

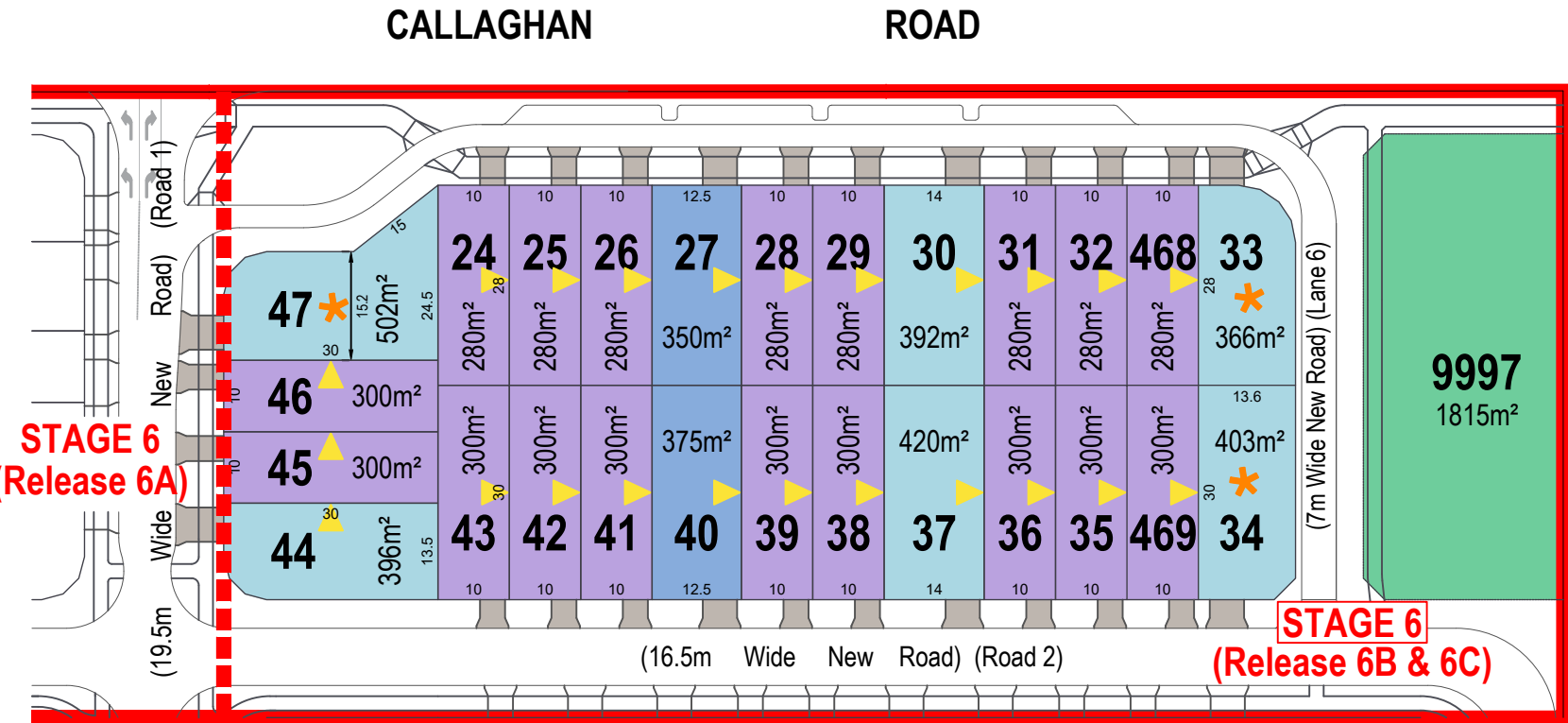
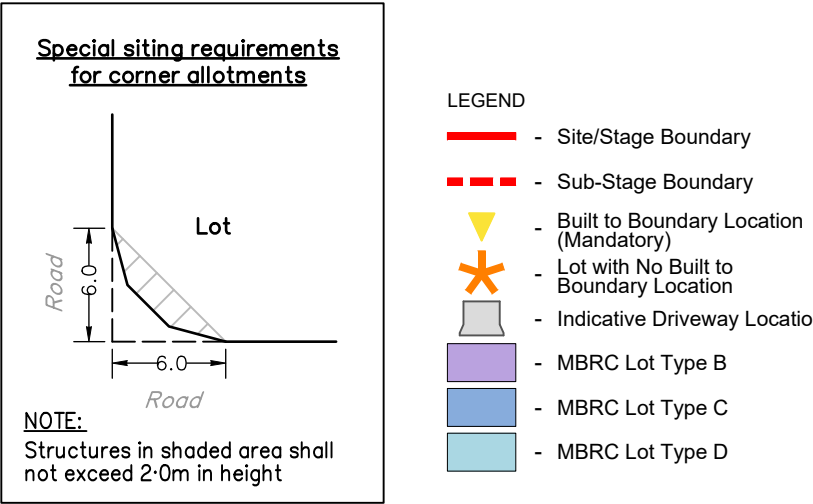
DWELLING HOUSE DESIGN GUIDELINES		
BUILDING HEIGHT		
Maximum Building Height	12m	
BUILDING ENVELOPE		
	Setbacks (min) <i>Where ≤8.5m in height</i>	Setbacks (min) <i>Where >8.5m-12m in height</i>
FRONTAGE SETBACKS (Primary Frontage) **Refer to Frontage Note		
Front Setback - To Wall	3.0m	6.0m
Front Setback - To OMP	2.0m	5.0m
Front Setback - To Covered Car Parking Space	*5.4m	N/A
FRONTAGE SETBACKS (Secondary Frontage - Street) **Refer to Frontage Note		
Secondary Frontage Setback - To Wall	2.0m	3.0m
Secondary Frontage Setback - To OMP	1.0m	2.0m
Secondary Frontage Setback - To Covered Car Parking Space	5.4m	N/A
FRONTAGE SETBACKS (Secondary Frontage - Laneway)		
Secondary Frontage Setback (Laneway) - To Wall and OMP	0.5m	0.5m
SIDE & REAR SETBACKS (Non Built to Boundary)		
Side & Rear Setbacks (Non-BTB)	As Per QDC MP1.1 or MP1.2 (<i>refer to Side Setbacks Table</i>)	
BUILT TO BOUNDARY WALLS (0m - 0.2m Side Setback)		
Where Lot Frontage is ≤7.5m	Mandatory both sides; Max. length 80% of boundary length & Max. BTB wall height of 7.5m	
Where Lot Frontage is >7.5m - 12.5m	Mandatory one side, as shown on the Approved Plan of Development; Max. length 60% of boundary length & Max. BTB wall height of 7.5m	
Where Lot Frontage is >12.5 - 18m	Optional one side, as shown on the Approved Plan of Development; Max. length of 15m or 60% of the length of the boundary (whichever is lesser) & Max. BTB wall height of 7.5m	
Where Lot Frontage is >18m	Not Permitted, however reduced side and rear boundary clearances may be permitted as prescribed in the QDC	
MAXIMUM SITE COVER		
	Site Cover (max) <i>Where ≤8.5m in height</i>	Site Cover (max) <i>Where >8.5m-12m in height</i>
Lot Area 300m² or less	75%	50%
Lot Area 301-401m²	70%	50%
Lot Area 401m²-500m²	60%	60%
Lot Area 501m² +	60%	50%
GARAGE OPENINGS (Maximum Width)		
Lot Frontage Less than 12.5m	Single Storey: Max. 50% of the frontage width (being the frontage vehicle access is from) and recessed min. 1.0m behind the main building line or min. 1.0m behind a front portico and no more than 2.0m in front of the main building line); Two Storey: Max. 6.0m wide and recessed 1.0m behind front wall or balcony of upper level	
Lot Frontage 12.5m - 18m	Max. 6.0m wide	
Lot Frontage Greater than 18m	Not Specified	
ADDITIONAL DESIGN REQUIREMENTS		
Preferred Garage Location	Along built to boundary wall or otherwise indicated on the Plan of Development	
Minimum Number of Car Spaces	1 per Dwelling House	
Crossover Widths	Maximum of 40% of the frontage access is being obtained from or 4.8m, whichever is the lesser	
Casual Surveillance	Dwelling house must address primary frontage with a minimum of a front door, window(s) and pedestrian entrance; A minimum of one habitable room window having an area of at least 1m², or multiple habitable room windows having a combined area of at least 2.5m², overlooking each adjoining public space (street, public open space or laneway).	

SIDE SETBACKS TABLE				
Road Frontage (in metres)	Side Boundary Clearances (in metres)			
	≤4.5m building height	>4.5m to 7.5m bulding height	>7.5m to 10.5m building height	>10.5m to 12m building height
15.001 or greater	1.500m	2.0m	2.5m	3.0m
14.501-15.0	1.425m	1.9m		
14.001-14.5	1.350m	1.8m		
13.501-14.0	1.275m	1.7m		
13.001-13.5	1.200m	1.6m		
12.501-13.0	1.125m	1.5m		
12.001-12.5	1.050m	1.4m		
11.501-12.0	0.975m	1.3m		
11.001-11.5	0.900m	1.2m		
10.501-11.0	0.825m	1.1m		
10.5 or less	0.750m	1.0m		

- Side setbacks shown above have been derived from QDC MP1.1 & MP1.2.
- Side setbacks area measured to Outermost Projection (OMP).
- Where building height is greater than 7.5m, minimum side and rear setbacks are to be 2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m.

- * The minimum setback to covered car parking space may be reduced to 4.5m where:
- the primary or secondary frontage of the lot adjoins a road reserve with a minimum verge width of 1m or greater and includes a footpath width of 2m or greater; and
 - the lot has a primary frontage greater than 7.5m and no greater than 10m (Lot Type B).

- Design guidelines in table have been derived from the Dwelling House Code of the Moreton Bay Regional Council Planning Scheme V5 and are applicable to the design of dwelling houses within the subject site.
- Additional requirements may apply to the design of dual-occupancy dwellings and dwelling houses with secondary dwellings.
- Non-compliance with the siting and design provisions may require a concurrence agency response from Council.
- To be read in conjunction with the Approved Plan of Development for the subject site.



****Primary and Secondary Road Frontage Interpretation**

Road frontage setbacks (Primary and Secondary Frontage) for corner Lots to be determined using the relevant criteria stipulated within the Dwelling House Code (RAD3) and associated provisions within the Moreton Bay Regional Council Planning Scheme or other Planning Scheme as applicable at the time of construction. Specifically, note that the orientation of the 'principle pedestrian entrance' to the future dwelling can influence the determination of Primary Frontage and therefore associated setback provisions, under the Planning Scheme.

HOUSE SITING PLAN
PROPOSED LOT 24

Cancelling part of Lot 1006 on SP317118
Locality of Narangba

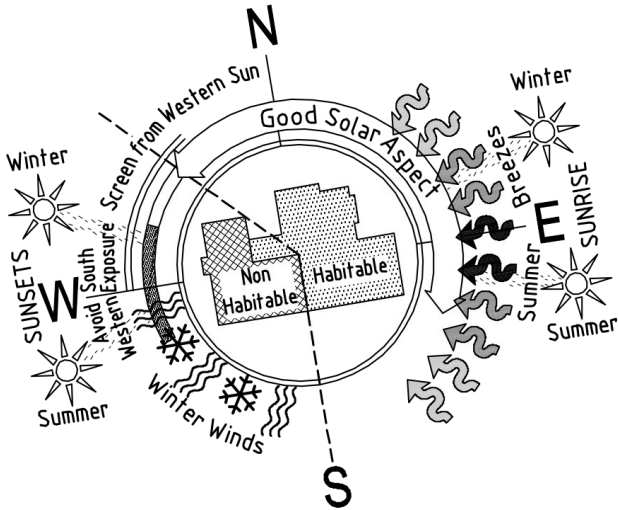
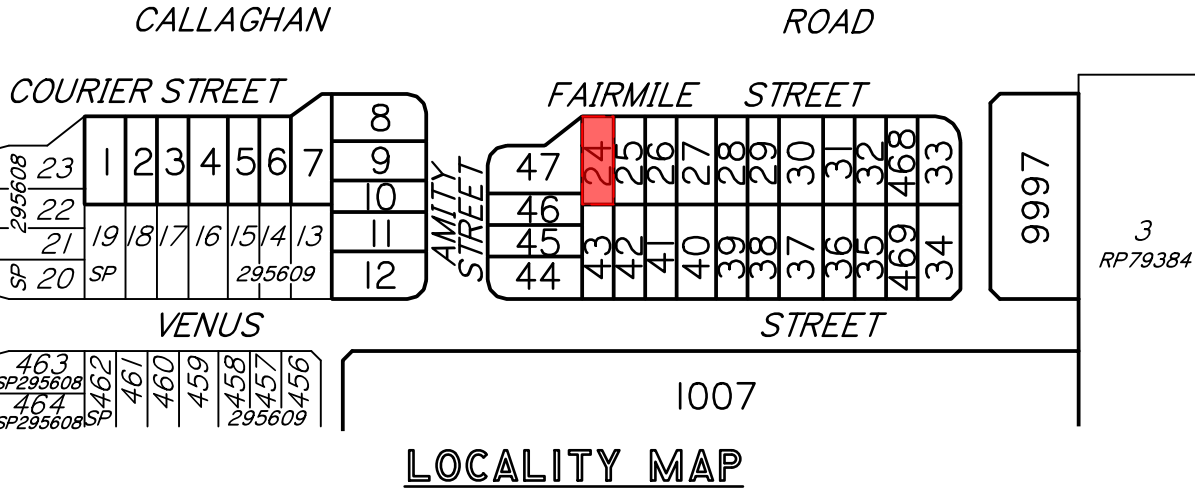
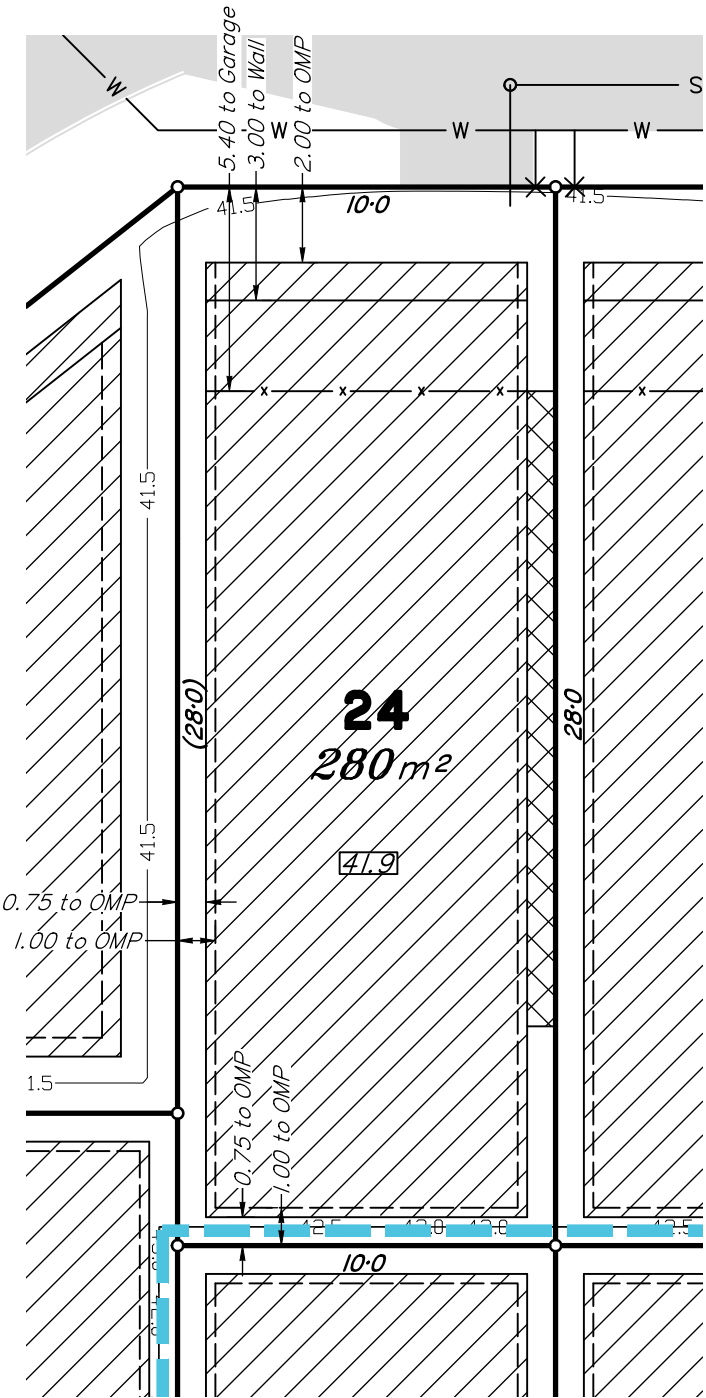
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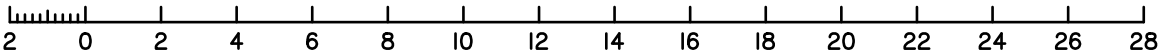
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- Upper Level
- x—x— Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No Contour Height Datum: AHD

FAIRMILE STREET



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/24	Issue: A
Project: BNE150725	
File: B150725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 25

Cancelling part of Lot 1006 on SP317118
Locality of Narangba

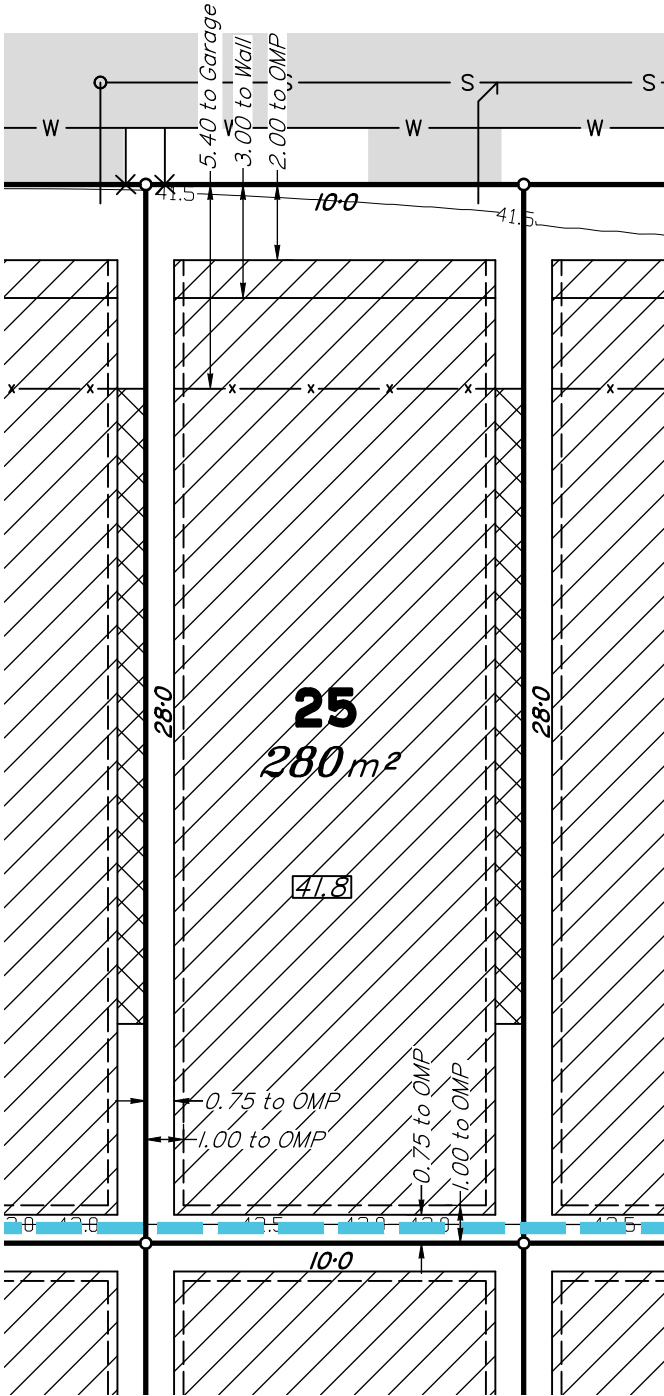
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Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD

FAIRMILE STREET

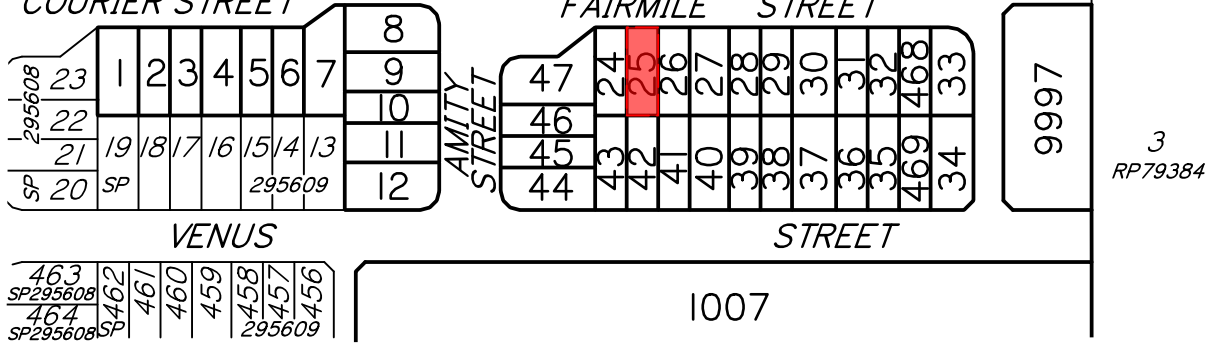


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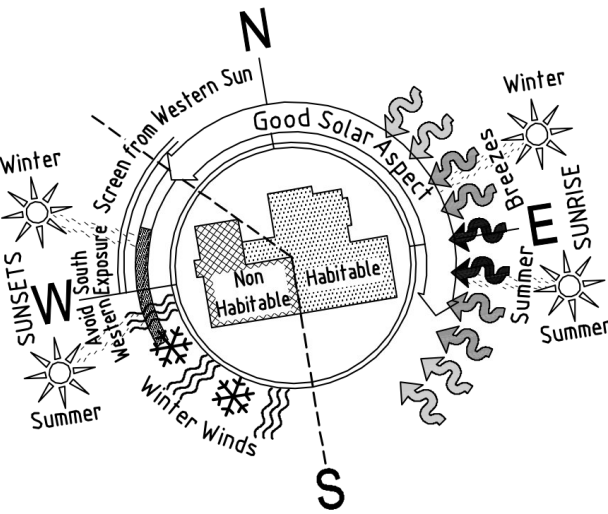
ROAD

COURIER STREET

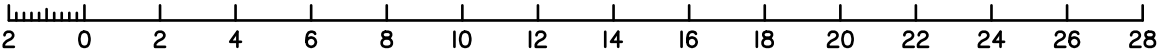
FAIRMILE STREET



LOCALITY MAP



Scale 1:200 – Lengths are in metres.



