

Issue	Revision	Int	Date
H	Removed lot 7 from base parcel	AV	3/04/19
I	Adjusted basin	AV	4/04/19
J	Moved turnaround emt to Lot 12, swapped area 12 & 13	AV	15/04/19
K	Adjusted basin & Lot 15	AV	19/06/19
L	Adjusted basin (western side)	AV	21/06/19
M	Lot 15 & Lot 900 boundary	AV	21/08/19

Property Description
Lot 8 on RP84459

SUBDIVISION PROPOSAL PLAN
238 Gardner Road, Rochedale

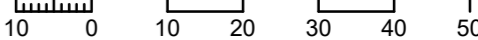
Local Authority
Client

Brisbane City Council
CFMG

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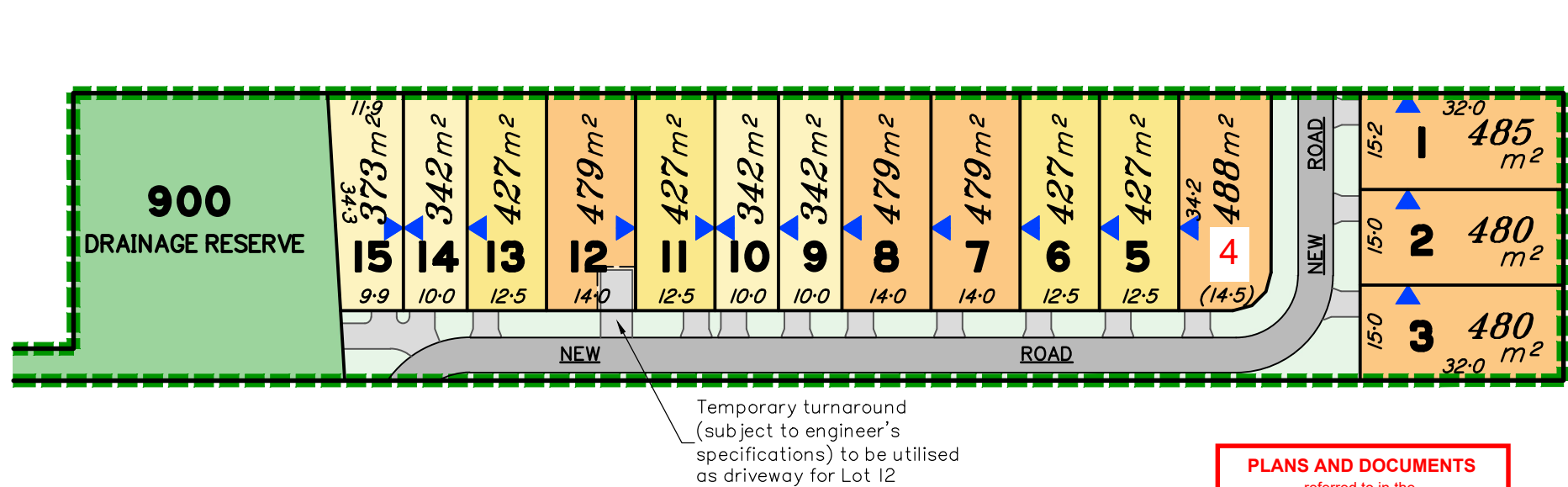


