

Subject: Bagnall St - Builder's building envelope plan

Attached is an updated POD. Emerging Community is not listed in the code, but our understanding of the way Council treat sites in the EC zone is to treat them the same way as Low-Density sites, as ultimately the zone will change to Low Density Residential. Therefore, the provisions of the 0.5m setback for non-habitable rooms can apply and have updated the POD accordingly.



Notes
 This plan has been prepared by DTS as a proposal plan and should not be used for any other purpose. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of DTS.

Issue	Revision	Int	Date
F	Alternate Lot Mix	AnV	29/06/2017
G	Alternate Lot Mix (20 Total)	AnV	4/07/2017
H	Conservation included in CP	AnV	12/07/2017
I	Changed driveway & lot widths	AnV	19/07/2017
J	Access Emt for Lots 1 & 20	AnV	17/08/2017
J1	Amended BTB wall on BLE	AnV	13/09/2018

- LEGEND
- Subject Site
 - Covenant within residential lot
 - Ground Level Building Extents
 - First Level Building Extents
 - Preferred Driveway Location
 - Easement within Common Property
 - Freehold Lot Not on Community Title

NOTE
 Building Location Envelopes (BLEs) are indicative only. Total site coverage is not to exceed 60% of site area for lots 300m²-399m². Total site coverage is not to exceed 50% of site area for lots 400m²+.

Address: 146 Bagnall Street
 Ellen Grove

Plan of: PROPOSED BUILDING LOCATION ENVELOPE PLAN
 CANCELLING LOT 70 ON RP90235
 SHEET 2 OF 2
 LOCAL AUTHORITY BRISBANE CITY COUNCIL

Client: Queensland Lifestyle Management Group

urban planning, surveying & development

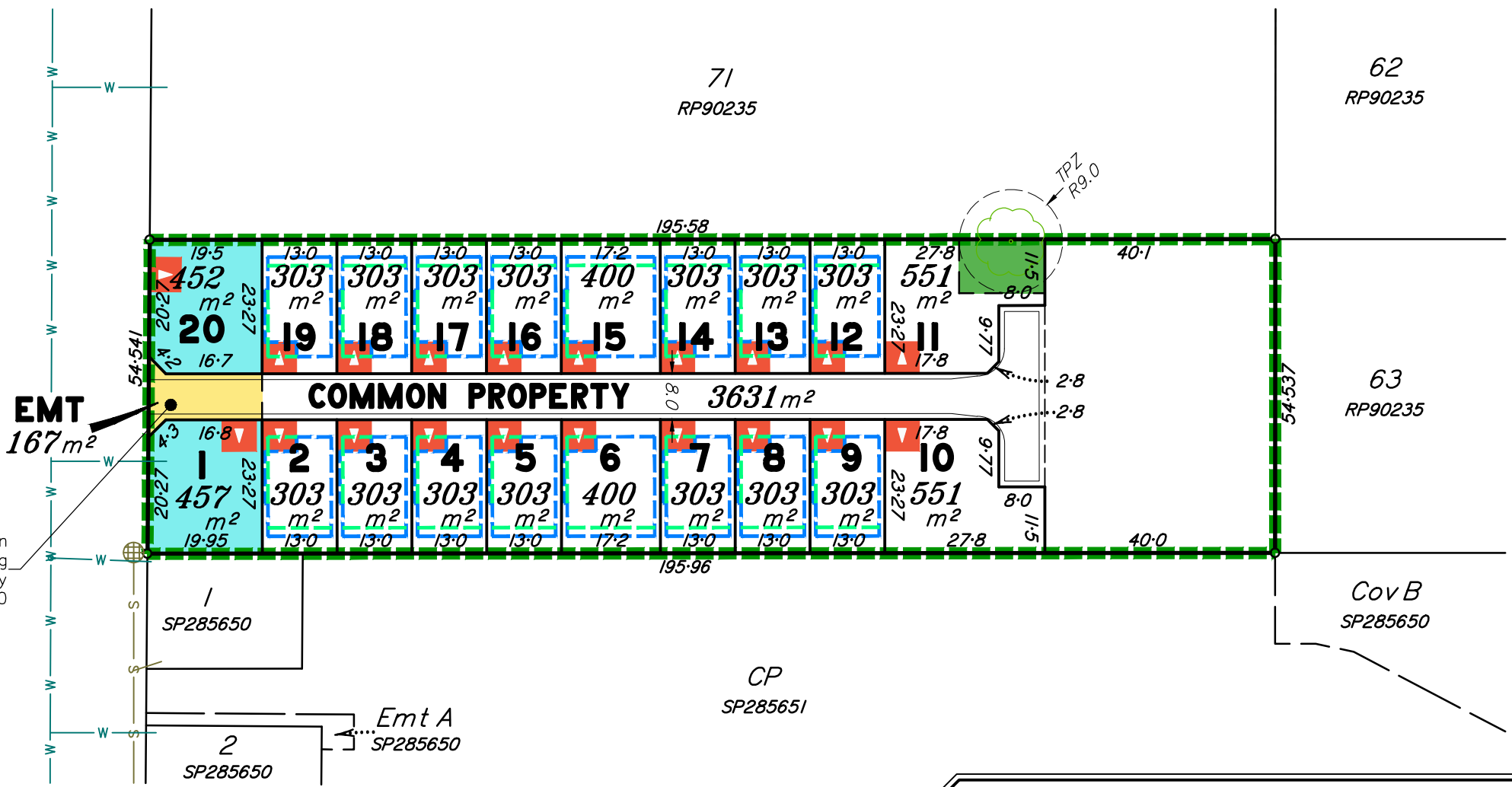
Brisbane
 PO Box 3128, West End QLD 4101
 Ph: 07 3118 0600
brisbane@dtsqld.com.au

Mackay
 PO Box 11711, Mackay Caneland QLD 4740
 Ph: 1300 278 783
mackay@dtsqld.com.au



Date: 13/09/2018	Scale: 1:1000
Drawn: AnV	Design: AnV
Drawing File: B170114P1.dwg	Project No. BNE170114
Drawing No. A3 5361	Revision: J1

BAGNALL STREET



Easement in Common Property providing occasional secondary access to Lots 1 & 20