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Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/25	Issue: A
Project: BNE150725	
File: BI50725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 26

Cancelling part of Lot 1006 on SP317118
Locality of Narangba

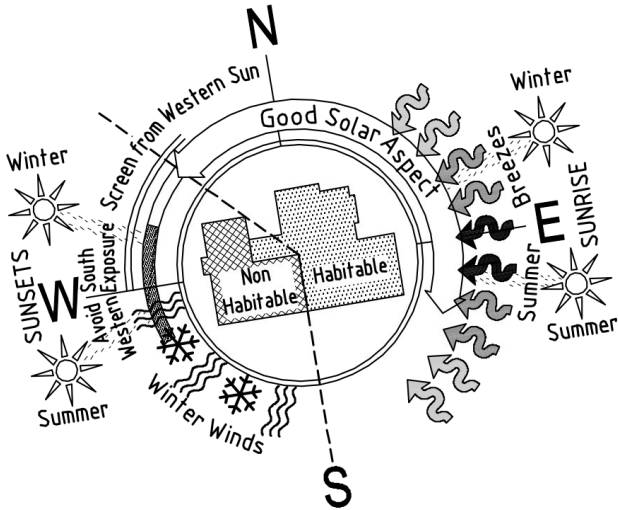
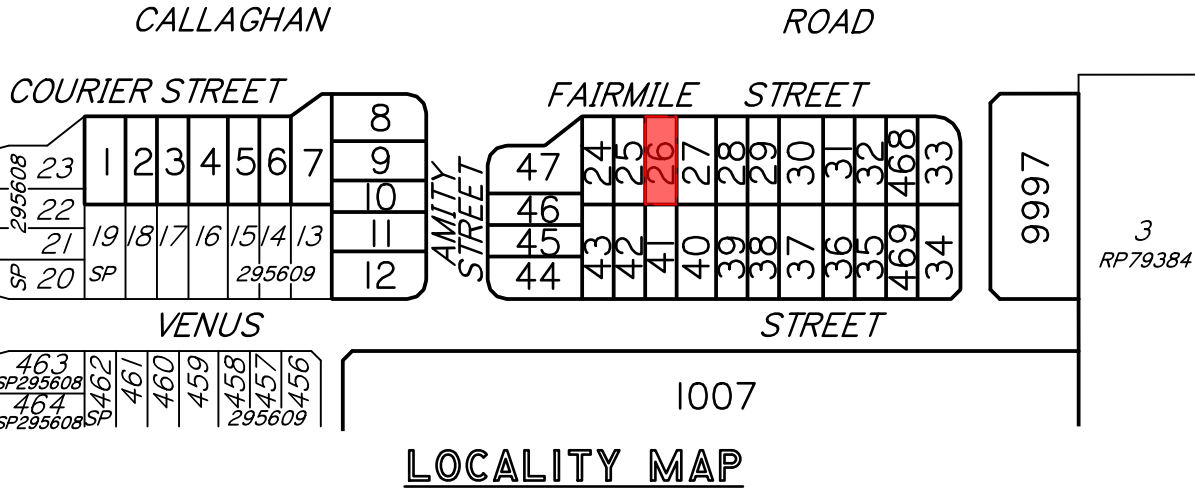
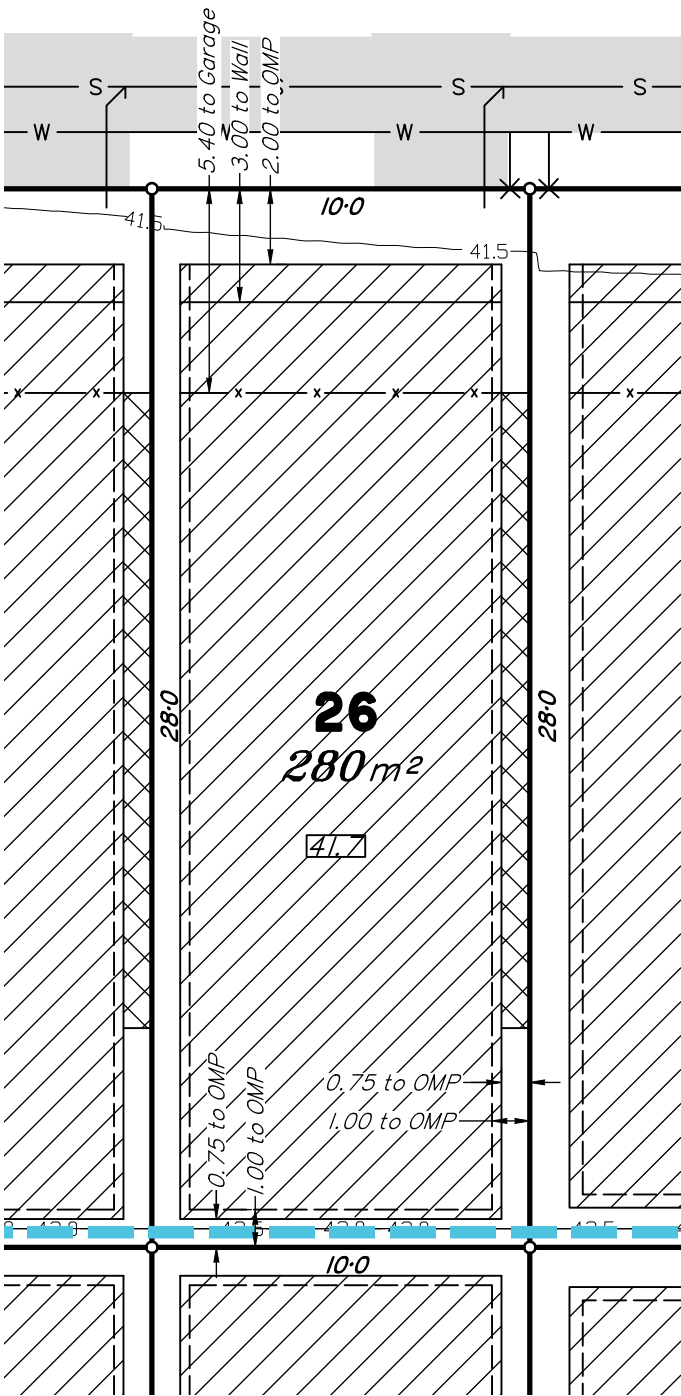
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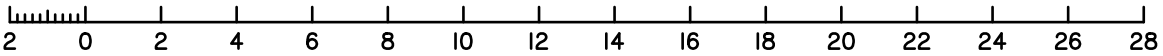
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Meridian: MGA Zone 56 ☒ Yes ☐ No Contour Height Datum: AHD

FAIRMILE STREET



Scale 1:200 – Lengths are in metres.



HOUSE SITING PLAN
PROPOSED LOT 27

Cancelling part of Lot 1006 on SP317118
Locality of Narangba

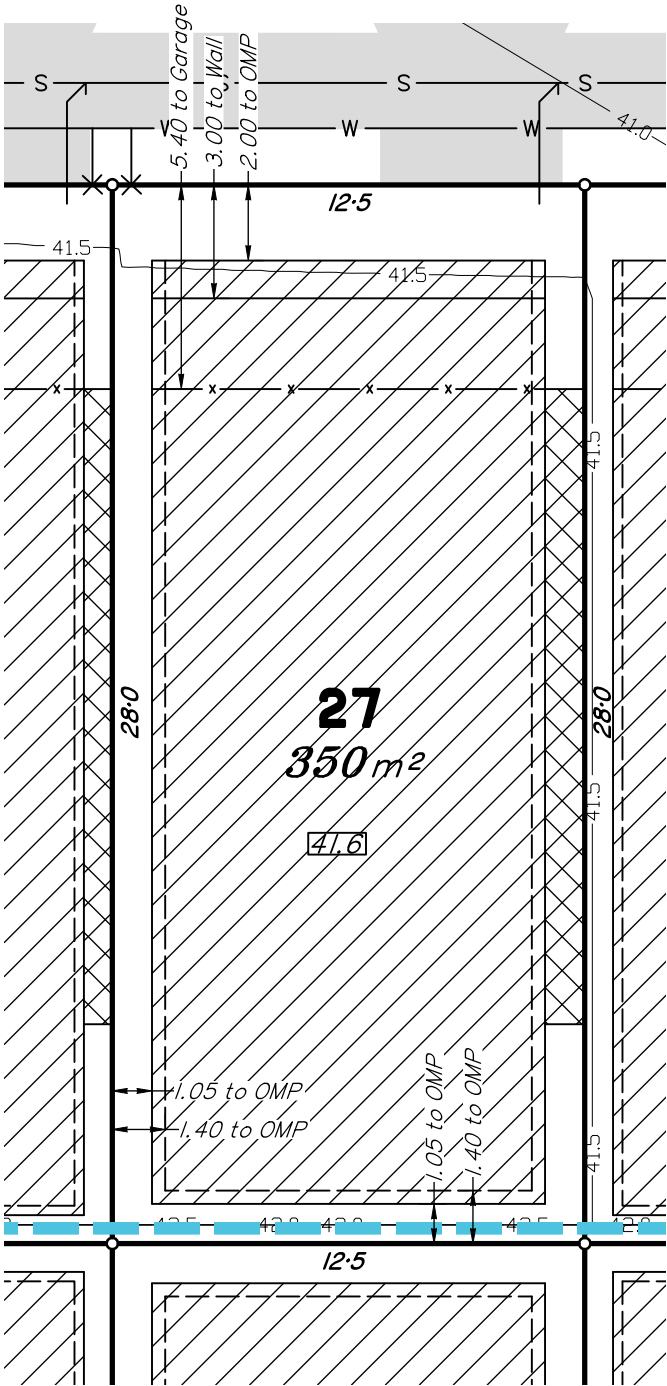
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Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD

FAIRMILE STREET

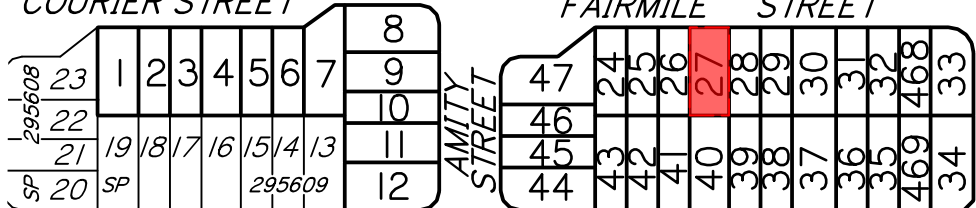


CALLAGHAN

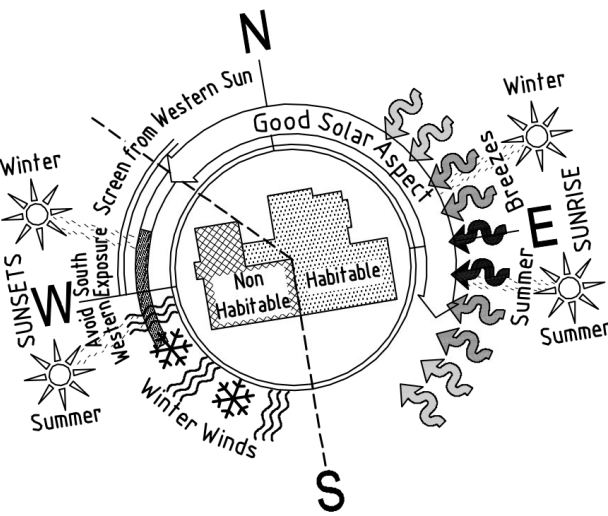
ROAD

COURIER STREET

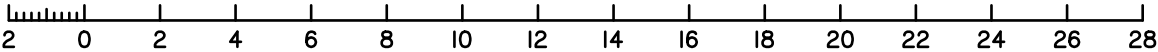
FAIRMILE STREET



LOCALITY MAP



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Brisbane Mackay
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brisbane@dtsgld.com.au mackay@dtsgld.com.au

A

ORIGINAL ISSUE

03/12/21

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Issue

Details

Date

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HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/27 Issue: A
Project: BNE150725
File: B150725Hs6.dwg

HOUSE SITING PLAN
PROPOSED LOT 28

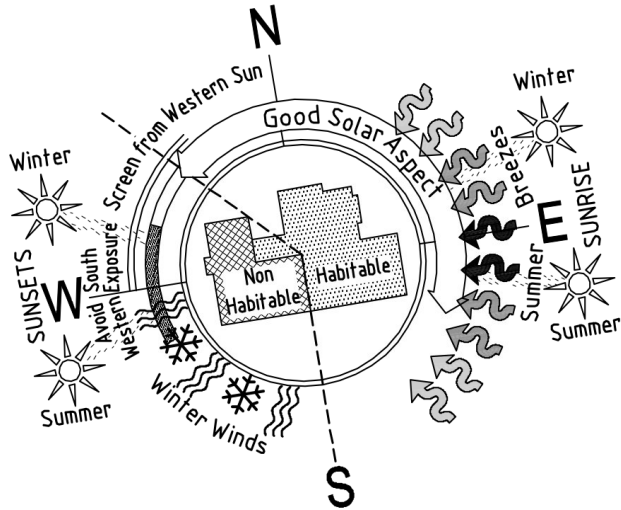
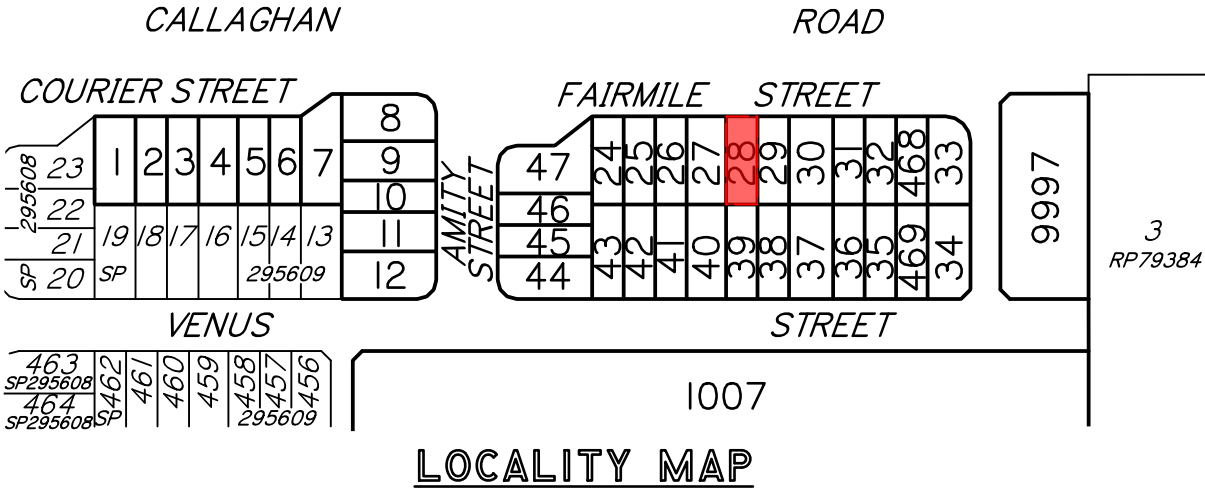
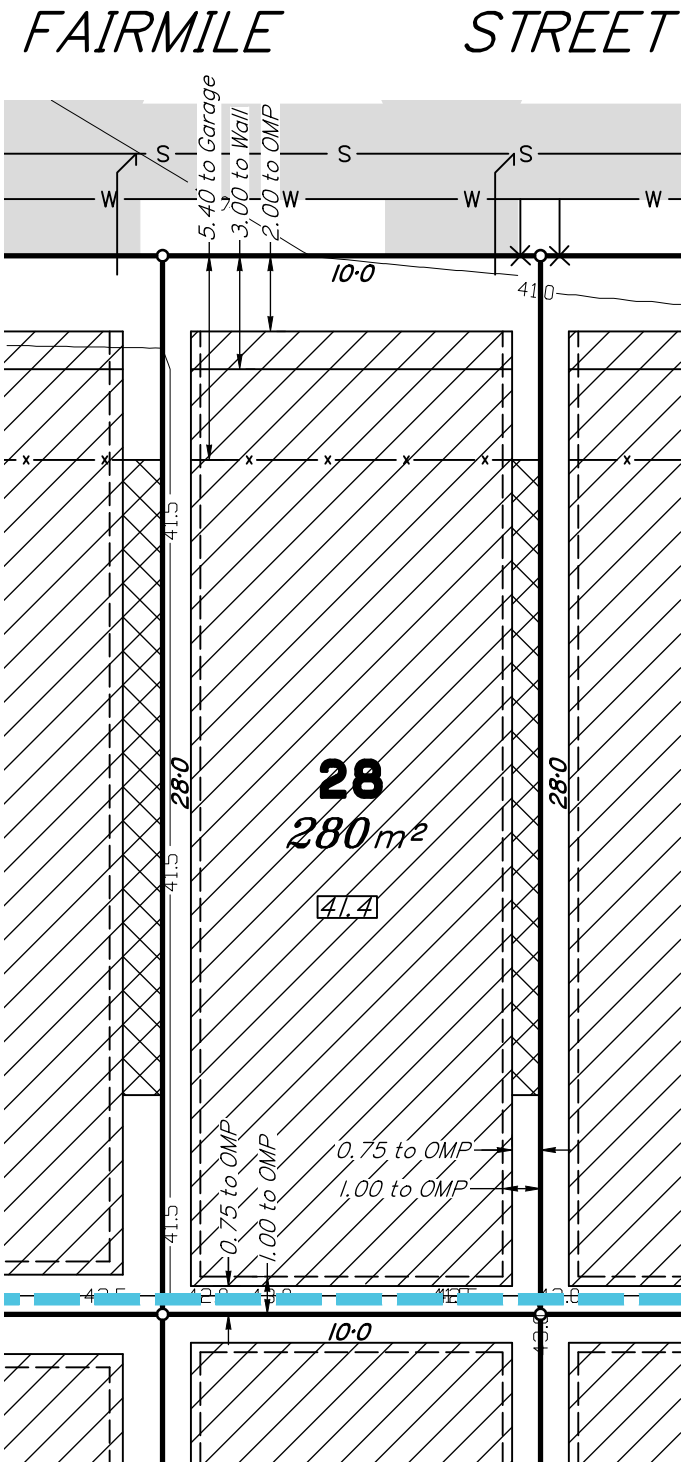
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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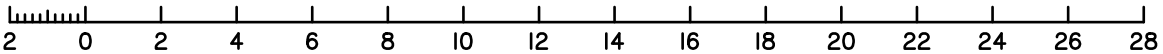
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HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/28	Issue: A
Project: BNE150725	
File: B150725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 29

