

**NOTE:**  
Boundaries, dimensions and areas of all open space lots subject to final design (operational works)

- LEGEND**
- Subject Site
  - Stage Boundary
  - Zone Boundary
  - Riparian wetlands setback overlay
  - Flood hazard overlay - high risk
  - Flood hazard overlay - medium risk
  - Core koala habitat area (KHA)
  - \* - Indicative stormwater management area
  - \* - Indicative Local Park, embellishments subject to detailed design

Development Statistics					
Statistics		Stage 1	Stage 2	Total	
Residential Lot Type	Frontage (m)				
Lot Type A	7.5	0	0	0	0%
Lot Type B	>7.5-10	25	16	41	60%
Lot Type C	>10-12.5	8	4	12	18%
Lot Type D	>12.5-18	7	7	14	21%
Lot Type E	>18-32	0	1	1	1%
Lot Type F	32+	0	0	0	0%
<b>Total Residential Allotments</b>		<b>40</b>	<b>28</b>	<b>68</b>	<b>100%</b>
Area of Saleable Land		1.2768 ha	0.9596 ha	2.2364 ha	
Open Space		2.4250 ha	0.4834 ha	2.9084 ha	
Area of Development		4.4641 ha	1.9923 ha	6.4564 ha	
Area of New Road		0.7620 ha	0.5494 ha	1.3114 ha	
Length of New Road		441 m	330 m	771 m	
Contour Interval		1.0m			

Issue	Revision	Int	Date
H	Road widening to Anderson Rd	AA	14/06/23
I	Amended road widening to Anderson Rd	AV	21/07/23
J	Alternate layout Stage 1A	AV	21/07/23
K	Amended layout Rev 1	AV	18/10/23
L	Amended Clark Rd to match TTM layout plan	AV	1/11/23
M	Amended Lots 23-29 and Road No. 1	AV	11/11/23

**Subdivision Proposal Plan**  
 14 Clark Road & 23-27 Anderson Road, Morayfield

Description: Lot 4 on RP96335 & Lots 1 & 2 on RP190285  
 Local Authority: Moreton Bay Regional Council

Client: *[Redacted]*  
 Approved subject to conditions of Negotiated Decision Notice DA/2022/4281

