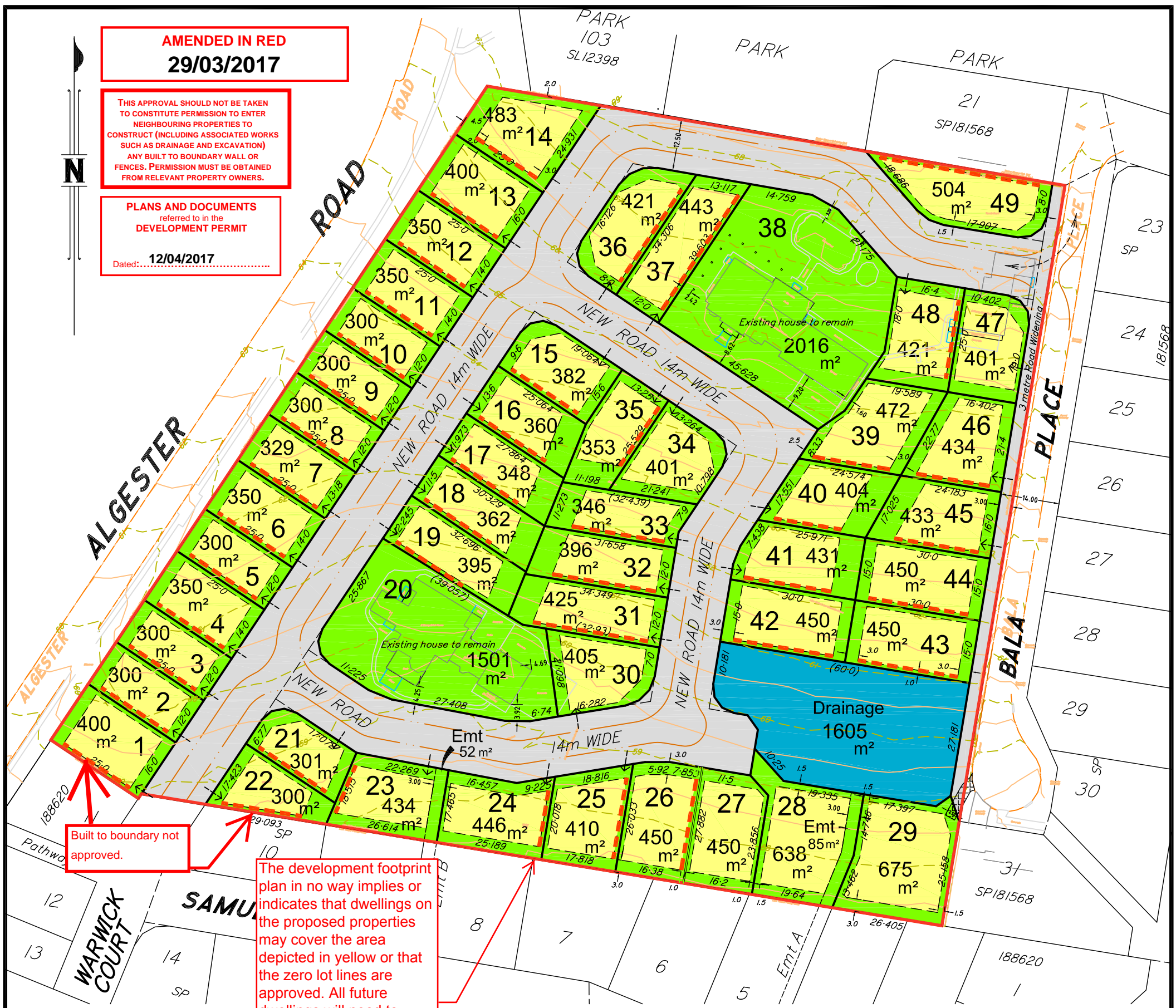


**AMENDED IN RED**  
**29/03/2017**

THIS APPROVAL SHOULD NOT BE 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.

**PLANS AND DOCUMENTS** referred to in the DEVELOPMENT PERMIT

Dated: **12/04/2017**



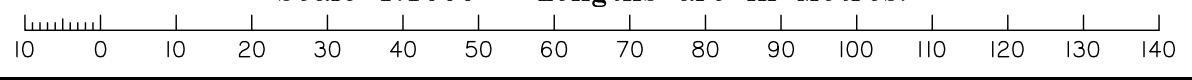
Built to boundary not approved.