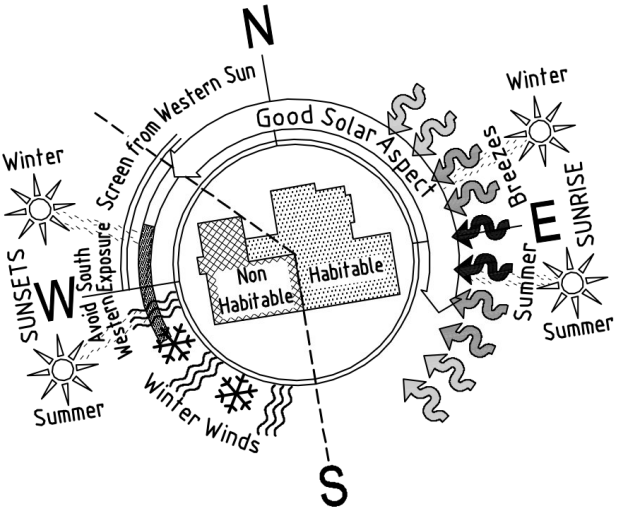
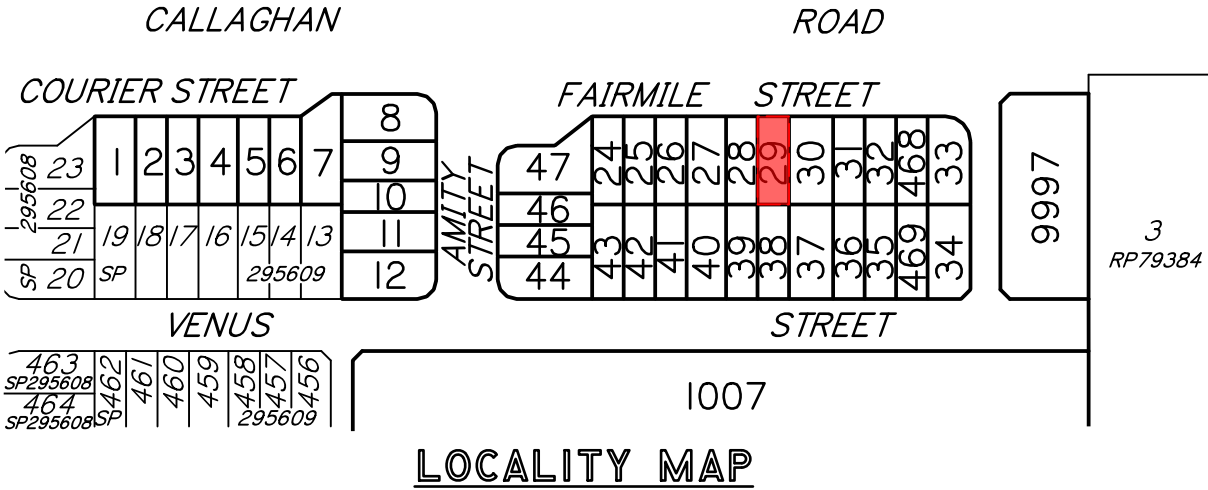
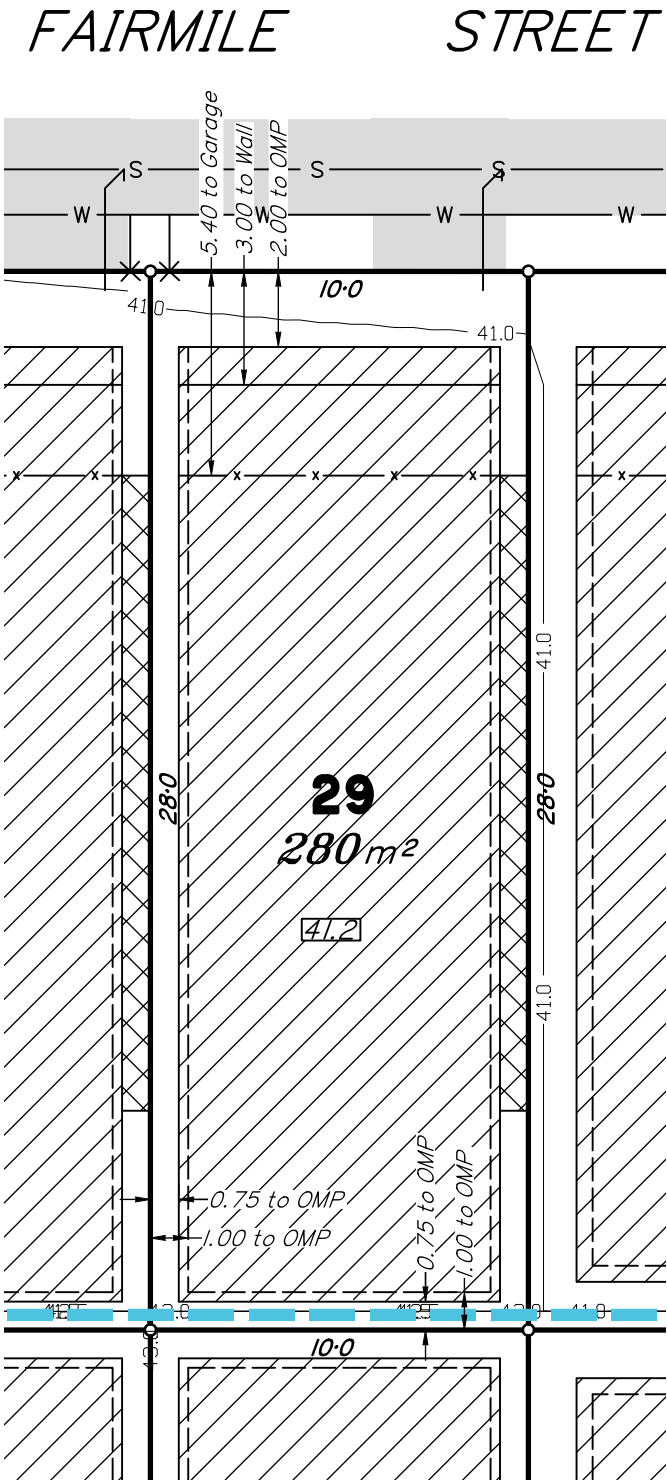
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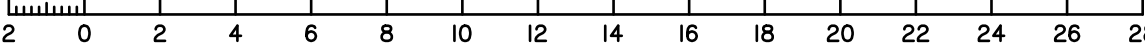
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Contour Height Datum: AHD



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HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/29	Issue: A
Project: BNE150725	
File: BI50725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 30

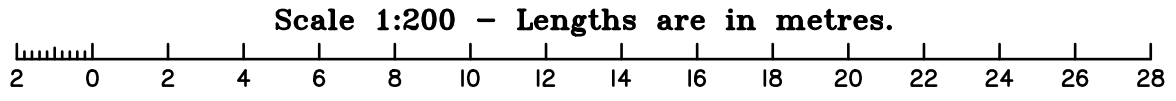
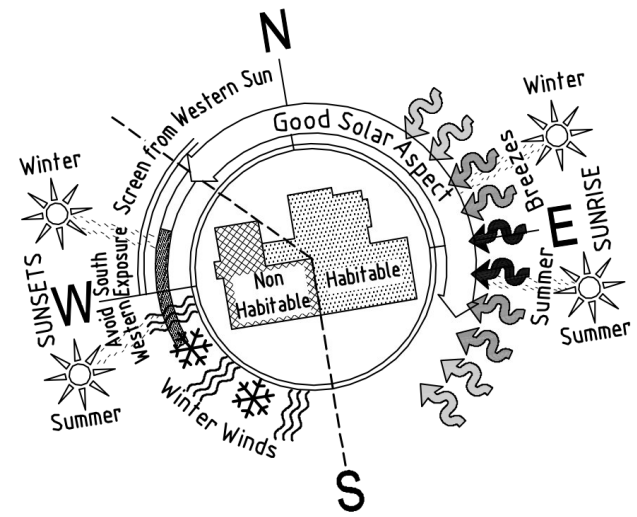
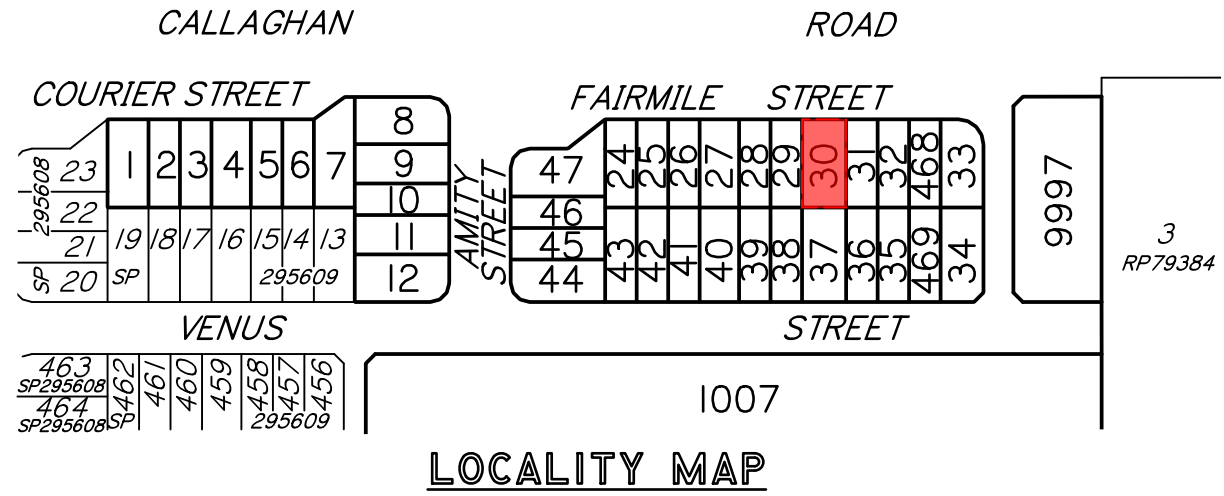
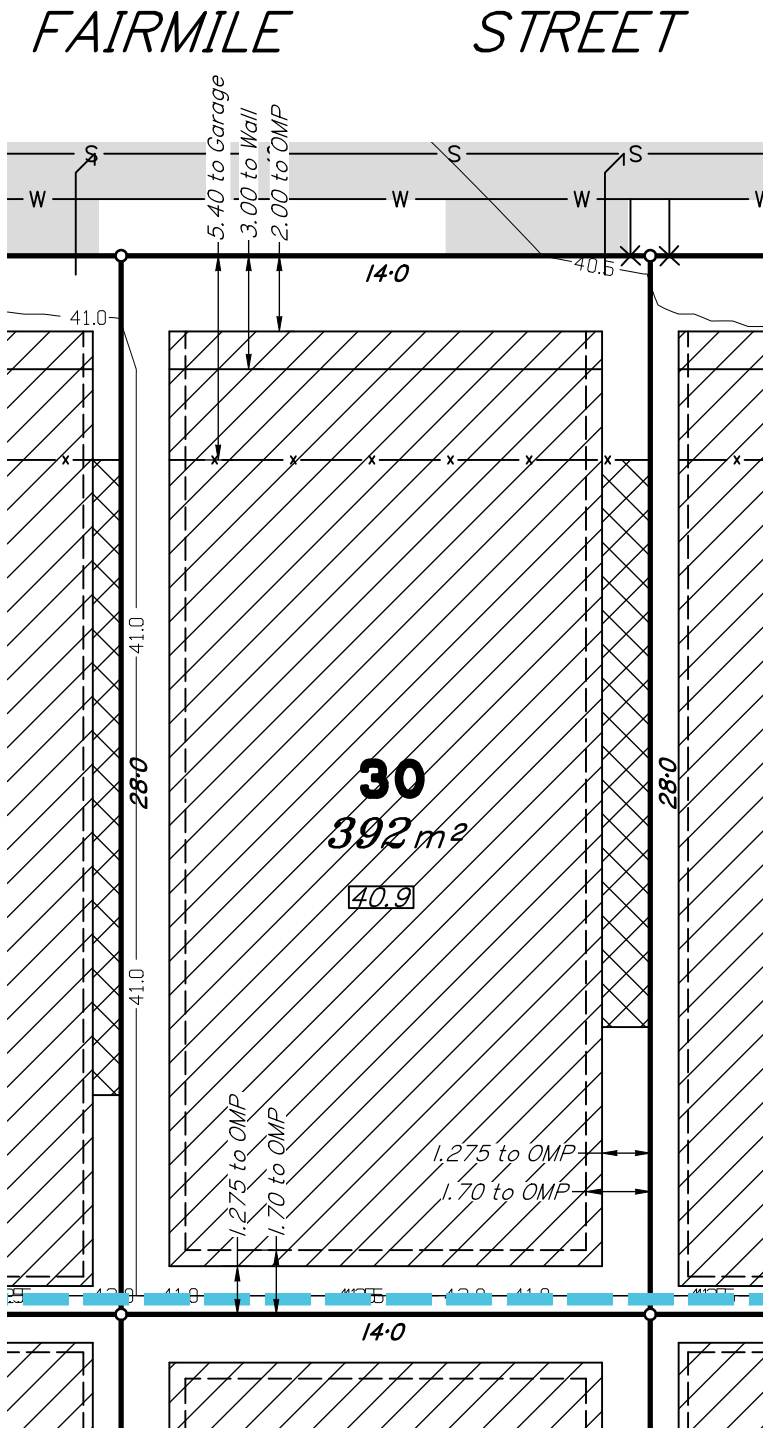
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Meridian: MGA Zone 56 ☒ Yes ☐ No Contour Height Datum: AHD



HOUSE SITING PLAN
PROPOSED LOT 31

Cancelling part of Lot 1006 on SP317118
Locality of Narangba

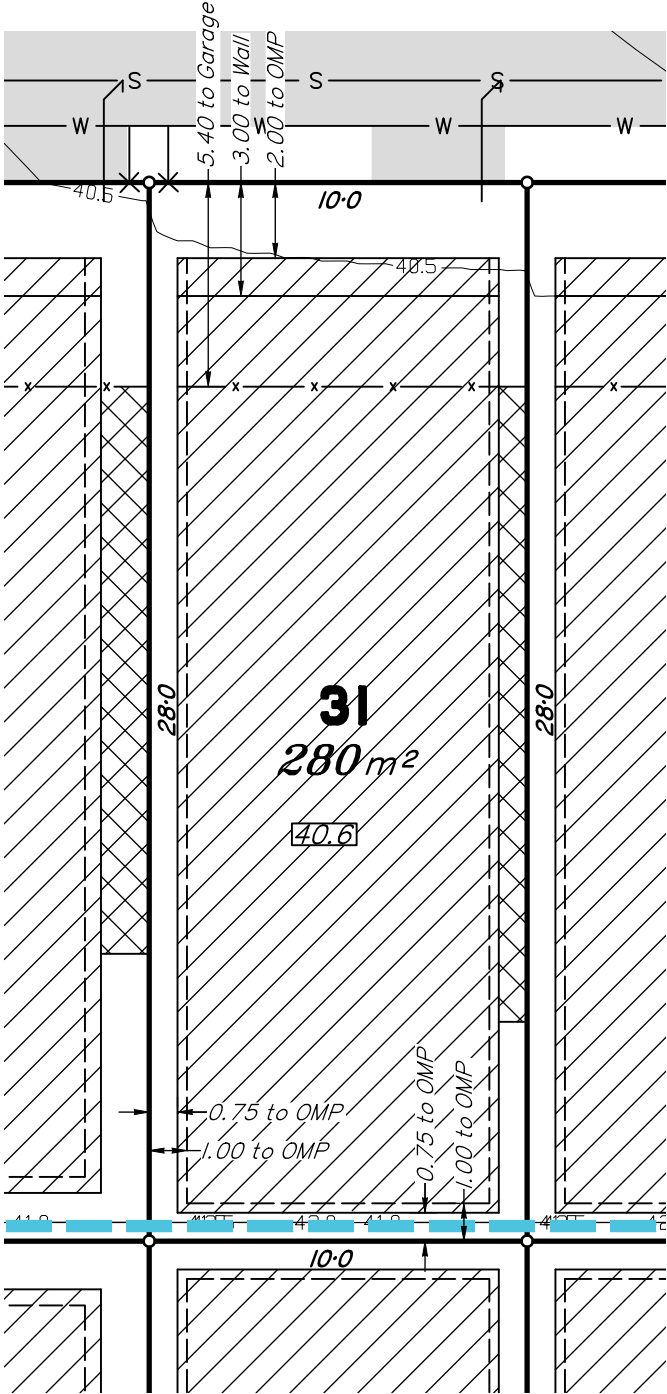
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3. The PHSP is not a statutory disclosure.

Contour Interval – 0.25 metre

- 50.0— Design Contours
- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
- #### Pad Level
- S—● Sewer Line/ Manhole
- SW—● Stormwater Line / Manhole
- W—X Water Line / Fire Hydrant/ Stop Valve
- (SR)— Rising Sewer
- X Water Meter
- Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x—x— Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No Contour Height Datum: AHD

FAIRMILE STREET

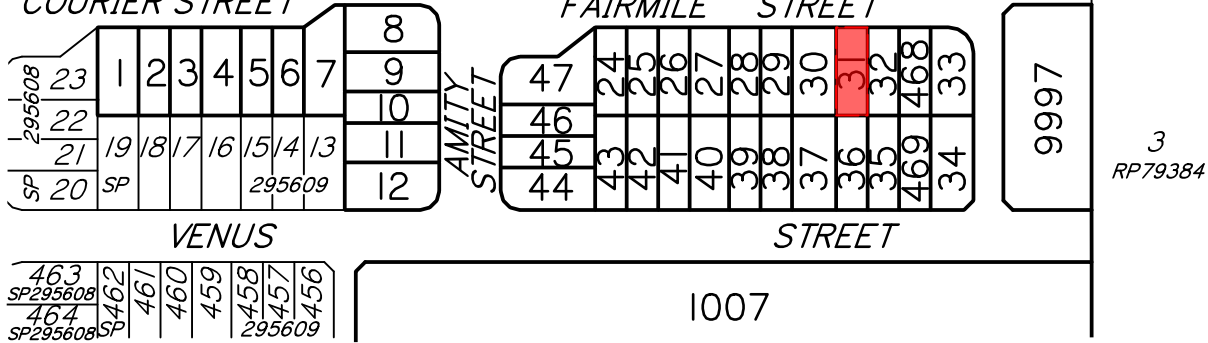


CALLAGHAN

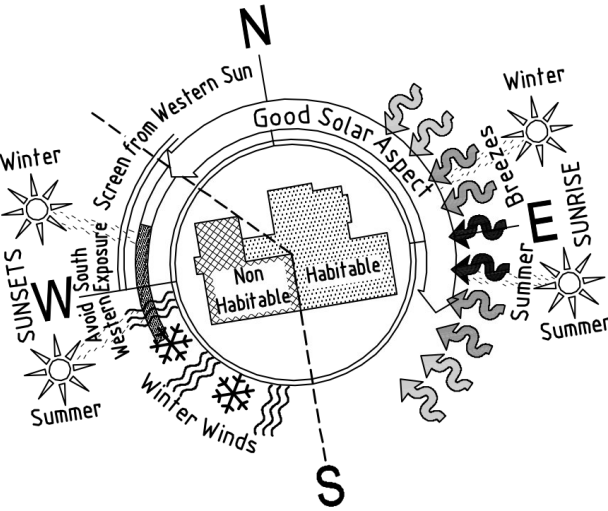
ROAD

COURIER STREET

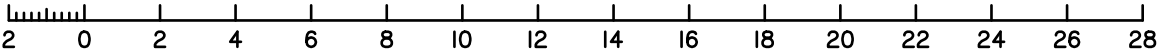
FAIRMILE STREET



LOCALITY MAP



Scale 1:200 – Lengths are in metres.



