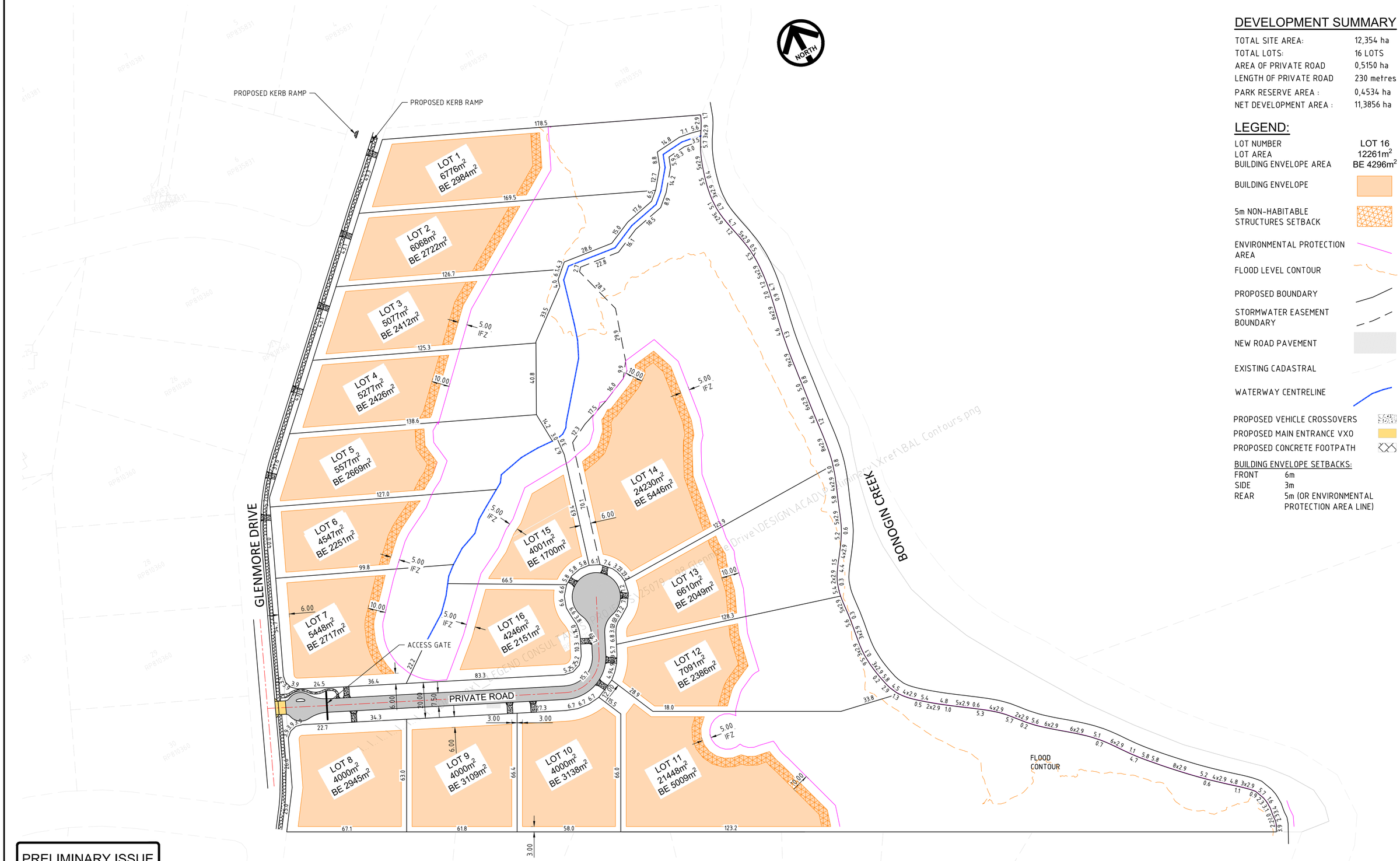


DEVELOPMENT SUMMARY

TOTAL SITE AREA:	12,354 ha
TOTAL LOTS:	16 LOTS
AREA OF PRIVATE ROAD	0,5150 ha
LENGTH OF PRIVATE ROAD	230 metres
PARK RESERVE AREA :	0,4534 ha
NET DEVELOPMENT AREA :	11,3856 ha

LEGEND:

LOT NUMBER	LOT 16
LOT AREA	12261m²
BUILDING ENVELOPE AREA	BE 4296m²

BUILDING ENVELOPE

5m NON-HABITABLE STRUCTURES SETBACK

ENVIRONMENTAL PROTECTION AREA

FLOOD LEVEL CONTOUR

PROPOSED BOUNDARY

STORMWATER EASEMENT BOUNDARY

NEW ROAD PAVEMENT

EXISTING CADASTRAL

WATERWAY CENTRELINE

PROPOSED VEHICLE CROSSOVERS

PROPOSED MAIN ENTRANCE VXO

PROPOSED CONCRETE FOOTPATH

BUILDING ENVELOPE SETBACKS:

FRONT	6m
SIDE	3m
REAR	5m (OR ENVIRONMENTAL PROTECTION AREA LINE)

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

1:1000 0 10 20 30 40 50m

Legend Consultants
Efficiency • Innovation • Quality
16 ANDORRA PLACE, VARSITY LAKES, QLD, 4227

A1 THE SCALE SHOWN IS ORIGINAL DRAWING SCALE

REV	DATE	REVISION DETAILS	APPROVED
G	11.06.26	LAYOUT CHANGED	JW
F	30.03.26	EASEMENTS ADDED	JW
E	12.02.26	FOR SUBMISSION	JW
J	20.10.26	SETBACK BUFFERS AMENDED	JW
I	19.10.26	BUSHFIRE NON-HABITABLE BUILDING SETBACK	JW
H	09.10.26	LAYOUT AND YIELD UPDATE	JW

PROJECT
98 GLENMORE DRIVE, BONOGIN
PROPOSED RURAL
RESIDENTIAL DEVELOPMENT

DRAWN	TV
DESIGNED	TV
CHECKED	JW
APPROVED	JW
DATE	DEC 25
GRID REF.	AHD

CLIENT
SALT DEVELOPMENT PROJECTS

TITLE
CONCEPT DEVELOPMENT LAYOUT PLAN

DRAWING NO. LC25079.C001

REV. J