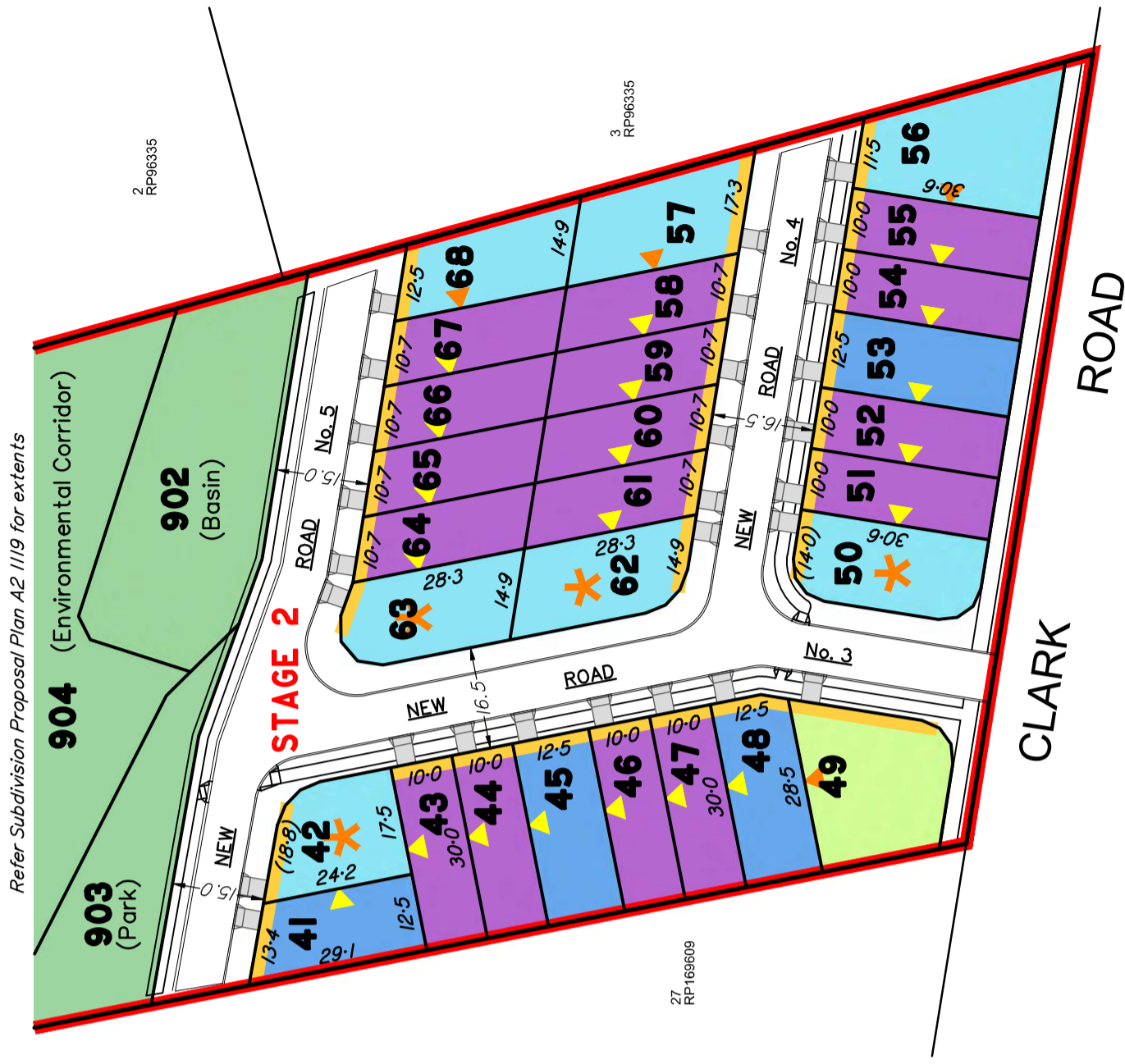
SCALE 1:1000

Project: BNE220063 Drawing: A2 1119  
 File: B220063P1.dwg Revision: M  
 Date: 11/01/2024 Sheet: 1 of 1



**STAGE 1**  
Scale 1:1000

- LEGEND**
- Site Boundary
  - Stage Boundary
  - Primary Frontage
  - Mandatory Built to Boundary Location
  - Optional Built to Boundary Location
  - Lot with No Built to Boundary Location
  - Indicative Driveway Location
  - Public Open Space
- MBRC LOT TYPES**
- MBRC Lot Type A
  - MBRC Lot Type B
  - MBRC Lot Type C
  - MBRC Lot Type D
  - MBRC Lot Type E



**STAGE 2**  
Scale 1:1000

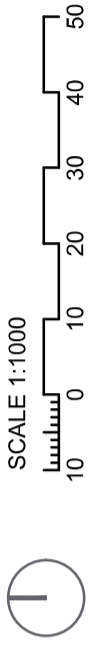
Issue	Revision	Int	Date
A	Original issue	AV	30/06/22
B	Amended to match proposal Rev F2	AV	23/08/22
C	Sub-staging 1A & 1B	AV	12/10/22
D	Amended to match proposal Rev F2	AV	21/04/23
E	Amended to match proposal Rev I	AV	22/08/23
F	Match proposal Rev M, added footpaths	AV	7/02/24

Plan of Development  
14 Clark Road & 23-27 Anderson Road, Morayfield

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Description  
Lot 4 on RP96335 & Lot 1 & 2 on RP190285  
Moreton Bay Regional Council  
Local Authority  
**Approved subject to conditions of Negotiated Decision Review**

Project BNE220063  
File B220063SK2.dwg  
Revision F  
Date 7/04/2024  
Drawing A3 6536  
Revision  
Date 7/04/2024



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