HOUSE SITING PLAN
PROPOSED LOT 32

Cancelling part of Lot 1006 on SP317118
Locality of Narangba

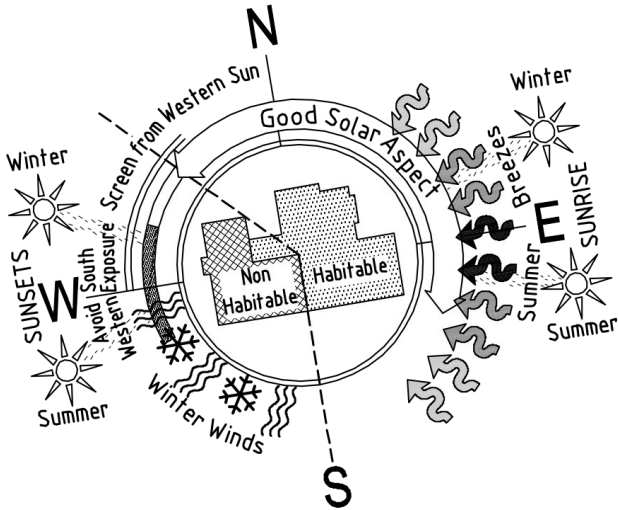
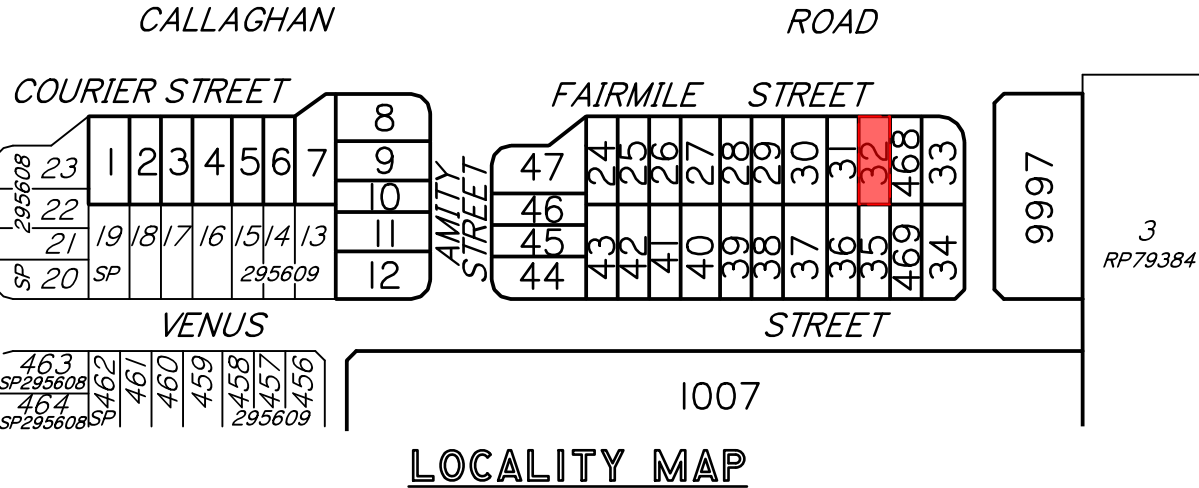
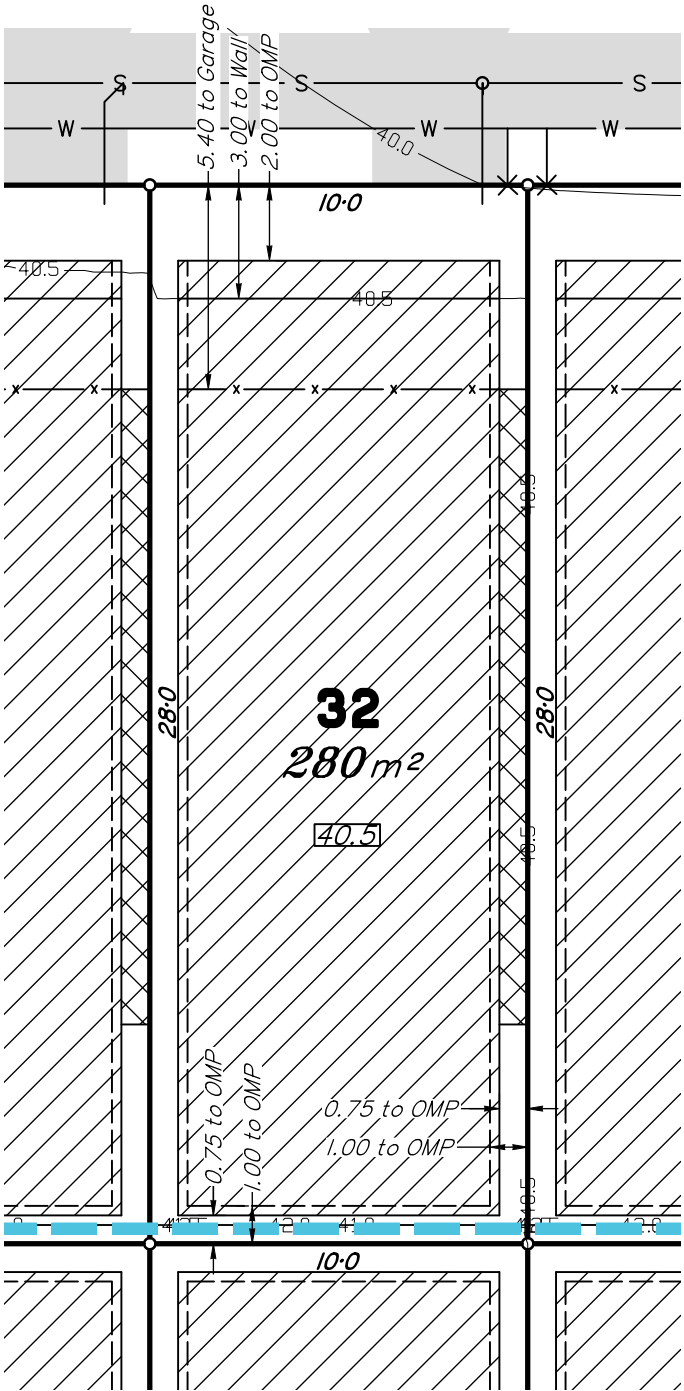
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3. The PHSP is not a statutory disclosure.

Contour Interval – 0.25 metre

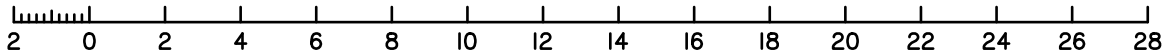
- 50.0 — Design Contours
- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
- #### Pad Level
- S — Sewer Line / Manhole
- SW — Stormwater Line / Manhole
- W — Water Line / Fire Hydrant / Stop Valve
- (SR) — Rising Sewer
- X Water Meter
- — Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x x Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD

FAIRMILE STREET



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/32	Issue: A
Project: BNE150725	
File: BI50725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 468

Cancelling part of Lot 1006 on SP317118
Locality of Narangba

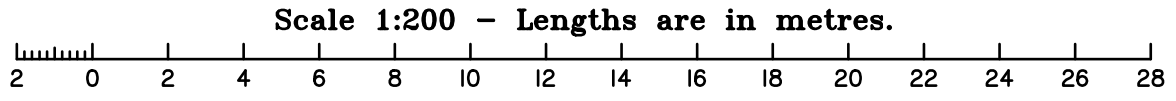
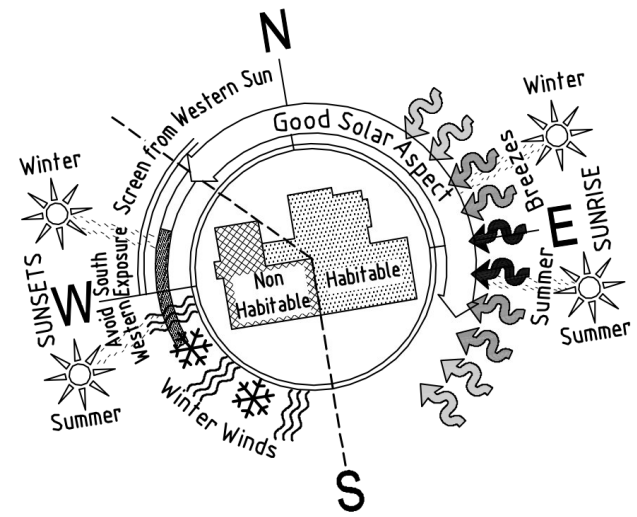
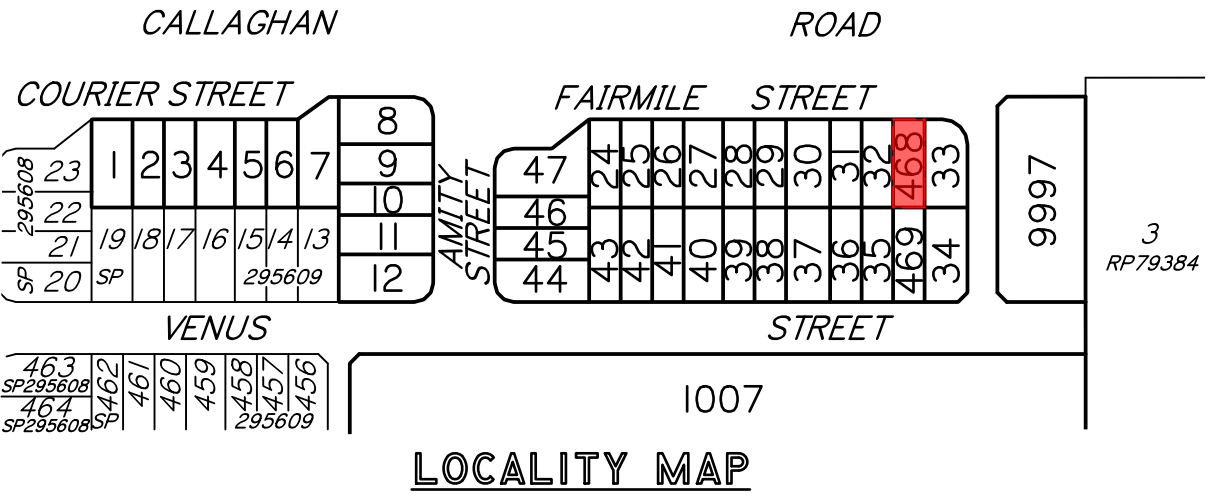
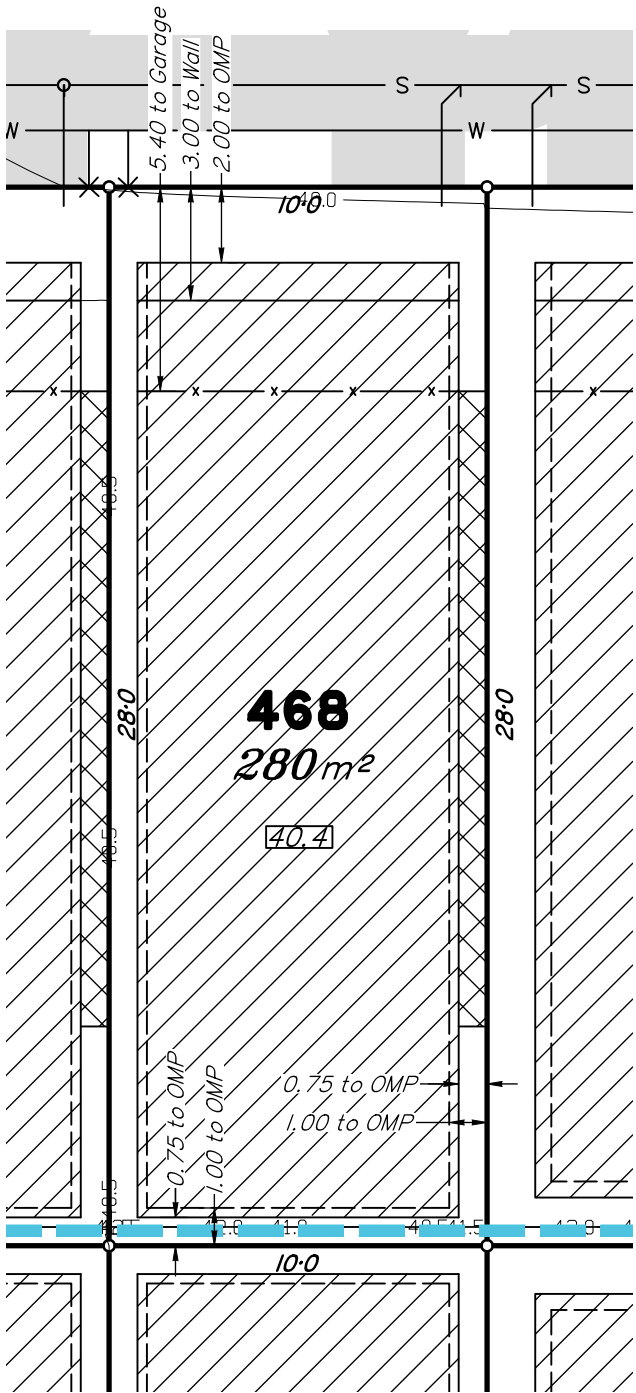
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Contour Interval – 0.25 metre

- 50.0 — Design Contours
- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
- #### Pad Level
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- SW — Stormwater Line / Manhole
- W — Water Line / Fire Hydrant / Stop Valve
- (SR) — Rising Sewer
- X Water Meter
- — Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x — x — Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No Contour Height Datum: AHD

FAIRMILE STREET



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No:	Issue:
A3-6344/468	A
Project:	
BNE150725	
File:	
BI50725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 33

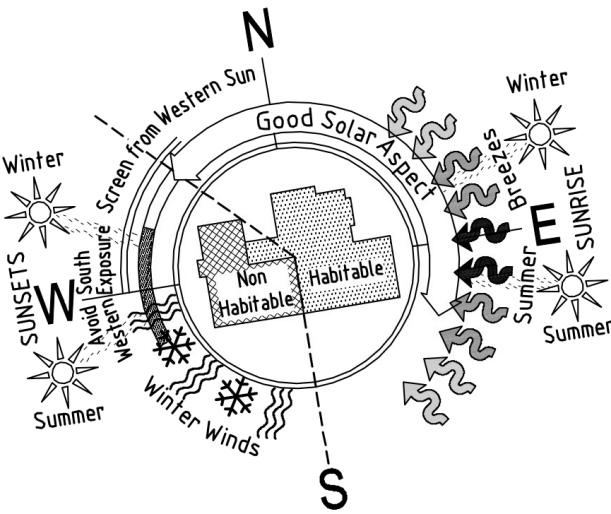
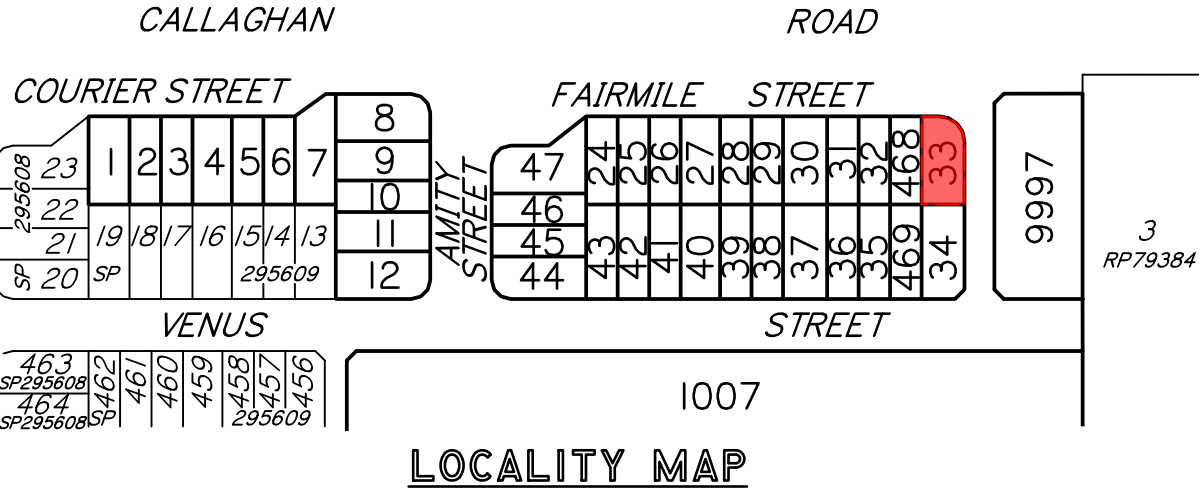
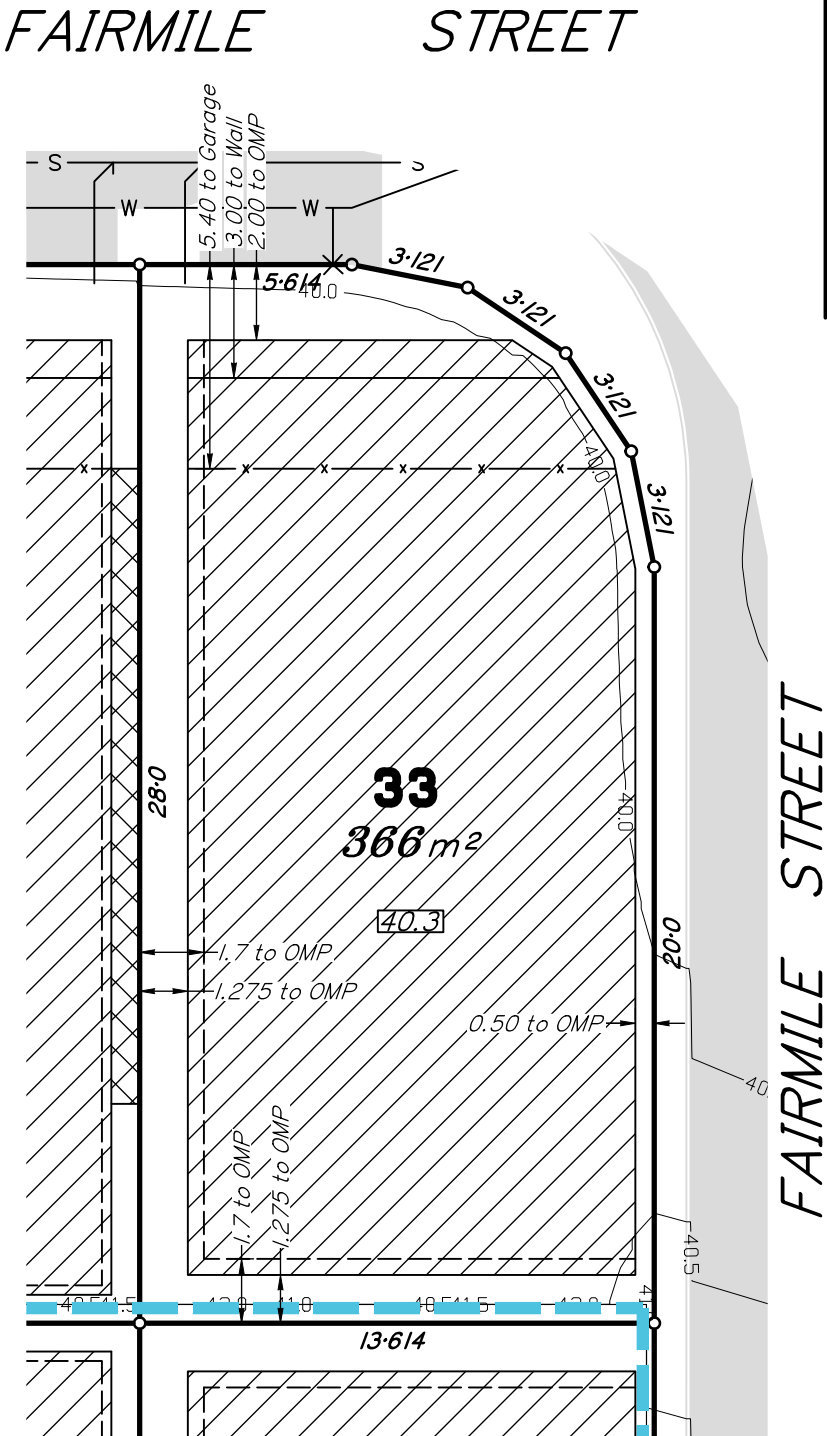
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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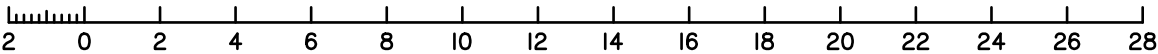
Contour Interval – 0.25 metre

- 50.0— Design Contours
- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
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- (SR)— Rising Sewer
- X Water Meter
- Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x—x— Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD



Scale 1:200 – Lengths are in metres.



HOUSE SITING PLAN
PROPOSED LOT 34

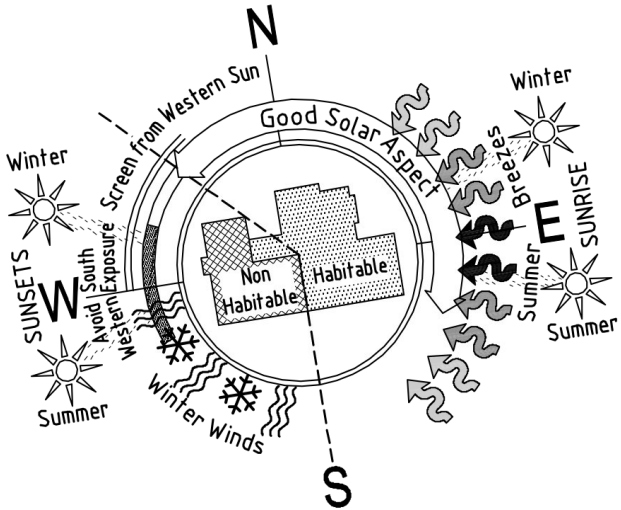
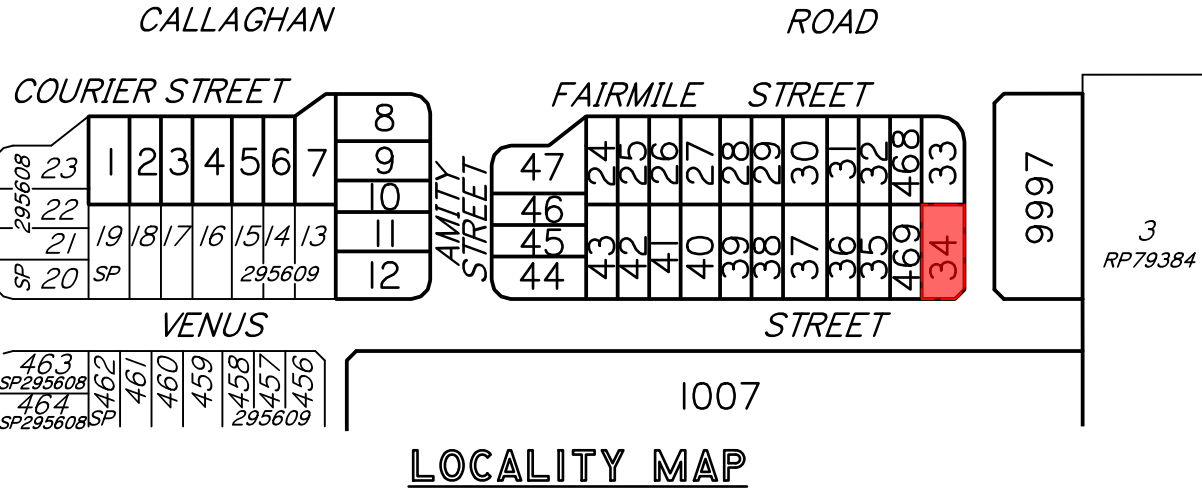
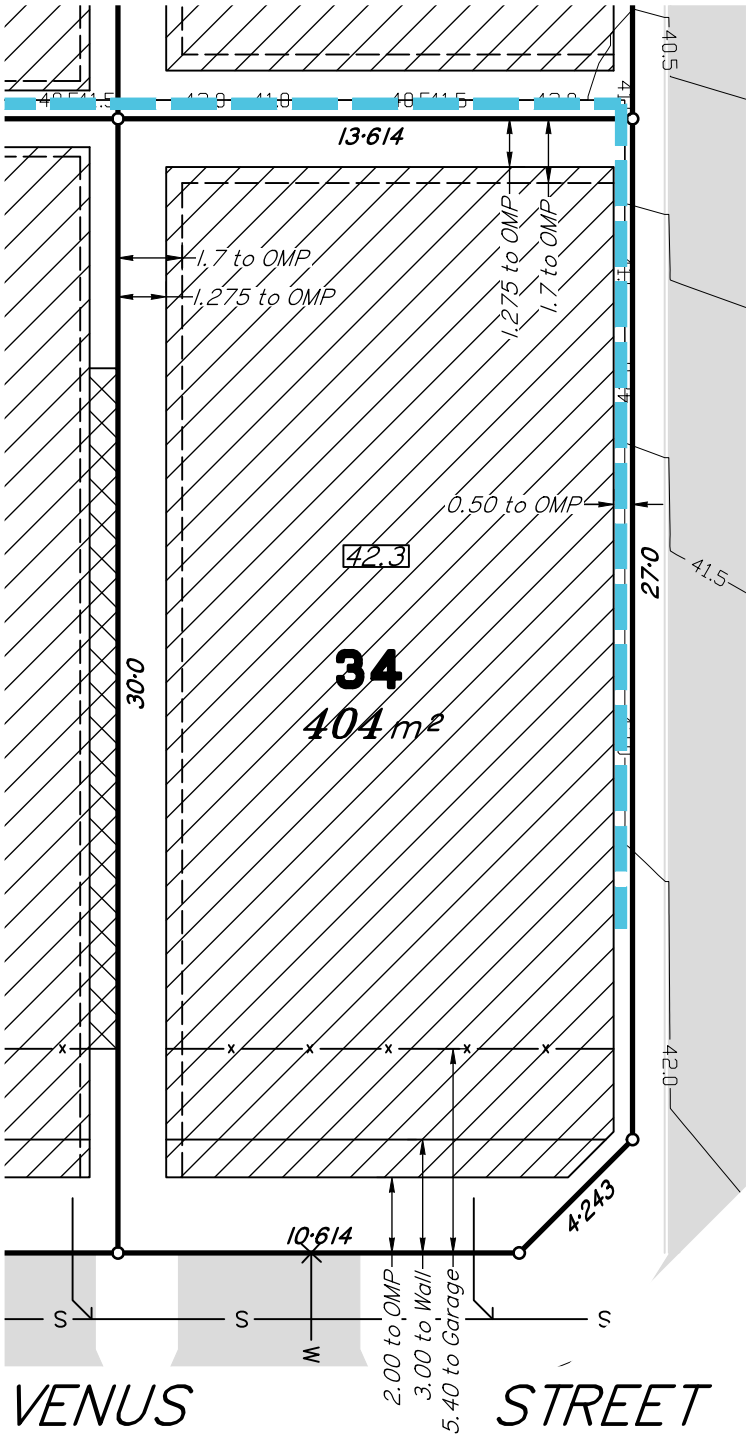
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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3. The PHSP is not a statutory disclosure.

