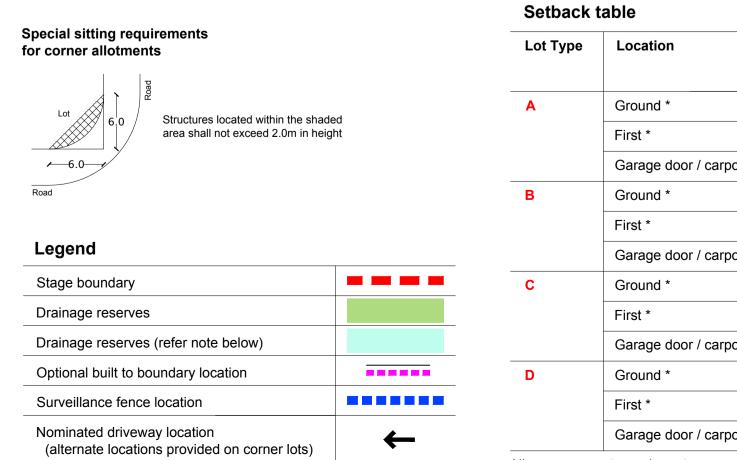




Context Plan: Not to scale

Development Notes

- 1. Setbacks are as per the Setbacks Table unless otherwise dimensioned on a Building Location Envelope. 2. Site Cover:
- lots up to $600m^2 60\%$; and
- lots over 600m² 50%
- 3. 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).
- 3. All setbacks are to be measured to the Outer Most Projection
- 4. 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.
- 5. For reduced setbacks from those shown heron ICC approval is required.
- 6. 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.
- 7. A wall which is 1.0m or more above finished ground level is:
- (i) set back a minimum of 750mm from the side or rear boundary; or
- (ii) where less than 750mm to the boundary, maintenance free; and
- (iii) setback from any road boundary the minimum of the secondary frontage boundary setback for that lot type.
- 8. There are no requirements for structures, other than swimming pools, less than 1.0m above the finished ground level.
- 9. Two possible driveway locations have been identified for corner allotments. Only one driveway is permitted for each residential allotment (not including Future development lots).
- 10. 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.
- 11. 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.



All measurements are in metres * 2.0m to portico / verandah

	Front	Side	Side zero boundary	Rear	Corner lots secondary frontage	Park (rear/side)
	3.0	0.75	0.0	1.0	1.5	1.0
	3.0	1.0	1.0	1.0	1.5	1.0
oort	5.0	n/a	n/a	n/a	5.0	n/a
	3.0	1.125	0.0	1.0	2.0	1.0
	3.0	1.125	1.125	1.0	2.0	1.0
oort	5.0	n/a	n/a	n/a	5.0	n/a
	3.0	1.275	0.0	1.0	2.0	1.0
	3.0	1.275	1.275	1.0	2.0	1.0
oort	5.0	n/a	n/a	n/a	5.0	n/a
	4.5	1.5	n/a	1.5	3.0	1.5
	4.5	2.0	2.0	2.0	3.0	1.5
oort	5.0	n/a	n/a	n/a	5.0	n/a

Setbacks do not apply to lots 9002 and 9005 which shall have 0m setback to each boundary)

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

Council Approval.

	For							
	BRENTWOOD FOREST							
	by A/ID Property Group							
(The	IMPORTANT NOTES: (These notes are an integral part of this plan)							
situate	blan was prepared for Preliminary e ed at Bellbird Park. This plan is in ses only and should not be used for	tended for discuss or any other purpo	sion Ises. No					
over t	investigations have been undertaken by Veris Australia Pty Ltd over this area of land other than to sight the registered plan and topographical map. The Contours, boundaries, creek line, flood							
lines, any re	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 numb	e relevant authorities. The dimensi er of lots shown hereon are subjec quirements of Council and any oth	ons, areas and to t to field survey ar	tal nd also to					
have i releva	requirements under any relevant le ance should be placed on the inform	gislation. In parti	cular, no					
	ial dealings involving the land. right © Veris Australia Pty Ltd. Ma	rch 2018						
		10112010						
Data Sources Cadastral Boundaries 30258-CO01-O Aerial Images Nearmap (06/11/2019)								
AE AD	Update Areas Stage 8 POD Plan Stage 8 POD Plan	18.02.2021 24.11.2020	MJT AC					
AC	Allotment configurations	31.08.2020	AC					
AB	9002,9005, Walls and BAR/BAL Driveway locations	06.08.2020 08.06.2020	AC AC					
Z	Lot adjustments & stage bdys	02.06.2020	AC					
Υ	Minor lot adjustments	28.05.2020	AC					
X	Minor lot adjustments Lots 1-27	28.05.2020 30.04.2020	AC					
V	Management lot amendments	17.04.2020	AC AC					
U	Various lot amendments	06.04.2020	AC					
T	Lots 1-24, 35-39, 68-78	03.04.2020	AC					
S R	Lots 1 - 24 changes Lots 1 - 4 changes	30.03.2020 30.03.2020	AC AC					
A	Original: Source:30251-CO02-P	29.09.2016	KS					
Issue	Revisions	Date	Drawn					
Locality: Bellbird Park Local Authority: Ipswich City Council Scale: 1:1,250 @ A2 Drawn: AC Checked: AC								
Con	Plot Date: 18 Feb, 2021 Computer File Ref: 30258-CO01-AE.dwg							
	Plan of Development Stage 8 Stages 8-13 Brentwood Forest							
	Global-Mark.com.au [®]							
veris								
	BRISBANE (07) 3666 4700 WHITSUNDAYS (07) 4945 1722 MACKAY (07) 4951 2911 CAIRNS (07) 4051 6722							
	veris.com.au ACN 615 735 727 Veris Australia Pty Ltd							
Dr	awing No	lss	sue					
	0258-CO01	AE						