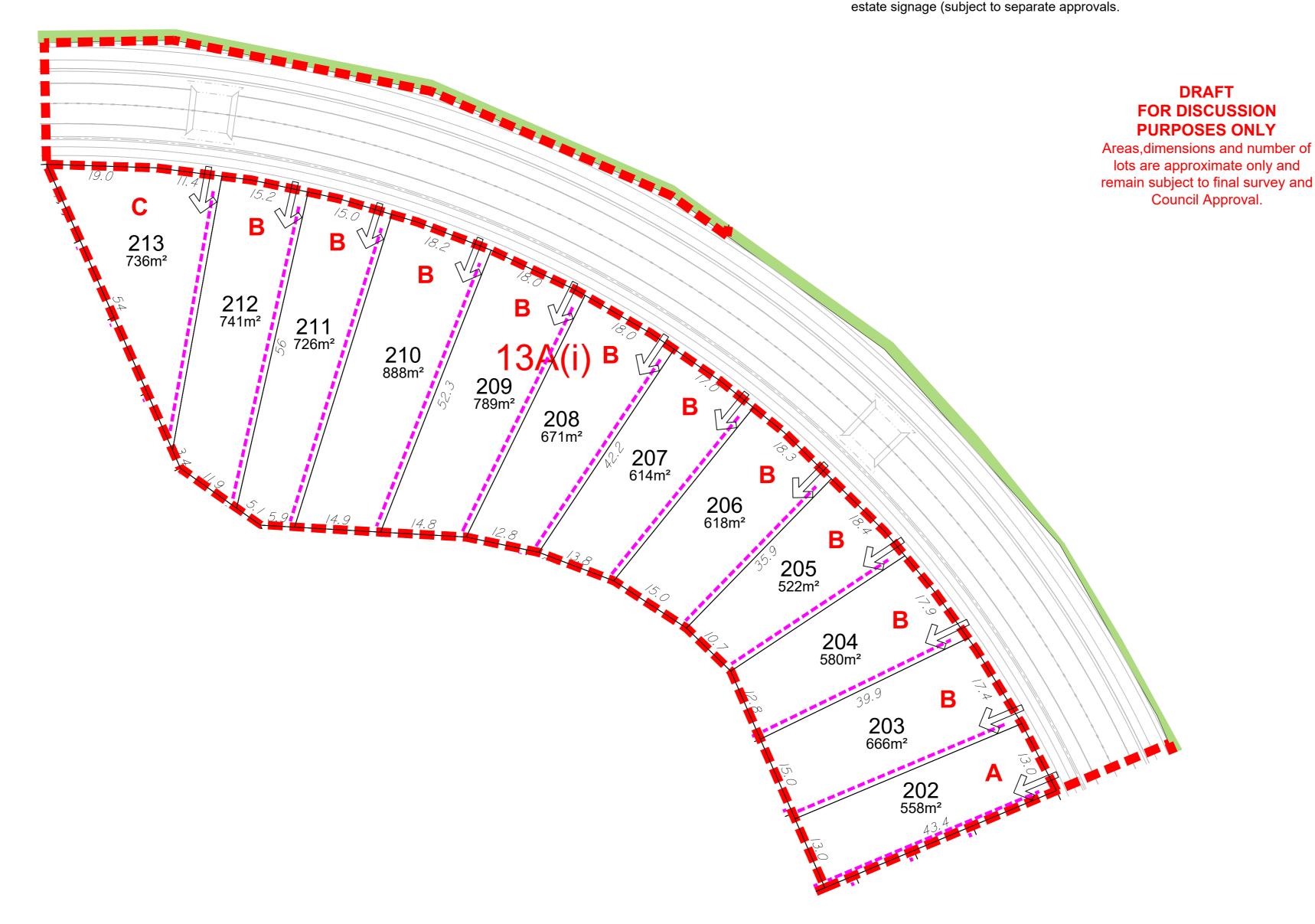


Development Notes

- 1. Setbacks are as per the Setbacks Table unless otherwise dimensioned on a Building Location Envelope.
- 2. Site Cover:
- lots up to 600m² 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



NVID Property Group

IMPORTANT NOTES: (These notes are an integral part of this plan)

	134,136-139,141,142,150,151, 158-161,166-172,175,180-189, 202-204 & 214-221		
AH	Removed the adjoining Info	24.03.2021	Р
AG	Update Areas Stage 9 POD Plan	23.03.2021	Р
AE	Update Areas Stage 8 POD Plan	18.02.2021	М
AE	Road 1 and 2 linemarking	17.12.2020	Α
AD	Stage 8 POD Plan	24.11.2020	Α
AC	Allotment configurations	31.08.2020	Α
AB	9002,9005, Walls and BAR/BAL	06.08.2020	Α
AA	Driveway locations	08.06.2020	Α
Z	Lot adjustments & stage bdys	02.06.2020	P
Υ	Minor lot adjustments	28.05.2020	Α
Х	Minor lot adjustments	28.05.2020	F
W	Lots 1-27	30.04.2020	P
V	Management lot amendments	17.04.2020	F
U	Various lot amendments	06.04.2020	P
Т	Lots 1-24, 35-39, 68-78	03.04.2020	F
Α	Original: Source:30251-CO02-P	29.09.2016	۲
Issue	Revisions	Date	Dra

Locality: Local Authority: Bellbird Park Ipswich City Council Drawn: Checked: Plot Date: Computer File Ref: 31 Aug, 2021

Plan of Development Stage 13 Brentwood Forest



MACKAY (07) 4957 9700

ACN 615 735 727

30258-CO01

All measurements are in metres

Setback table

Location

Ground *

Ground *

Ground *

Ground *

First *

First *

First *

Garage door / carport

Garage door / carport

Garage door / carport

Garage door / carport

First *

Lot Type

C

D

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

Side

1.0

n/a

1.125

1.125

n/a

1.275

1.275

n/a

1.5

2.0

n/a

Front

3.0

3.0

5.0

3.0

3.0

5.0

3.0

3.0

5.0

4.5

4.5

5.0

Side zero

boundary

0.0

1.0

n/a

0.0

1.125

n/a

0.0

1.275

n/a

n/a

2.0

n/a

1.0

1.0

1.0

n/a

1.0

1.0

n/a

1.5

2.0

n/a

Corner lots Park

frontage

1.5

5.0

2.0

2.0

5.0

2.0

2.0

3.0

5.0

secondary (rear/side)

1.0

1.0

n/a

1.0

1.0

n/a

1.0

1.0

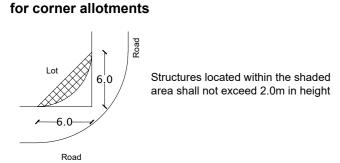
n/a

1.5

1.5

n/a

Special sitting requirements



Context Plan: Not to scale

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)	←		