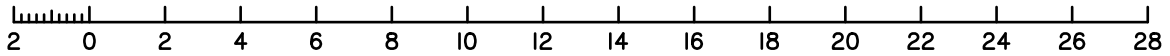
Contour Interval – 0.25 metre

- 50.0— Design Contours
- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
- #### Pad Level
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- Easement Boundary
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- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x—x— Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/34	Issue: A
Project: BNE150725	
File: BI50725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 469

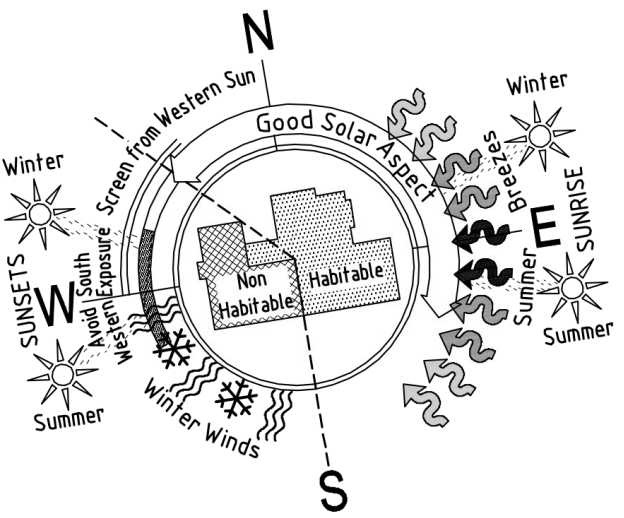
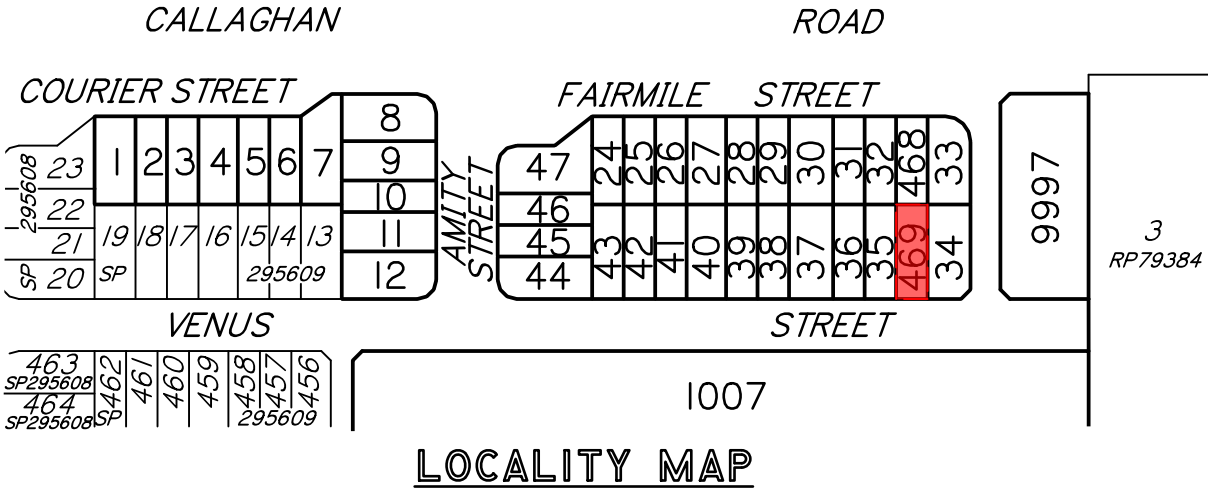
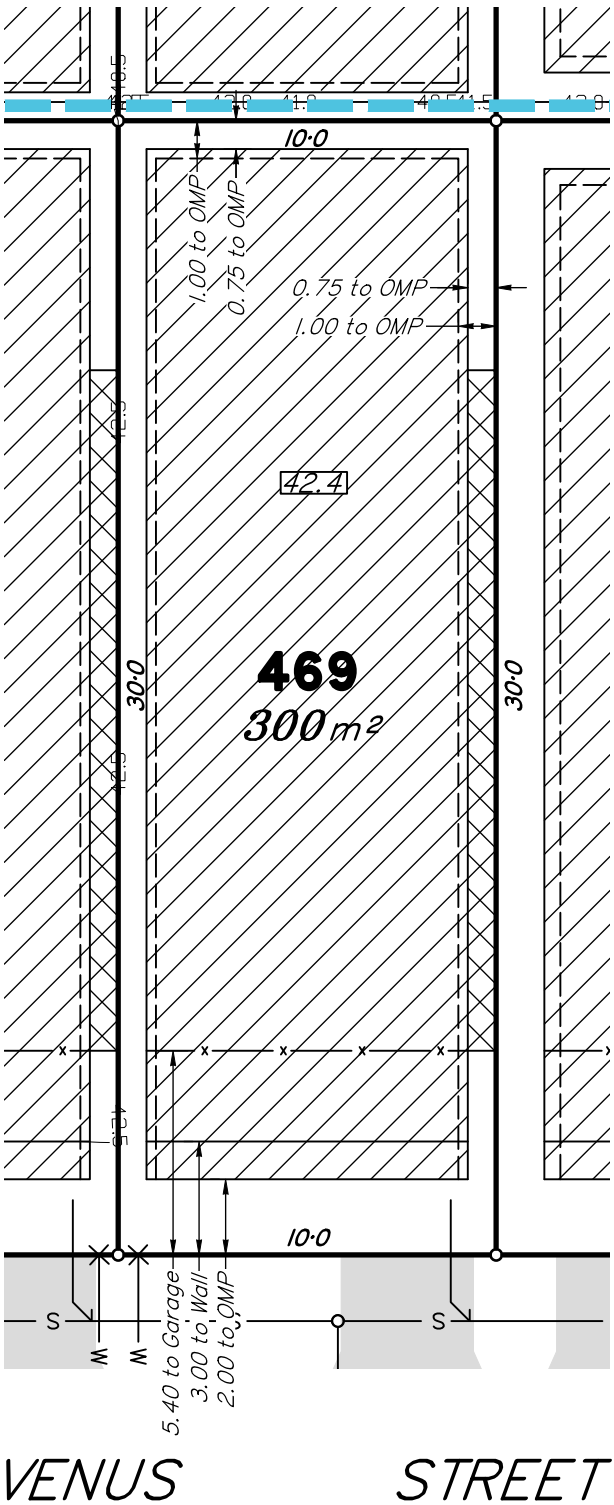
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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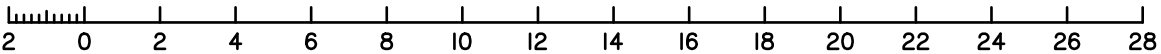
Contour Interval – 0.25 metre

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- #### Pad Level
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- W — Water Line / Fire Hydrant/ Stop Valve
- (SR) — Rising Sewer
- X Water Meter
- Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x x Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No Contour Height Datum: AHD



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No:	A3-6344/469	Issue:	A
Project:	BNE150725		
File:	BI50725Hs6.dwg		

HOUSE SITING PLAN
PROPOSED LOT 35

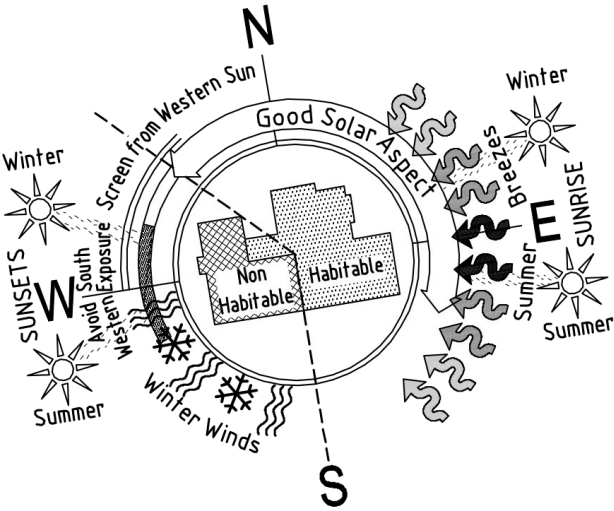
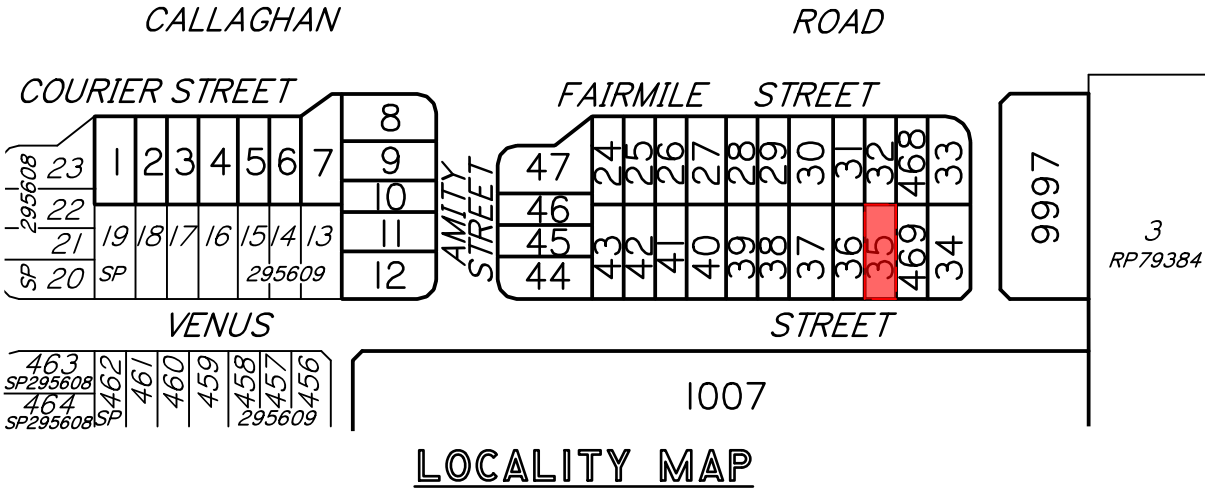
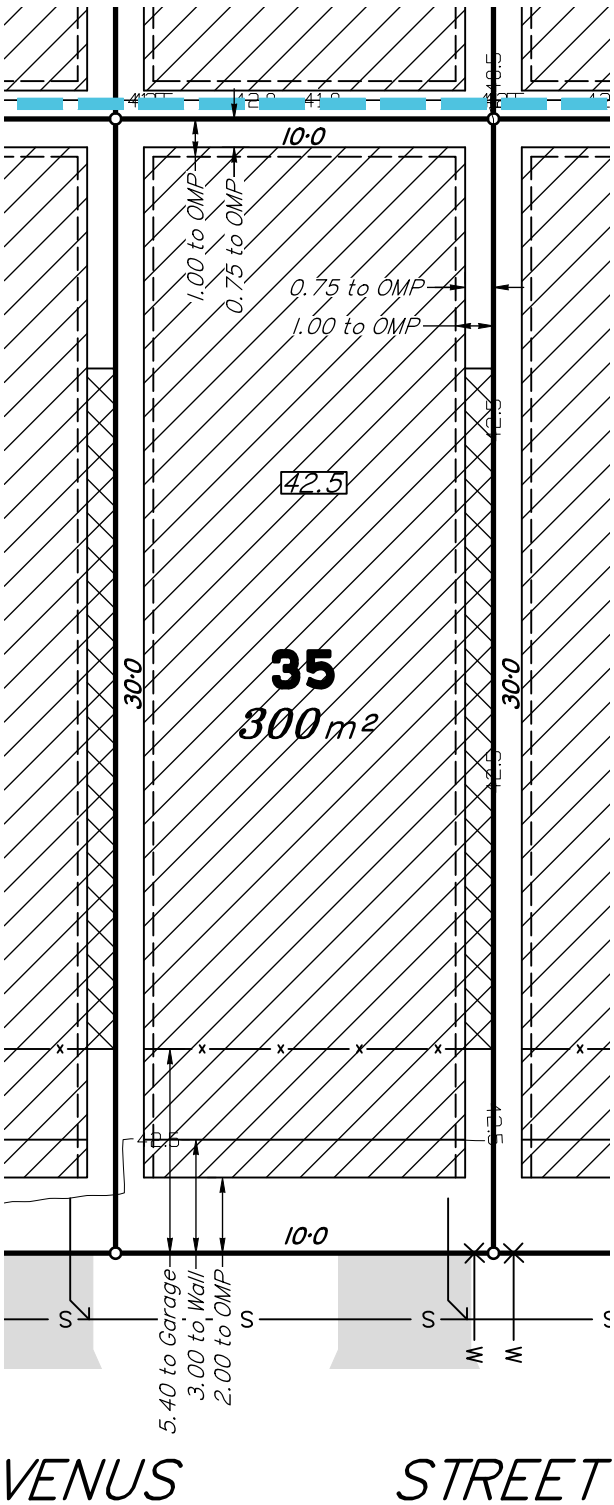
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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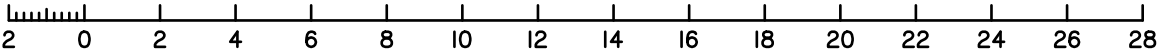
Contour Interval – 0.25 metre

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- W —● Water Line / Fire Hydrant/ Stop Valve
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- X Water Meter
- — Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x — x — Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No Contour Height Datum: AHD



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/35	Issue: A
Project: BNE150725	
File: BI50725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 36

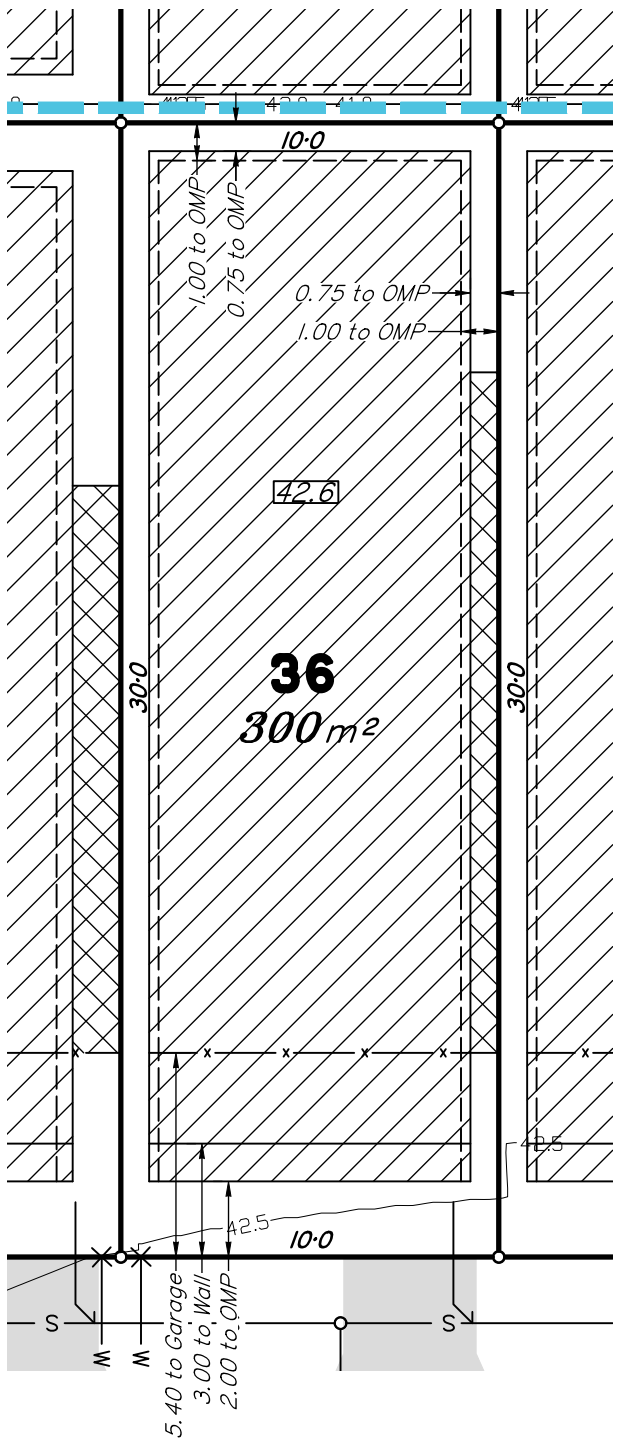
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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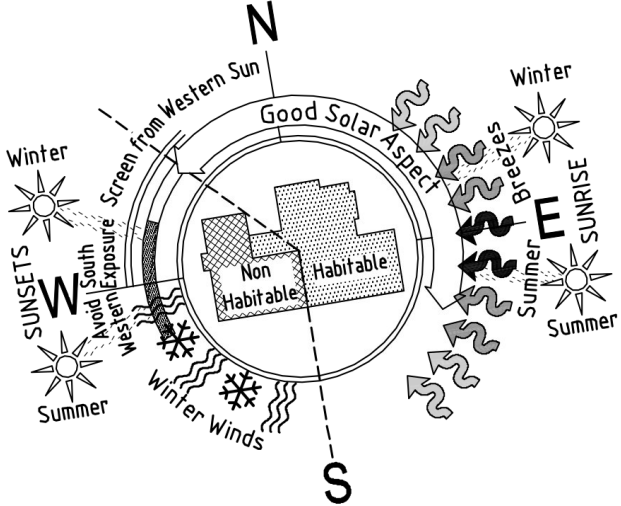
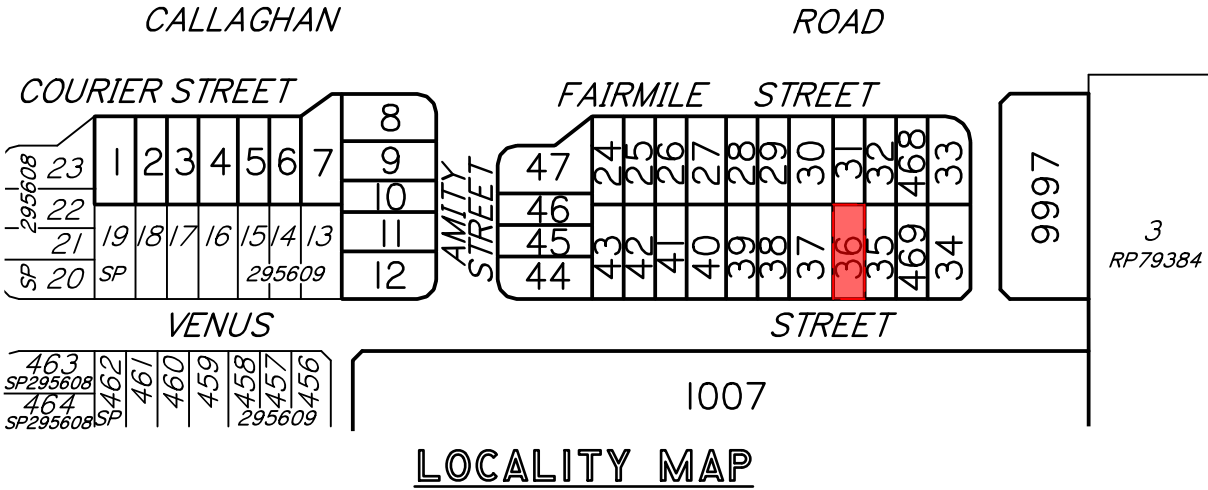
Contour Interval – 0.25 metre

