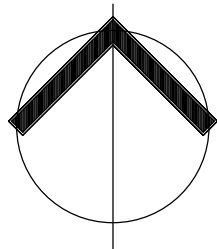
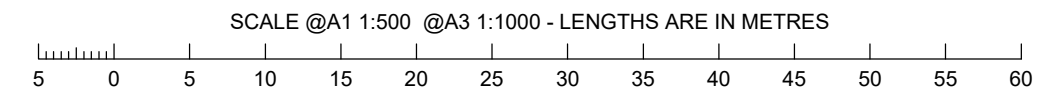
- Site Boundary
- Major Design Contour
- Core Koala Habitat Area (State Mapping)
- Overland Flow Mapping
- Proposed Temporary RCV Turn Around Area (indicative location only)
- Indicative Temporary Bin Collection Area
- Overland Flow Path

BCC DS
LODGED
08/05/2024
APPLICATION REF
A006519628

DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
300m² - < 350m²	4	11.1%	0.129 ha
350m² - < 400m²	5	13.9%	0.183 ha
400m² - < 450m²	6	16.7%	0.253 ha
450m² - < 500m²	18	50.0%	0.859 ha
500m² - < 600m²	3	8.3%	0.162 ha
Total Residential Allotments	36	100.0%	1.586 ha

Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	2.319 ha	—	
Net Residential Area (no roads)	1.586 ha	68.4%	
Detention / Drainage	0.197 ha	8.5%	
Road Resumption / Dedication	0.096 ha	4.1%	
Road Areas	0.440 ha	19.0%	
Total	2.319 ha	100.0%	

RP DESCRIPTION: LOT 1197 on S312437



AMENDED IN RED

07/06/2024

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TAKEN TO CONSTITUTE PERMISSION
TO ENTER NEIGHBOURING
PROPERTIES TO CONSTRUCT
(INCLUDING ASSOCIATED WORKS
SUCH AS DRAINAGE AND EXCAVATION)
ANY BUILT TO BOUNDARY WALL OR
FENCES. PERMISSION MUST BE
OBTAINED FROM RELEVANT
PROPERTY OWNERS.

ORCHARD (CALAMVALE) DEVELOPMENTS PTY LYD

2236 BEAUDESERT ROAD, CALAMVALE 24/07/2023 11276 P 07 Rev H - PRO 01

BUILDING ENVELOPE PLAN

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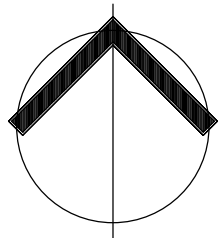
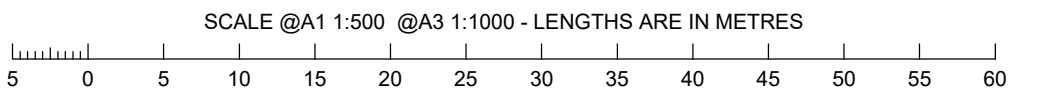
- Site Boundary
- Road Dedication
- Detention
- Overland Flow Path
- Proposed Temporary RCV Turn Around Area (indicative location only)
- Indicative Temporary Bin Collection Area
- Optional Built to Boundary Location
- Indicative Driveway Location

GENERAL NOTES:

- 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.
- All small lots will provide a minimum of 16m² area of open space with a minimum width of 4m wide.

Table 1: Approved Building Envelope Provisions for Dwelling Houses on Small Lots (Lots <450m²)	
Minimum Front Setback	- 3m (on the primary street frontage); - 1.5m (on the secondary street frontage); - 5.5m (for garages).
Minimum Secondary Street Setback	1.5m
Minimum Side Setback	- 1m; - 0.5m 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; - 0m 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
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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