SCALE 1:1000 @ A2



Project BNE190052
File B190052P1.dwg
Date 21/08/2019

Drawing A2 1064
Revision M
Sheet 1 of 1

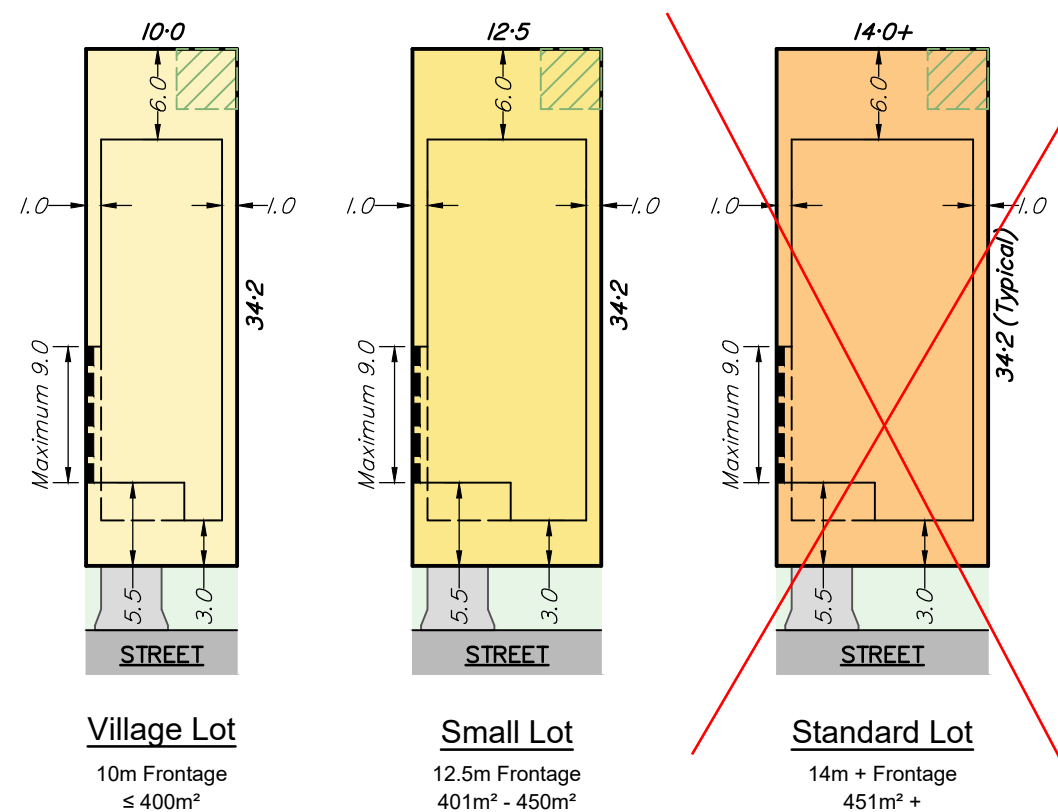


- LEGEND
- - Subject Site
 - ▭ - Preferred Driveway Location
 - ▲ - Optional Built to Boundary Wall Location

LAYOUT DIAGRAM
Scale 1:1000

PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: 13/09/2019

Plan of Development Table						
	Village Lot		Small Lot		Standard Lot	
	Lots ≤ 400m²		Lots 401m²-450m²		Lots 451m² +	
	Ground	First	Ground	First	Ground	First
Dwelling Setbacks						
Front (Living)	3.0m		3.0m		3.0m	
Front (Garage)	5.5m	N/A	5.5m	N/A	5.5m	N/A
Rear	6.0m		6.0m		6.0m	
Side (Built to Boundary)	Optional wall up to 9m long		Optional wall up to 9m long		Optional wall up to 9m long	
Side (Non Built to Boundary)	1.0m		1.0m		1.0m	
Corner Allotment Setbacks						
Secondary Frontage	N/A		2.0m		3.0m	
Minimum Vehicle Accommodation	Minimum of 2 car parking spaces provided on-site of which 1 space is to be covered and enclosed. Single, tandem or double garage acceptable (maximum width of 6.0m)					
Site Coverage (Maximum)	60%		50%		50%	
Open Space (minimum)	20% (including minimum 4m x 4m primary open space area, which may or may not be covered)		20% (including minimum 5m x 5m primary open space area, which may or may not be covered)		N/A	
Building Height	2 storeys (7.5m in height at rear & side walls, increasing at no more than 30° to a maximum height of 9.5m above ground level).					
Maximum Building Length	25.0m					



BUILDING ENVELOPE DIAGRAM
Scale 1:500

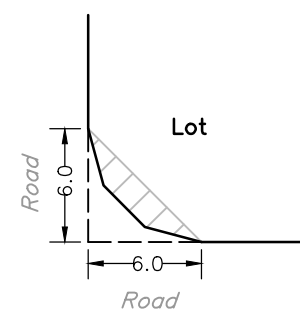
- LEGEND
- ▬ - Built to Boundary Wall
 - - Wall (Ground Level)
 - - - - Wall (First Level)
 - ▨ - Preferred Private Open Space Location

AMENDED IN RED
22/08/2019

Development Control Notes

- Setbacks shown are measured to wall.
- Site cover is defined as the portion of the site, expressed as a percentage, that will be covered by building for structure, measured to its outermost projection, after the development is carried out (excluding eaves and shade structures).
- For corner allotments the secondary frontage of the site is deemed to be the frontage which fronts the lower order road or, if both roads are of the same order, the secondary frontage is the frontage of greater dimension.
- A maximum of one driveway per dwelling is permitted
- Driveway to comply with BCC guidelines at the time of construction.
- All dwellings are to front the street and display a visible pedestrian entrance from the street.
- Any built to boundary wall (for habitable and non-habitable spaces) has a maximum height of 3.5m and contain no openings.
- Built to boundary walls and garages to be located as per the approved Plan of Development.

Special siting requirements
for corner allotments



NOTE:
Structures in shaded area shall not exceed 2.0m in height

Received
22/08/2019
BCC DS

Issue	Revision	Int	Date
A	Original issue	AV	3/04/19
B	To match proposal plan Rev J	AV	17/04/19
C	To match proposal plan Rev K	AV	19/06/19
D	To match proposal plan Rev M	AV	22/08/19

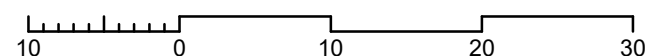
PLAN OF DEVELOPMENT
238 Gardner Road, Rochedale

Description
Local Authority
Client

Lot 8 on RP84459
Brisbane City Council
CFMG



SCALE 1:500



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Revision D
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