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- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x — x — Garage Limit

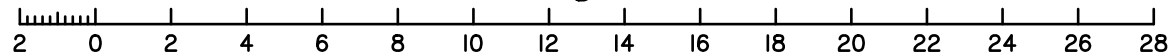
Meridian: MGA Zone 56 ☒ Yes ☐ No Contour Height Datum: AHD



VENUS STREET



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/36	Issue: A
Project: BNE150725	
File: B150725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 37

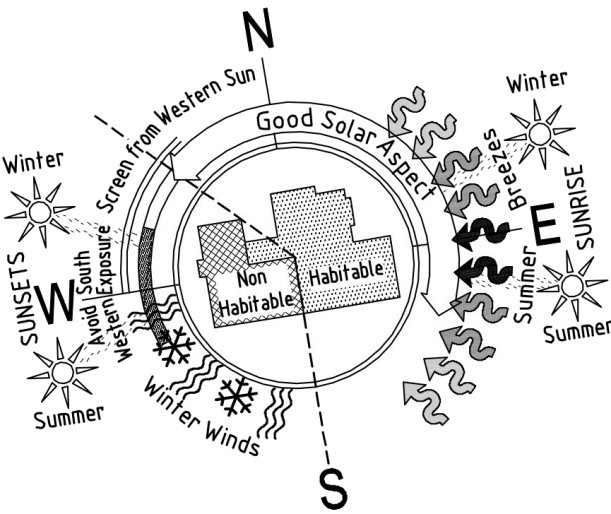
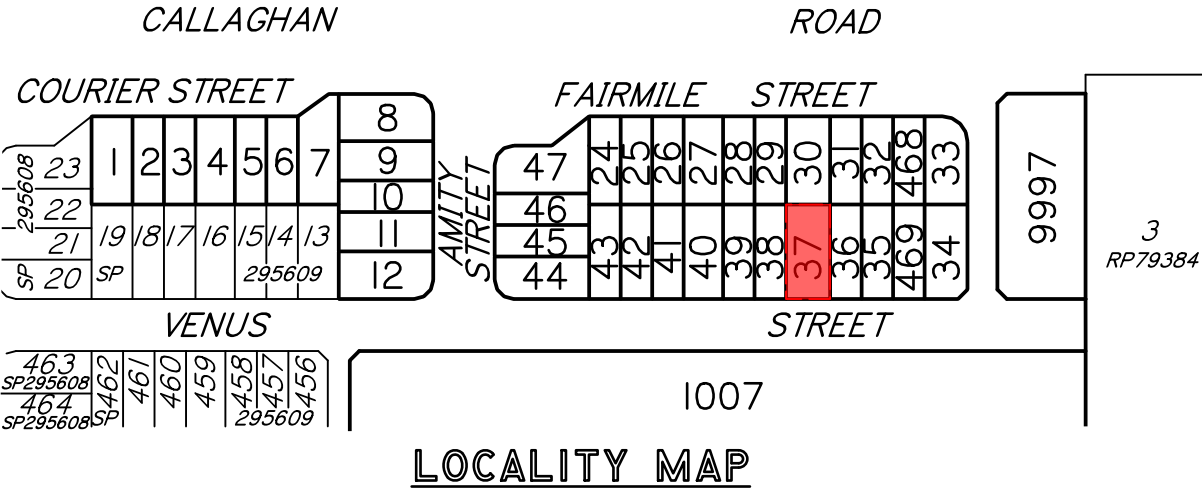
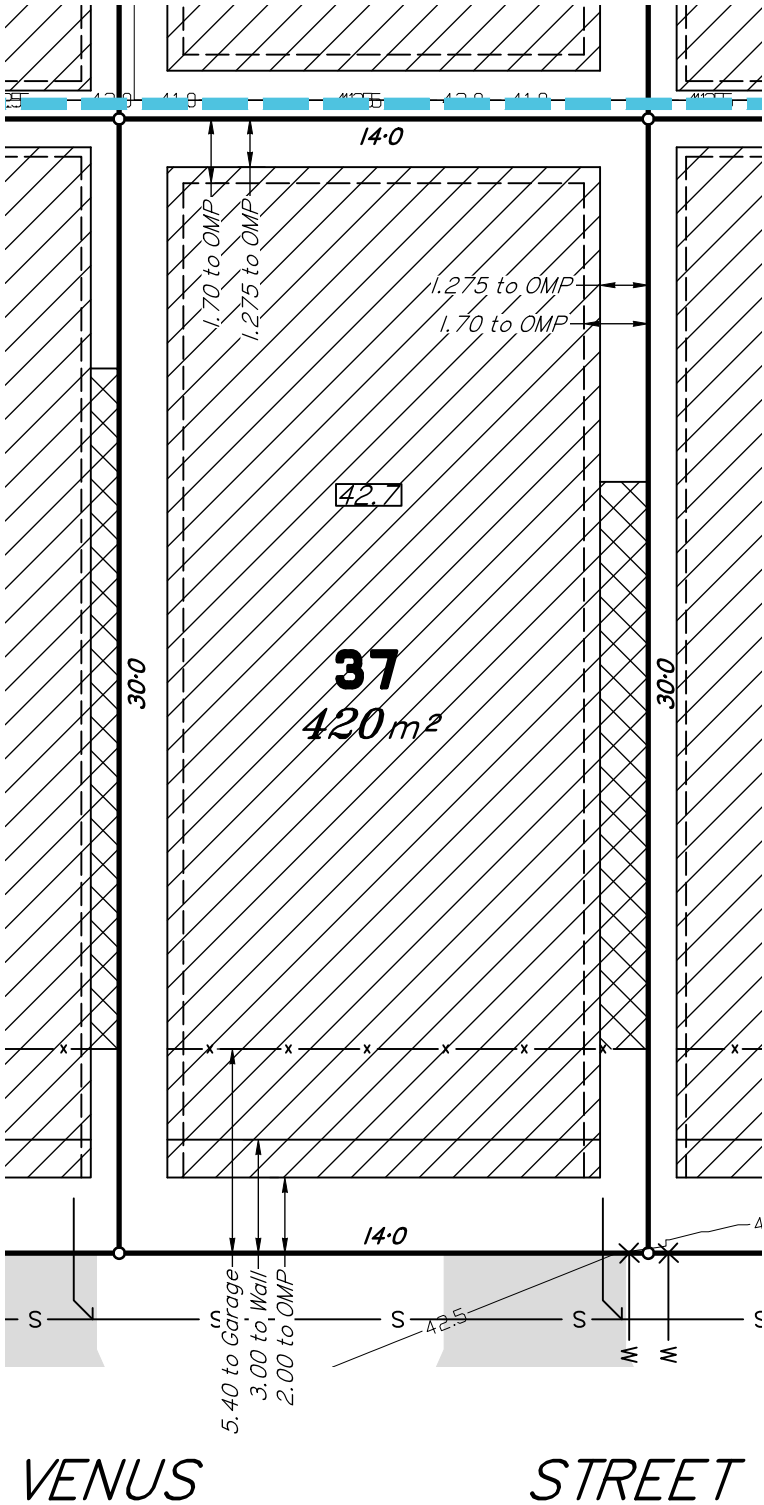
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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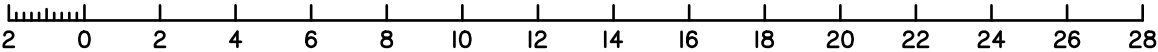
Contour Interval – 0.25 metre

- 50.0— Design Contours
- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
- #### Pad Level
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- SW—● Stormwater Line / Manhole
- W—X Water Line / Fire Hydrant/ Stop Valve
- (SR)— Rising Sewer
- X Water Meter
- Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x—x— Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No:	A3-6344/37	Issue:	A
Project:	BNE150725		
File:	BI50725Hs6.dwg		

HOUSE SITING PLAN
PROPOSED LOT 38

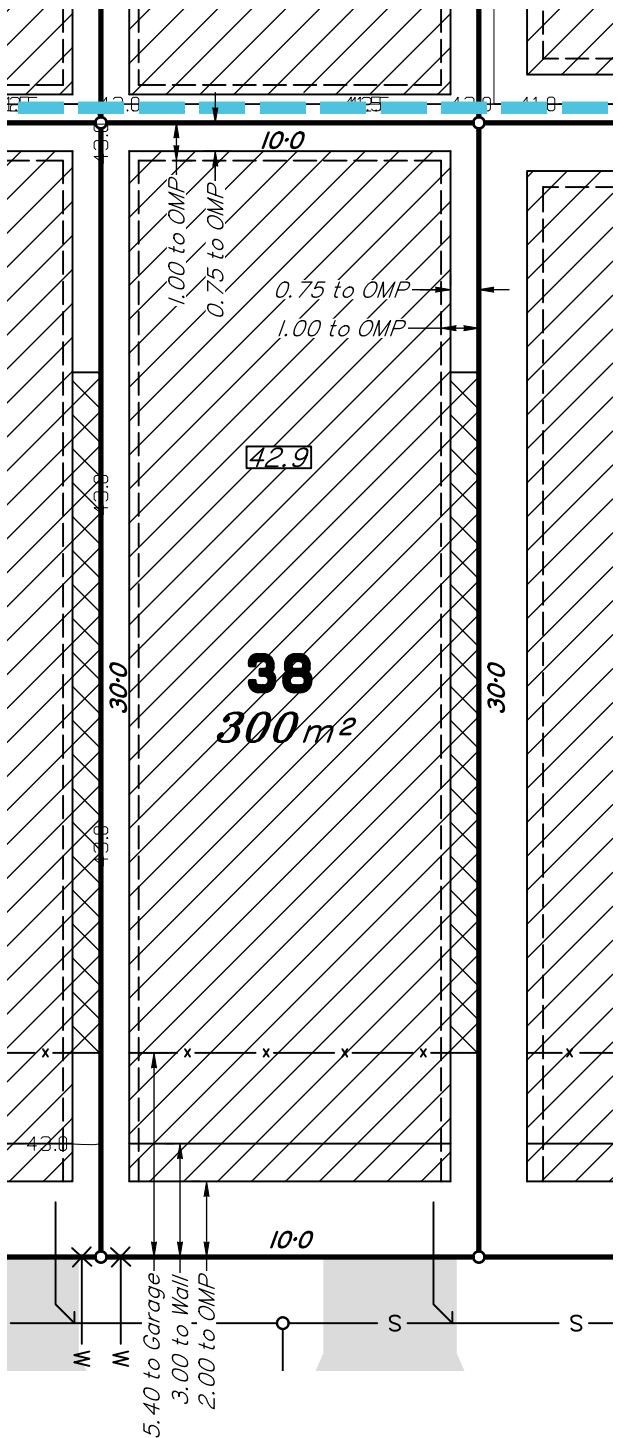
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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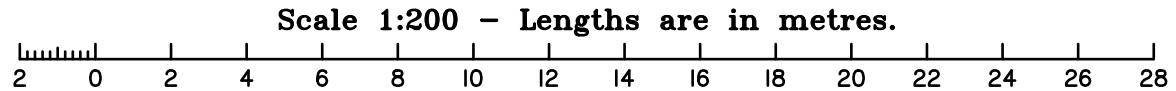
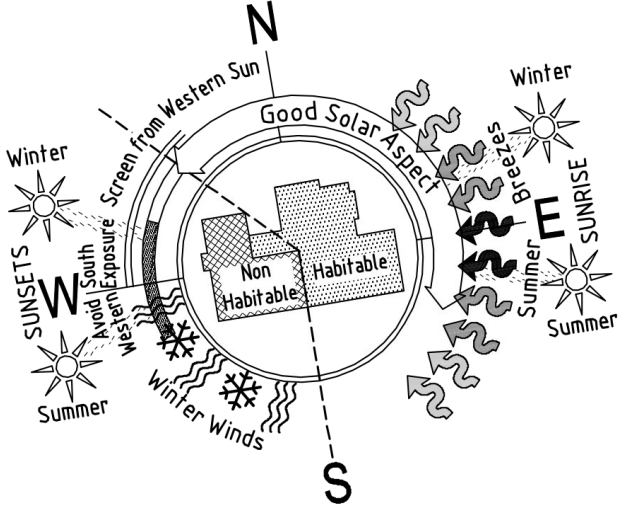
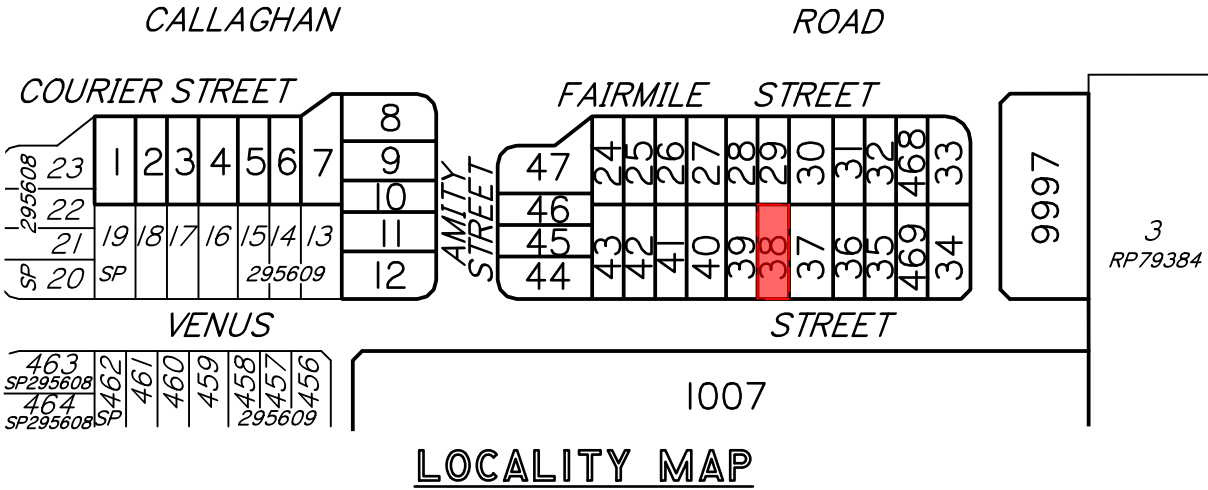
Contour Interval – 0.25 metre

- 50.0 — Design Contours
- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
- #### Pad Level
- S — Sewer Line/ Manhole
- SW — Stormwater Line / Manhole
- W — Water Line / Fire Hydrant/ Stop Valve
- (SR) — Rising Sewer
- X Water Meter
- — Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x — x — Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No Contour Height Datum: AHD



VENUS STREET



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/38	Issue: A
Project: BNE150725	
File: BI50725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 39

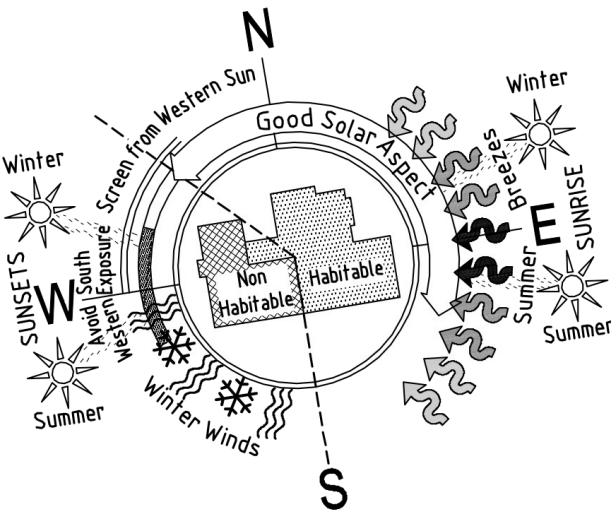
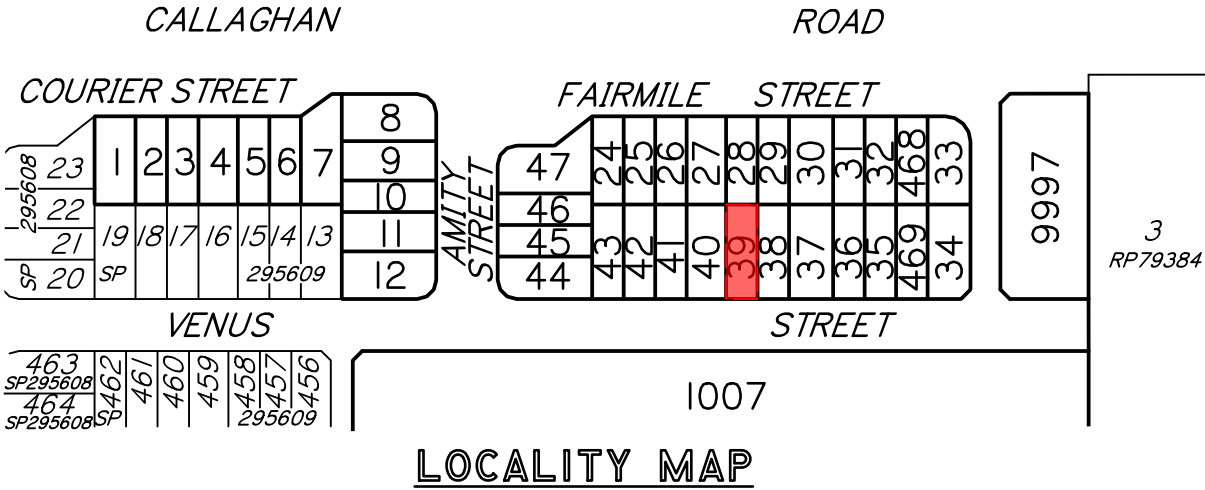
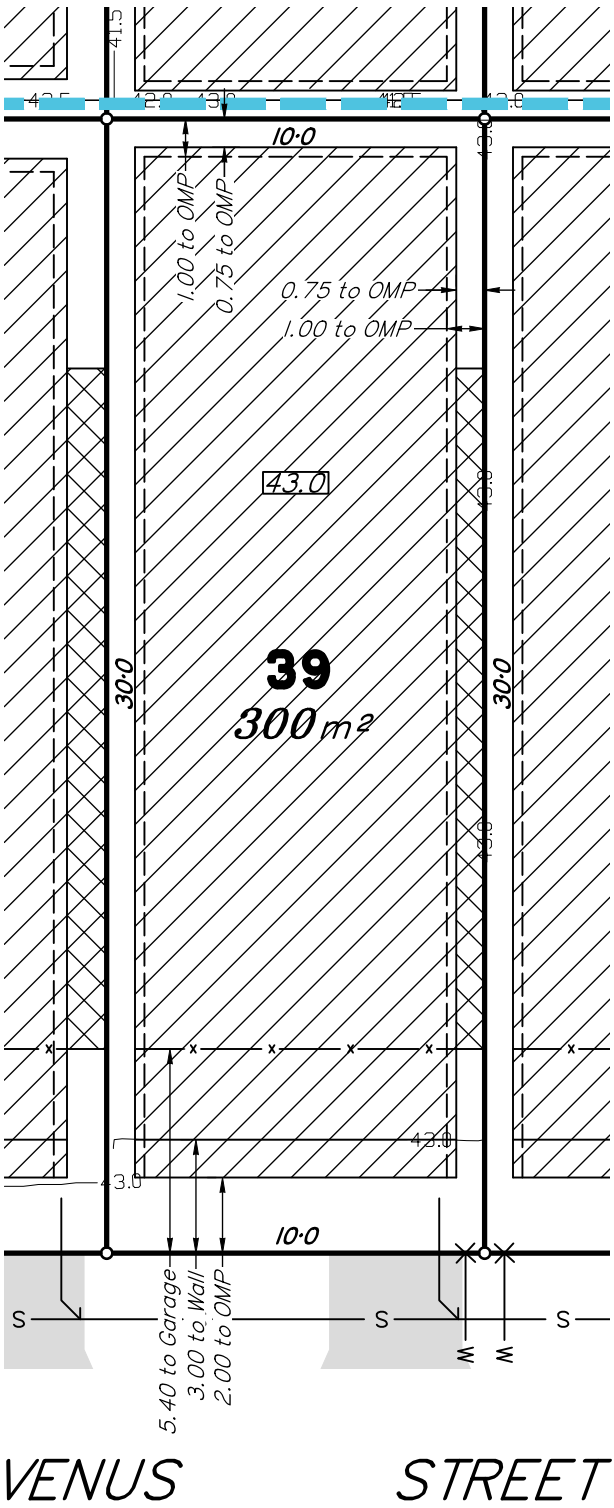
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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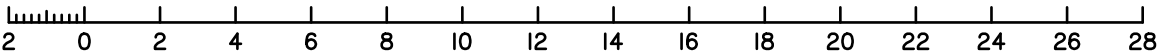
Contour Interval – 0.25 metre

