



STAGE 13

CLIENT

EMZAY PTY LTD

PROJECT

PROPOSED BUILDING ENVELOPE PLAN

FOR LOTS 848 - 1043 & 8525, 8555, 8575, 8665, 8715, 8735, 8765, 8775, 9135, 9145, 9165, 9195, 9235, 9305, 9315, 9365

STAGES 11,12,13 & 14 OF NARANGBA HEIGHTS

LOCAL AUTHORITY

MORETON BAY CITY COUNCIL

NOTES

(i) This plan was prepared for the purpose and exclusive use of EMZAY PTY LTD to accompany an application to MORETON BAY CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii) or (iii) hereof.

(ii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iii) This plan may not be copied unless these notes are included.

LEGEND

Build to Boundary (Optional)

Build to Boundary (Mandatory)

Building Location Envelope

SCALE BAR

0 5 10 20 30 50 80m

SCALE 1:1250@ A3

LANDPARTNERS

surveyors and planners

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bsi

ISO 9001

Quality Management Systems

CERTIFIED

ISO 45001

Occupational Health and Safety Management Systems

CERTIFIED

AS/NZS 4801

Occupational Health and Safety Management Systems

CERTIFIED

LEVEL DATUM

-

LEVEL ORIGIN

-

CONTOUR INTERVAL

-

COMPUTER FILE

BRJD5339-011-2-19

DRAWN

TKW

DATE

29/08/2024

CHECKED

RPT

DATE

29/08/2024

APPROVED

RPT

DATE

29/08/2024

PLAN NUMBER

BRJD5339.011-002

Sheet 4 of 6

REV

R



NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.

JHD/RPT

General

- ## Built to Boundary Walls

- ### Private Open Space

- ## Building Design

- ## Setbacks

- | | <i>Walls</i> | <i>Eaves</i> |
|-----------------------------------|--------------|--------------|
| <i>Living and Habitable Areas</i> | <i>3.0m</i> | <i>2.4m</i> |
| <i>Garages and Carports</i> | <i>5.4m</i> | <i>4.8m</i> |
| <i>Secondary Road Frontage</i> | <i>3.0m</i> | <i>2.4m</i> |



Approved Subject to Conditions of Decision Notice DA/2024/1914

	Walls	Eaves
Ground Floor	3.0m	2.4m
First Floor	3.0m	2.4m

- ### Garages and Carports

- ### Bin Storage

- ### Site Coverage

- | | <i>Walls</i> | <i>Eaves</i> |
|--|--------------|--------------|
| <i>Living and Habitable Areas (Primary Frontage)</i> | <i>4.5m</i> | <i>3.9m</i> |
| <i>Living and Habitable Areas (Secondary Frontage)</i> | <i>3.0m</i> | <i>2.4m</i> |
| <i>Garage</i> | <i>5.4m</i> | <i>4.8m</i> |



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30/09/2024

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