

DRAFT FOR DISCUSSION PURPOSES ONLY
 Areas, dimensions and number of lots are approximate only and remain subject to final survey and Council Approval.



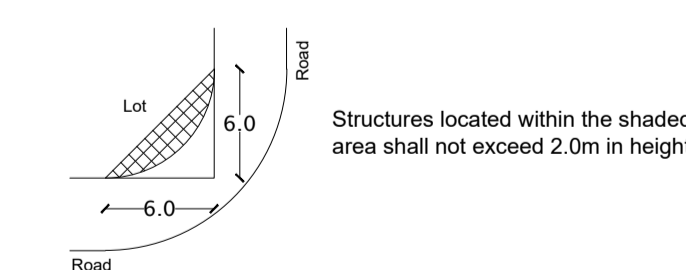
Context Plan: Not to scale

Development Notes

- Setbacks are as per the Setbacks Table unless otherwise dimensioned on a Building Location Envelope.
- Site Cover:
 - lots up to 600m² - 60%; and
 - lots over 600m² - 50%
- Built to Boundary walls:
 - are a maximum height of not more than 4.5m and the mean height is not more than 3.5 metres; and
 - the total length shall not exceed 14.0 metres; and
 - is at least 1.0 metres from the window of each habitable room in an existing building on an adjoining lot.

A dwelling may adopt any setback up to the boundary on a nominated built to boundary (as indicated by a thick dashed magenta line).
- All setbacks are to be measured to the Outer Most Projection.
- Where the lot has more than one street frontage, the front setback is dictated by: (a) Location of the front door (b) postal address. If the primary frontage is different to what is on the plan, refer to table for setback.
- For reduced setbacks from those shown heron ICC approval is required.
- Building location envelope setbacks shown hereon do not necessarily take into account existing or proposed easements and/or other service. All service locations should be confirmed on site prior to design and construction of new dwellings.
- A wall which is 1.0m or more above finished ground level is:
 - set back a minimum of 750mm from the side or rear boundary; or
 - where less than 750mm to the boundary, maintenance free; and
 - setback from any road boundary the minimum of the secondary frontage boundary setback for that lot type.
- There are no requirements for structures, other than swimming pools, less than 1.0m above the finished ground level.
- Two possible driveway locations have been identified for corner allotments. Only one driveway is permitted for each residential allotment (not including Future development lots).
- All single tier walls (on rear boundaries) over 2.0m in height shall include a garden bed (1.0m in width) at the foot of the wall to be constructed and landscaped prior to the use commencing.
- These development notes do not apply to Lots 9002 and 9005 which are proposed to be used for real estate signage (subject to separate approvals).

Special sitting requirements for corner allotments



Legend

Stage boundary	
Drainage reserves	
Drainage reserves (refer note below)	
Optional built to boundary location	
Surveillance fence location	
Nominated driveway location (alternate locations provided on corner lots)	

Setback table

Lot Type	Location	Front	Side	Side zero boundary	Rear	Corner lots secondary frontage	Park (rear/side)
A	Ground *	3.0	0.75	0.0	1.0	1.5	1.0
	First *	3.0	1.0	1.0	1.0	1.5	1.0
	Garage door / carport	5.0	n/a	n/a	n/a	5.0	n/a
B	Ground *	3.0	1.125	0.0	1.0	2.0	1.0
	First *	3.0	1.125	1.125	1.0	2.0	1.0
	Garage door / carport	5.0	n/a	n/a	n/a	5.0	n/a
C	Ground *	3.0	1.275	0.0	1.0	2.0	1.0
	First *	3.0	1.275	1.275	1.0	2.0	1.0
	Garage door / carport	5.0	n/a	n/a	n/a	5.0	n/a
D	Ground *	4.5	1.5	n/a	1.5	3.0	1.5
	First *	4.5	2.0	2.0	2.0	3.0	1.5
	Garage door / carport	5.0	n/a	n/a	n/a	5.0	n/a

All measurements are in metres
 * 2.0m to portico / verandah
 Setbacks do not apply to lots 9002 and 9005 which shall have 0m setback to each boundary)

AVID
Property Group

For **BREKWOOD FOREST**
in 60 Acres

IMPORTANT NOTES:
 (These notes are an integral part of this plan)
 This plan was prepared for Preliminary evaluation of the land situated at Bellbird Park. This plan is intended for discussion purposes only and should not be used for any other purposes. No investigations have been undertaken by Veris Australia Pty Ltd over this area of land other than to sign the registered plan and topographical map. The Contours, boundaries, creek line, flood lines, building locations have all been scaled and should not have any reliance based on them as they are only intended as a general guide. Any comments contained on this plan should be confirmed by the relevant authorities. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.
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Data Sources
 Cadastral Boundaries 30258-CO01-O
 Aerial Images Nearmap (08/11/2019)

AH	Removed the adjoining info	24.03.2021	PS
AD	Update Areas Stage 9 POD Plan	23.03.2021	PS
AE	Update Areas Stage 8 POD Plan	18.02.2021	MJT
AD	Stage 8 POD Plan	24.11.2020	AC
AC	Allotment configurations	31.08.2020	AC
AB	9002,9005, Walls and BAR/BAL	06.08.2020	AC
AA	Driveway locations	08.06.2020	AC
Z	Lot adjustments & stage boys	02.06.2020	AC
Y	Minor lot adjustments	28.05.2020	AC
X	Minor lot adjustments	28.05.2020	AC
W	Lots 1-27	30.04.2020	AC
V	Management lot amendments	11.04.2020	AC
U	Various lot amendments	06.04.2020	AC
T	Lots 1-24, 35-39, 68-78	03.04.2020	AC
S	Lots 1 - 24 changes	30.03.2020	AC
R	Lots 1 - 4 changes	30.03.2020	AC
A	Original - Source 30251-CO02-P	29.09.2016	KS

Locality: Bellbird Park
 Local Authority: Ipswich City Council
 Scale: 1:500 @ A1
 Drawn: AC
 Checked: AC
 Plot Date: 24 Mar, 2021
 Computer File Ref: 30258-CO01-AH.dwg

Plan of Development Stage 9 Brentwood Forest



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BRISBANE (07) 3666 4700 WHITSUNDAYS (07) 4945 6600
 MACKAY (07) 4957 9700 CAIRNS (07) 4252 9400

veris.com.au
 ACN 615 735 727
 Veris Australia Pty Ltd

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