- 50.0 — Design Contours
- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
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- X Water Meter
- — Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x x Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/39	Issue: A
Project: BNE150725	
File: BI50725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 40

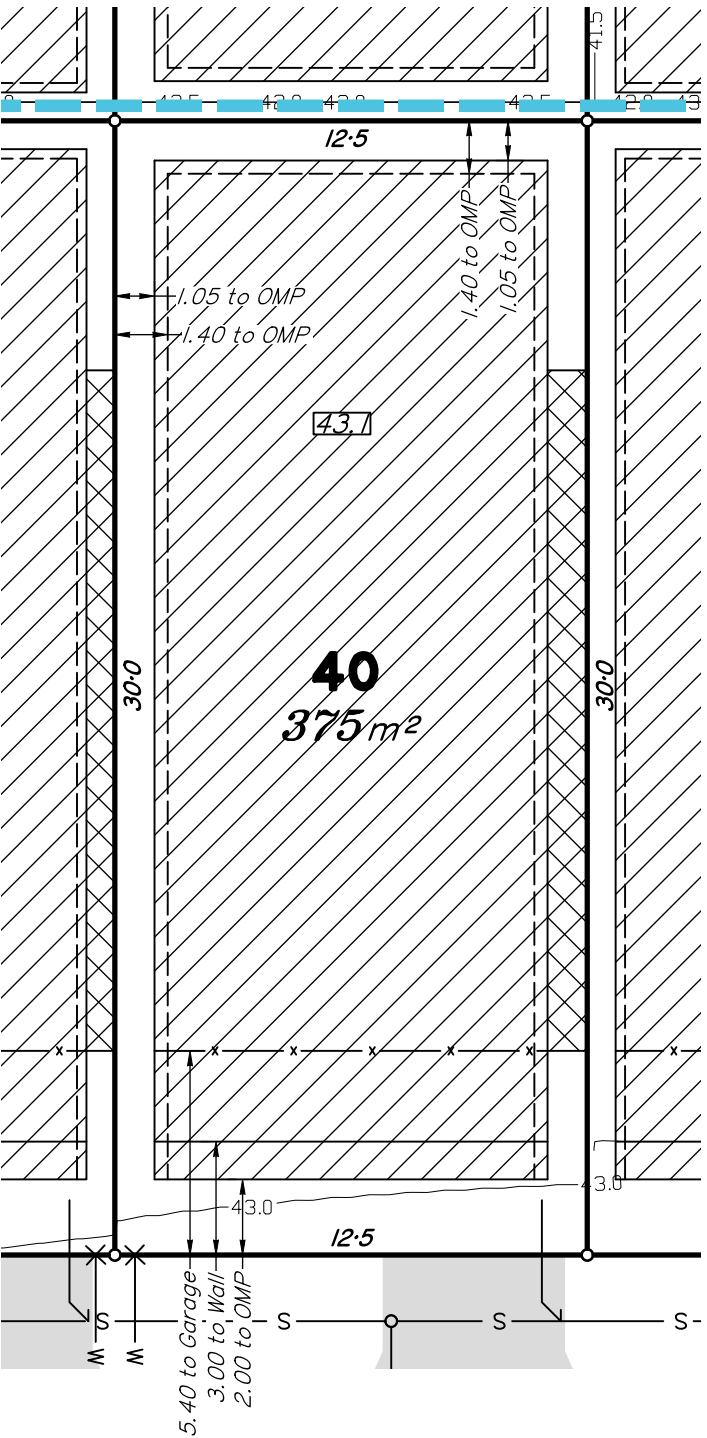
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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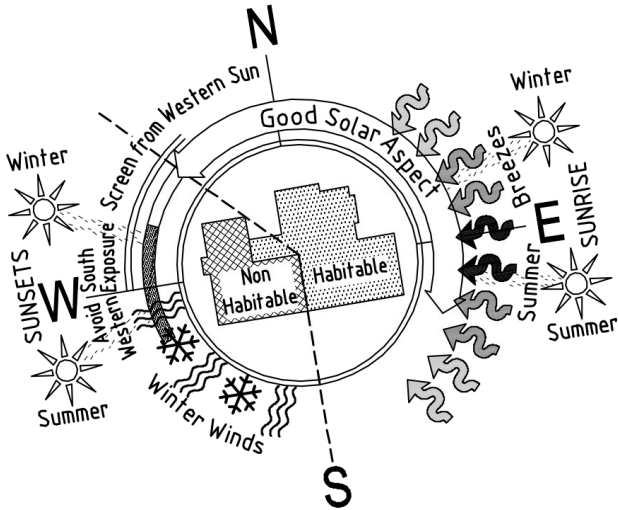
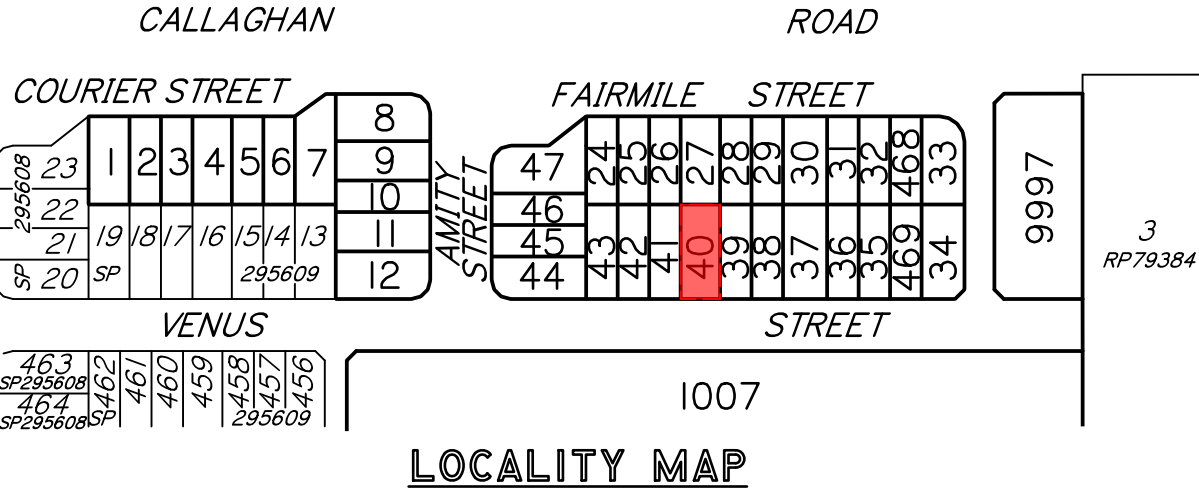
Contour Interval – 0.25 metre

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- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
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- W — Water Line / Fire Hydrant/ Stop Valve
- (SR) — Rising Sewer
- X Water Meter
- — Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x — x — Garage Limit

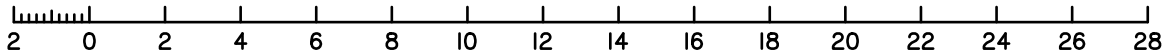
Meridian: MGA Zone 56 ☒ Yes ☐ No Contour Height Datum: AHD



VENUS STREET



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/40	Issue: A
Project: BNE150725	
File: B150725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 41

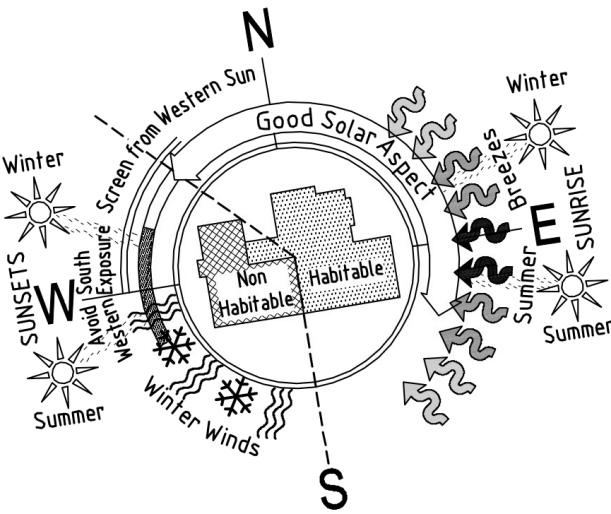
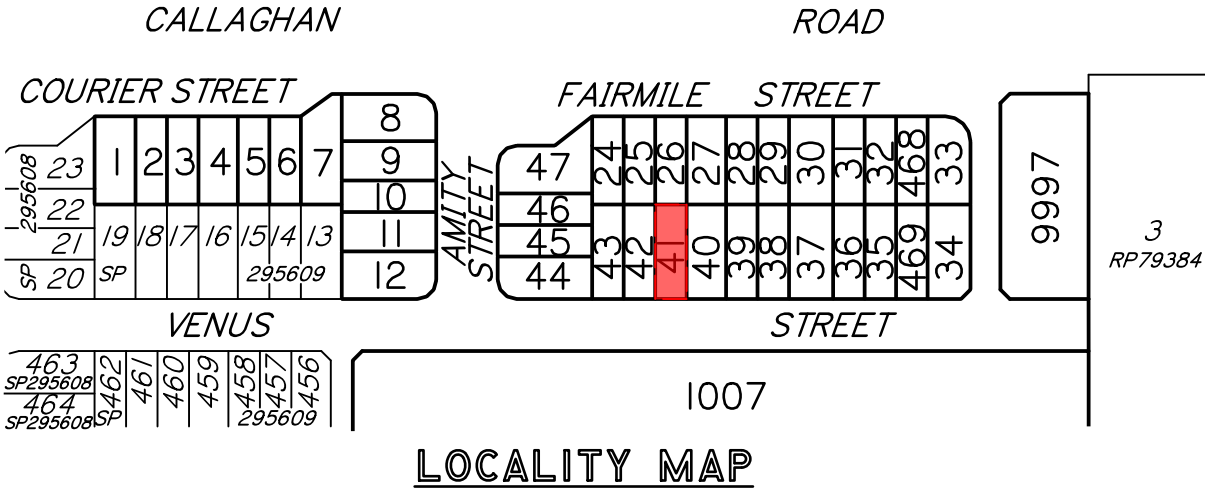
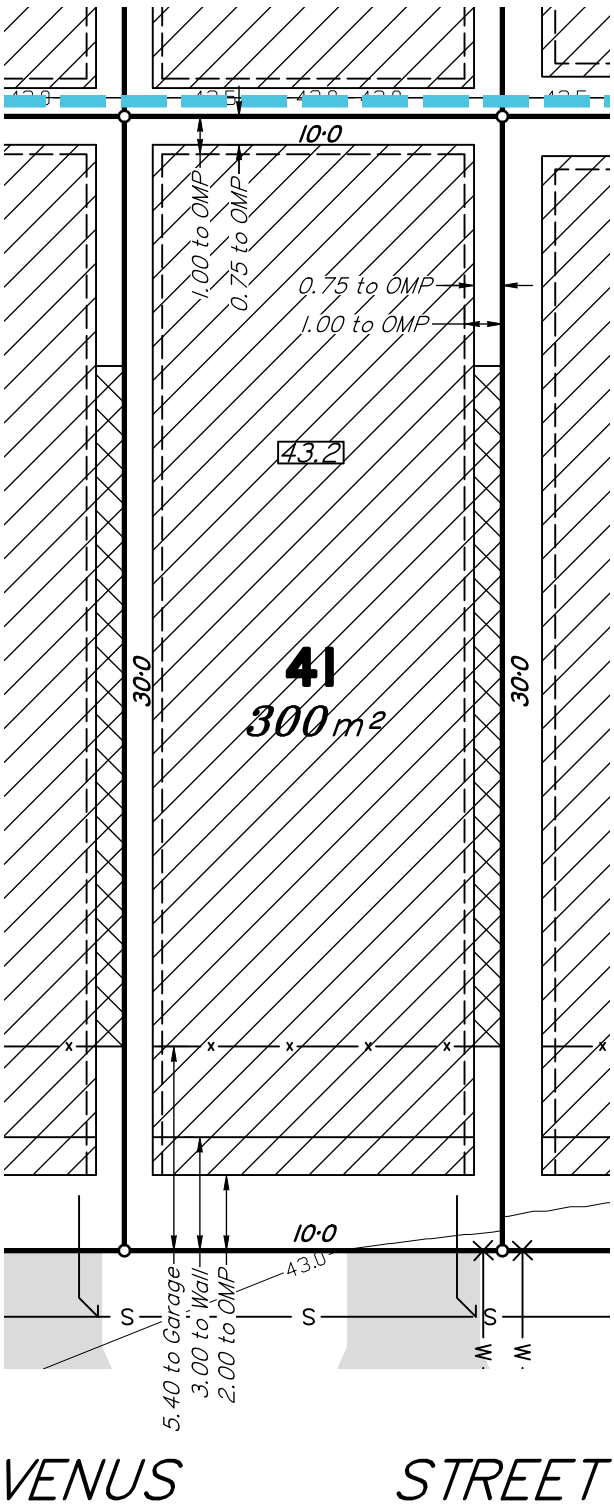
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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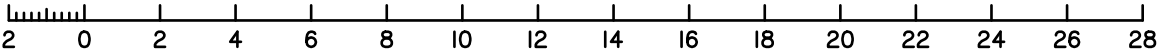
Contour Interval – 0.25 metre

- 50.0— Design Contours
- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
- #### Pad Level
- S—● Sewer Line/ Manhole
- SW—● Stormwater Line / Manhole
- W—X Water Line / Fire Hydrant/ Stop Valve
- (SR)— Rising Sewer
- X Water Meter
- Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x—x— Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/41	Issue: A
Project: BNE150725	
File: BI50725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 42

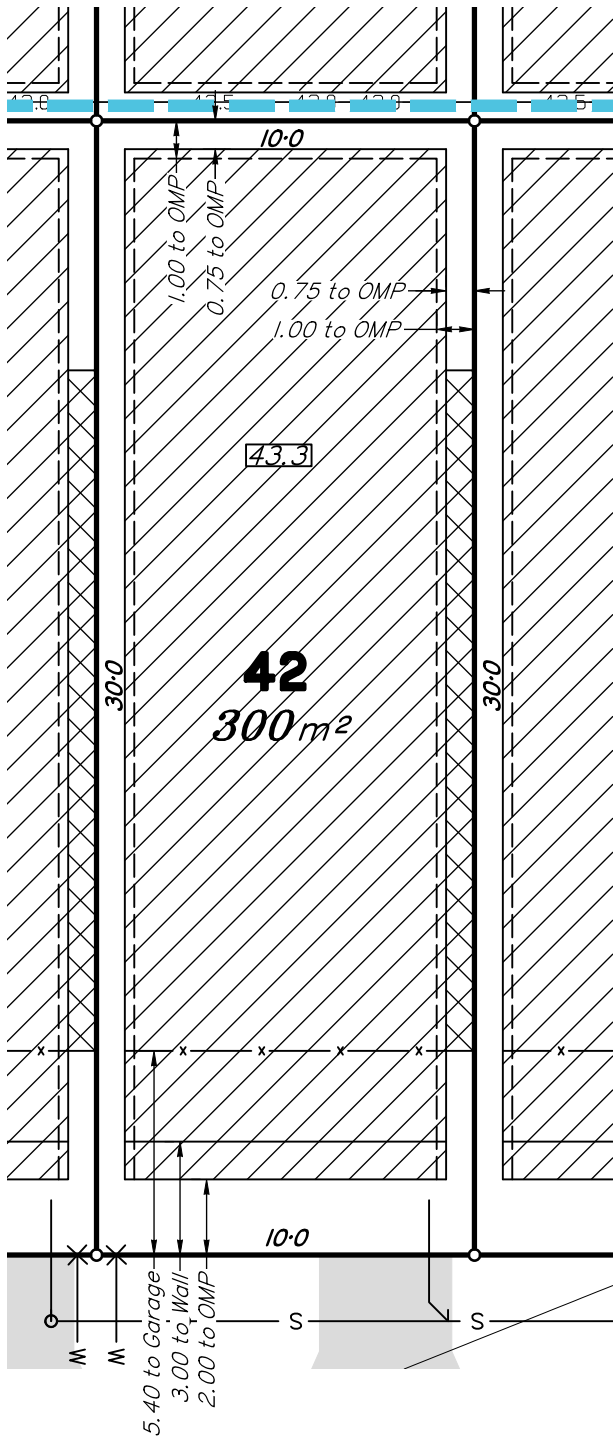
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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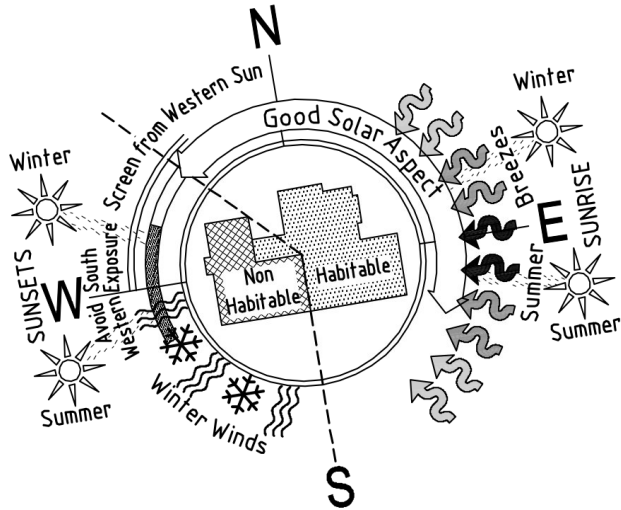
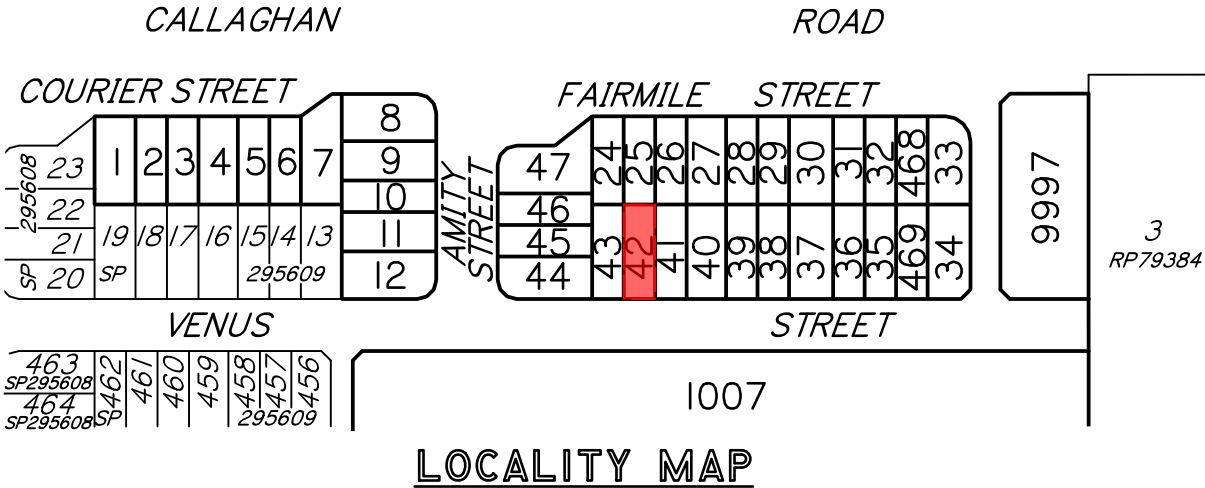
Contour Interval – 0.25 metre

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- x — x — Garage Limit

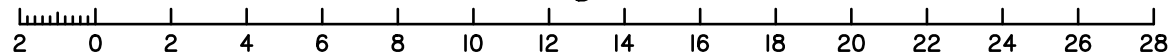
Meridian: MGA Zone 56 ☒ Yes ☐ No Contour Height Datum: AHD



VENUS STREET



Scale 1:200 – Lengths are in metres.