The development footprint plan in no way implies or indicates that dwellings on the proposed properties may cover the area depicted in yellow or that the zero lot lines are approved. All future dwellings will need to comply with the acceptable outcomes in the Dwelling house (small lot) code where applicable and the Dwelling house code otherwise a development application will be required.

**NOT PART OF THIS APPROVAL**

- NOTES:-
- The boundaries and design and relevant authorities.
  - Small Lot Housing is to be under the Dwelling house (small lot) code where applicable and the Dwelling house code otherwise a development application will be required.
  - Setbacks for maximum building envelope are to be in accordance with the Queensland Development Code (MP1.2 Design and Siting Standard for Single Detached House on lots 450m2 and over) as follows:
    - Where the wall height is 4.5m or less - 1.5m
    - Where the wall height is greater than 4.5m but not more than 7.5m - 2m
    - Where the wall height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m
  - Rear boundary setbacks shall be in accordance with the Queensland Development Code (MP1.2 Design and Siting Standard for Single Detached House on lots 450m2 and over) as follows:
    - For a lot with a 15m or less frontage the minimum side and rear setback may be reduced in accordance with the Queensland Development Code (MP1.2 Design and Siting Standard for Single Detached House on lots 450m2 and over).
  - Built to the Boundary walls are to be in accordance with the Queensland Development Code (MP1.2 Design and Siting Standard for Single Detached House on lots 450m2 and over) as follows:
    - Where the wall height is 4.5m or less - 1.5m
    - Where the wall height is greater than 4.5m but not more than 7.5m - 2m
    - Where the wall height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m
  - The maximum height of building envelope is to be in accordance with the Queensland Development Code (MP1.2 Design and Siting Standard for Single Detached House on lots 450m2 and over) as follows:
    - Maximum height of 9m and a maximum average height of 3.5m.
    - Maximum height of 2 storeys, measured from ground level as defined at any point.
  - The maximum site cover is 50% for lots 300m<sup>2</sup> to 400m<sup>2</sup>. The percentages include eaves.
  - An easement for the purpose of stormwater/roofwater drainage is to be provided over all new and existing sewer and sewerage infrastructure as determined by QUU. Any easement will override the easement shall be position and of standard width/s as approved at the operation works stage and will override the proposed easement.
  - A minimum of one covered car parking space is to be provided for each dwelling house.
  - Minimum side and rear boundary setbacks are to comply with the Queensland Development Code (MP1.2 Design and Siting Standard for Single Detached House on lots 450m2 and over) as follows:
    - Where the wall height is 4.5m or less - 1.5m
    - Where the wall height is greater than 4.5m but not more than 7.5m - 2m
    - Where the wall height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m
  - For a lot with a 15m or less frontage the minimum side and rear setback may be reduced in accordance with the Queensland Development Code (MP1.2 Design and Siting Standard for Single Detached House on lots 450m2 and over).
  - Building length must not exceed 25m including decks, garages, balconies, verandahs and other projections.
  - Maximum crossover width of 4m.

Scale 1:1000 - Lengths are in Metres.



ISSUE	AMENDMENTS	DATE
E	BLEs added	20/03/17
D	Amended Design	23/11/16
A	ORIGINAL ISSUE	4/9/2015

**LEGEND**

	PROPOSED DEDICATED ROAD RESERVE
	DEVELOPMENT FOOTPRINT PLAN
	NON-MANDATORY ZERO LOT LINE
	INDICATIVE VEHICLE ACCESS LOCATION - Other locations possible. Only one accessway per lot
24	ALLOTMENT NUMBER
	EXTENT OF PLAN OF DEVELOPMENT

**DEVELOPMENT FOOTPRINT PLAN**

Description

**LOTS 1 to 49**  
Cancelling Lot 3 on SPI86470  
Parish of Yeerongpilly  
County of Stanley  
**148 Alger Road, Algester**

Scale in Metres  
**1:1000 at A3**

**Norris Clarke & O'Brien Pty Ltd**  
Licensed Surveyors  
Town Planners  
Development Consultants

**NCOB**

Level 1 - Aldi Centre, 12 Bishop Street  
Kelvin Grove QLD 4059  
ph: 07 3012 0000 fax: 07 3012 0099  
email: info@ncob.com.au  
ACN 056 870 770 ABN 15 056 870 770

Date: 31/08/2015 Dwg. 9915POD-E.DWG  
Ref. 9915POD Issue E