HOUSE SITING PLAN
PROPOSED LOT 43

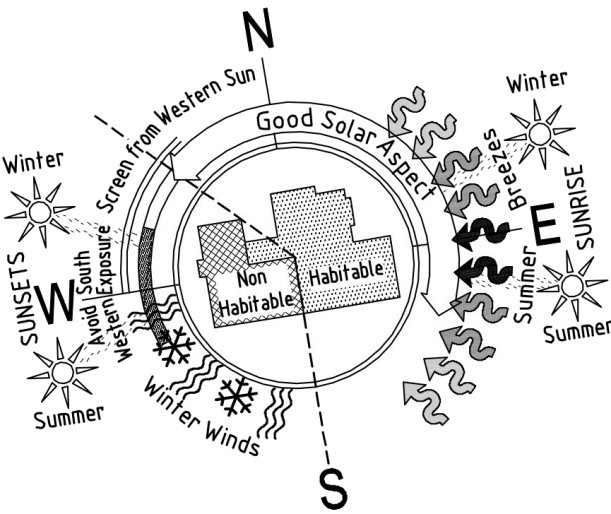
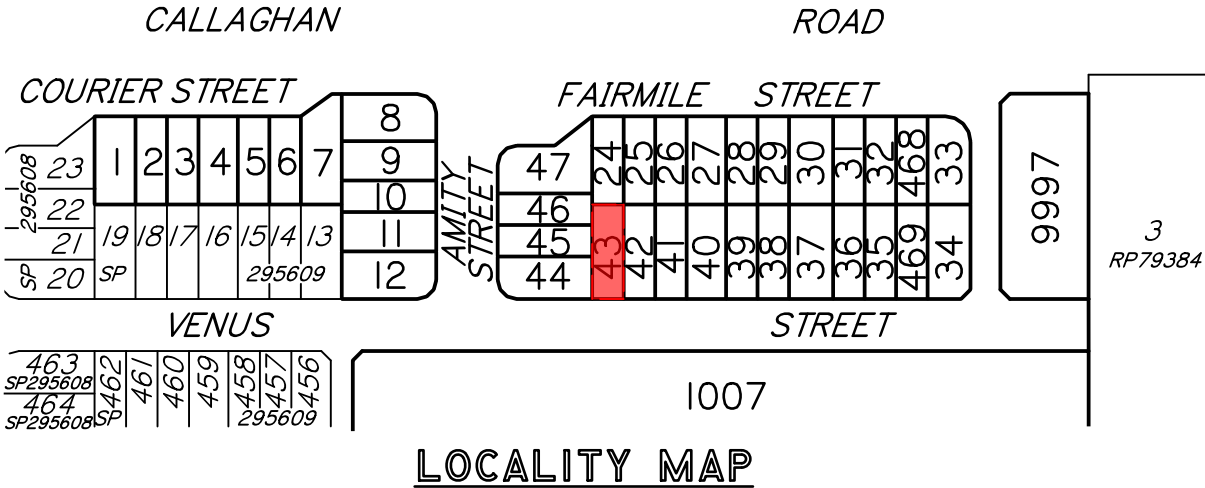
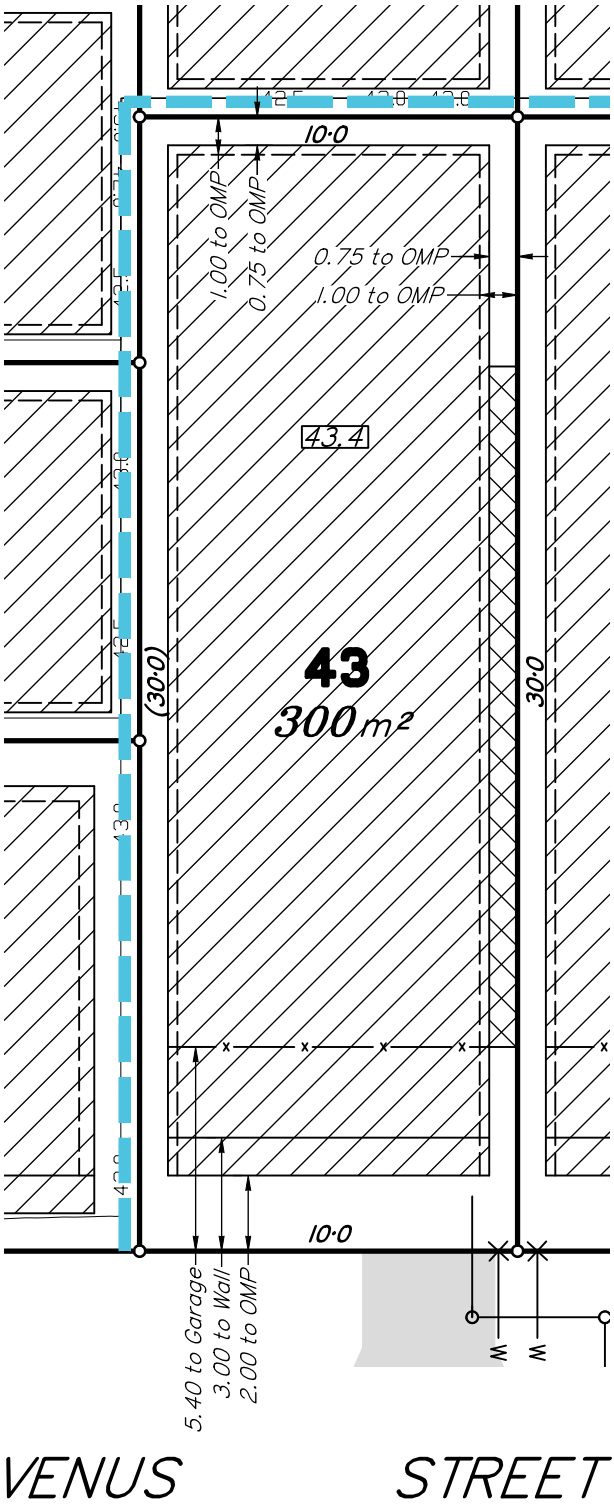
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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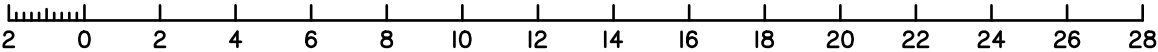
Contour Interval – 0.25 metre

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- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
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- X Water Meter
- Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x — x — Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No Contour Height Datum: AHD



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/43	Issue: A
Project: BNE150725	
File: BI50725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 44

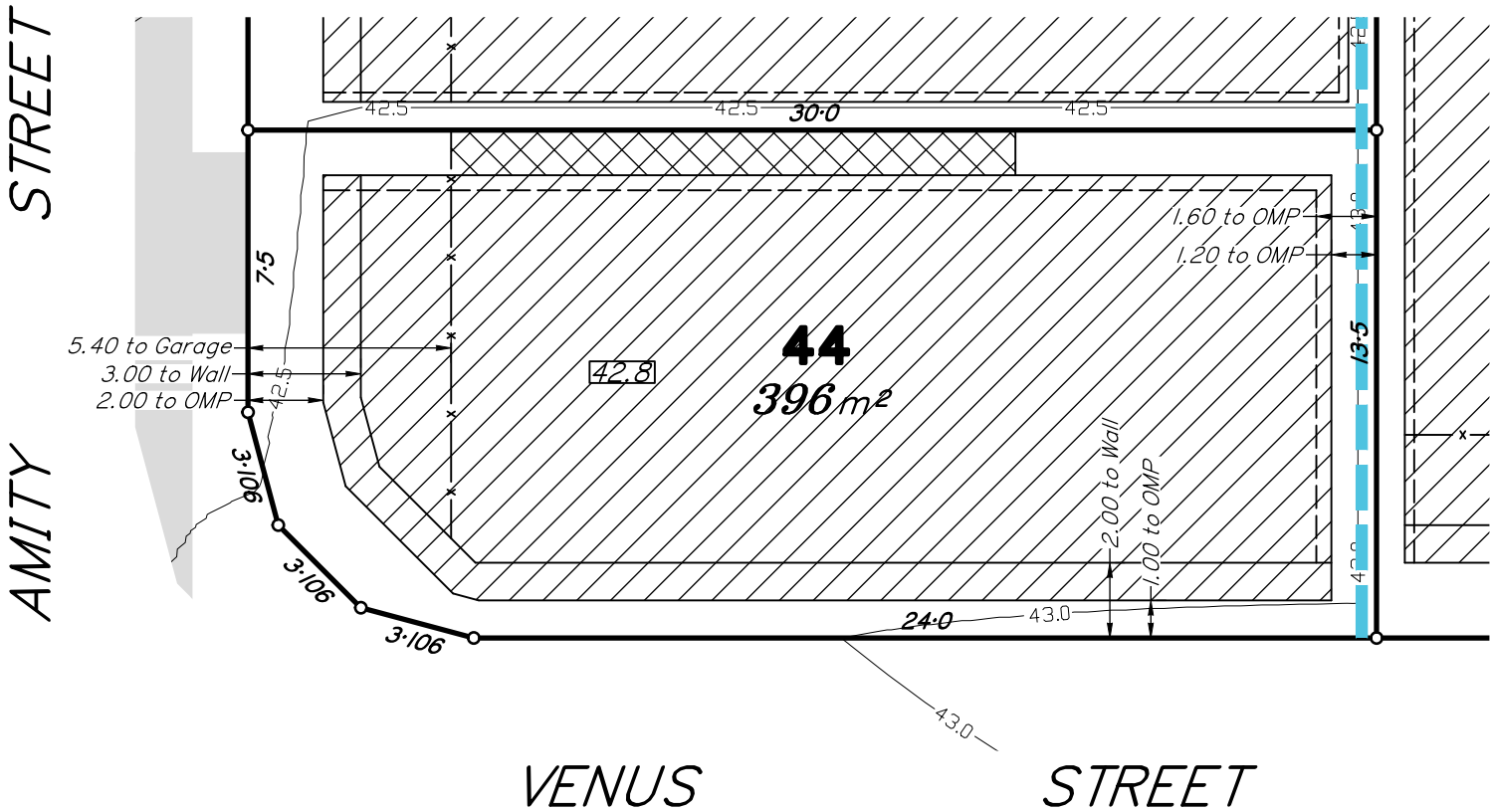
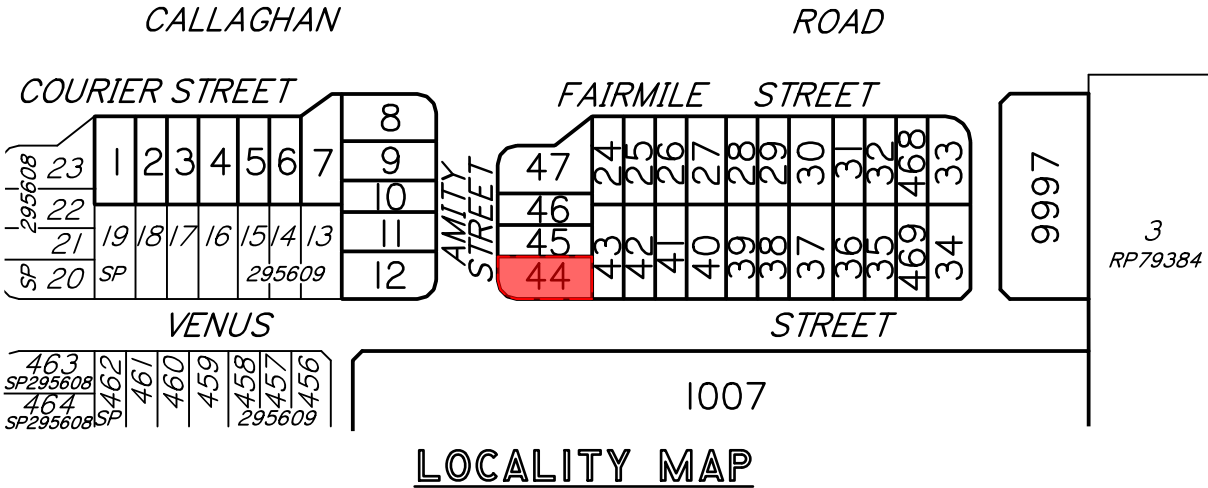
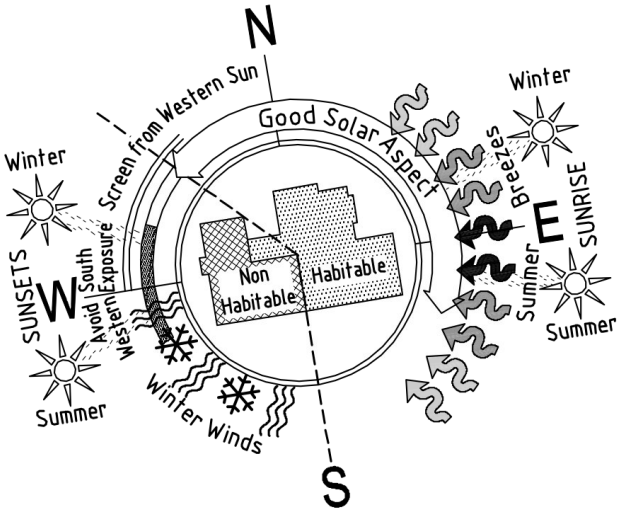
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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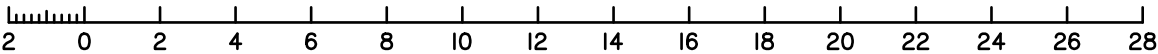
Contour Interval – 0.25 metre

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- X Water Meter
- Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x x Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No:	A3-6344/44	Issue:	A
Project:	BNE150725		
File:	BI50725Hs6.dwg		

HOUSE SITING PLAN
PROPOSED LOT 45

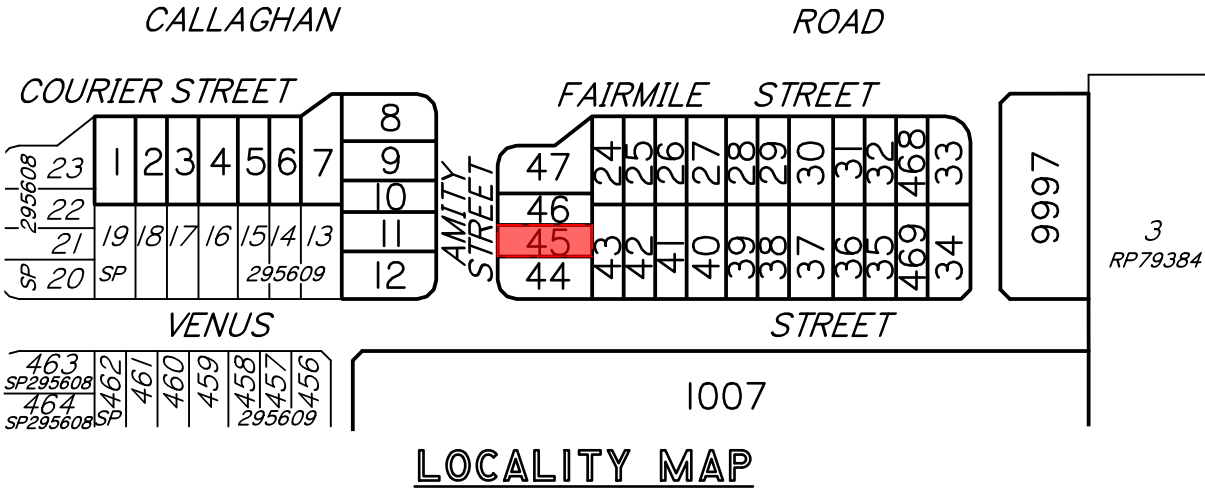
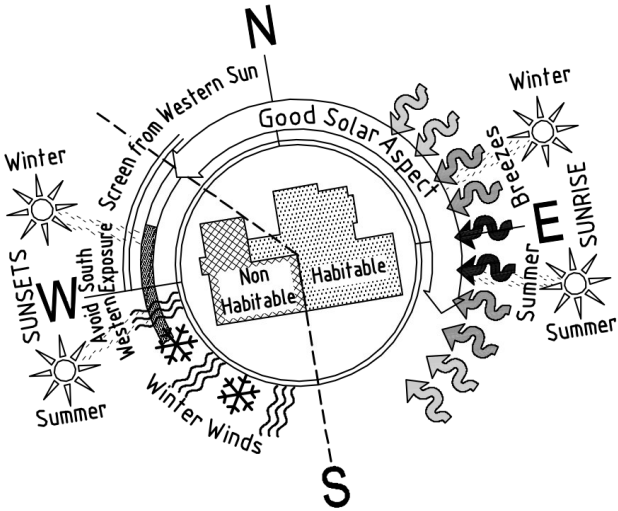
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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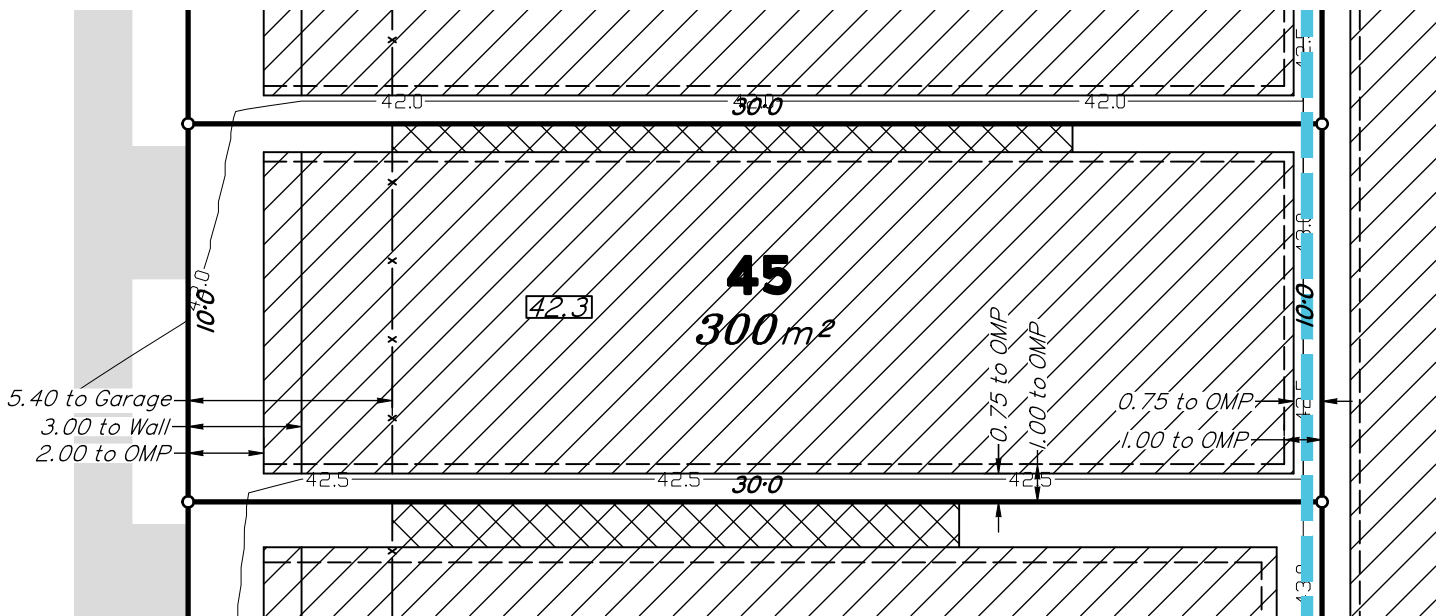
Contour Interval – 0.25 metre

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- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
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- Lower Level
- Upper Level
- x—x— Garage Limit

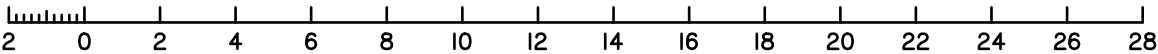
Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD



AMITY STREET



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/45	Issue: A
Project: BNE150725	
File: B150725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 46

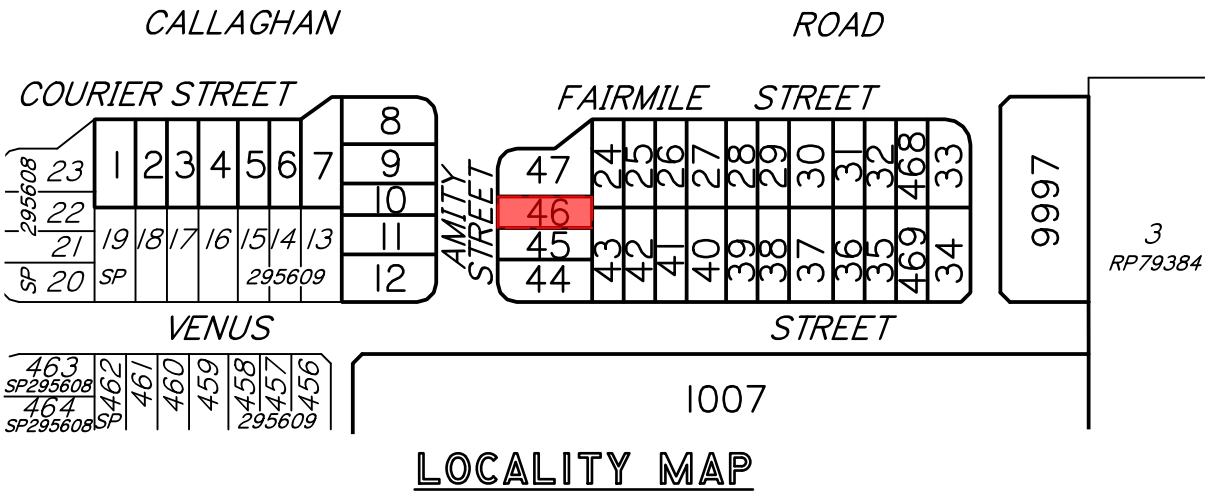
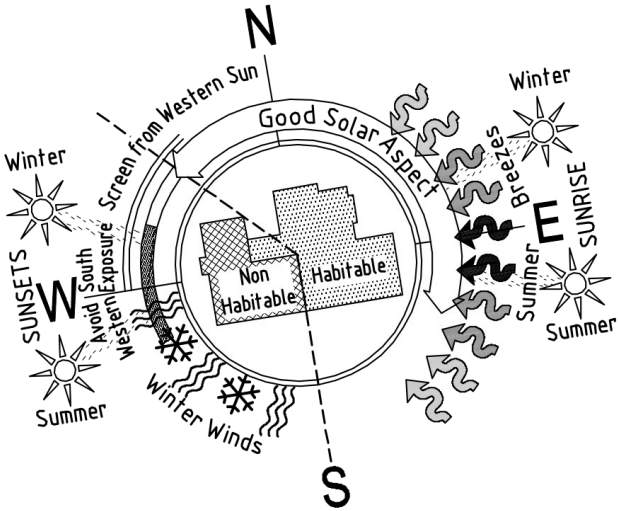
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

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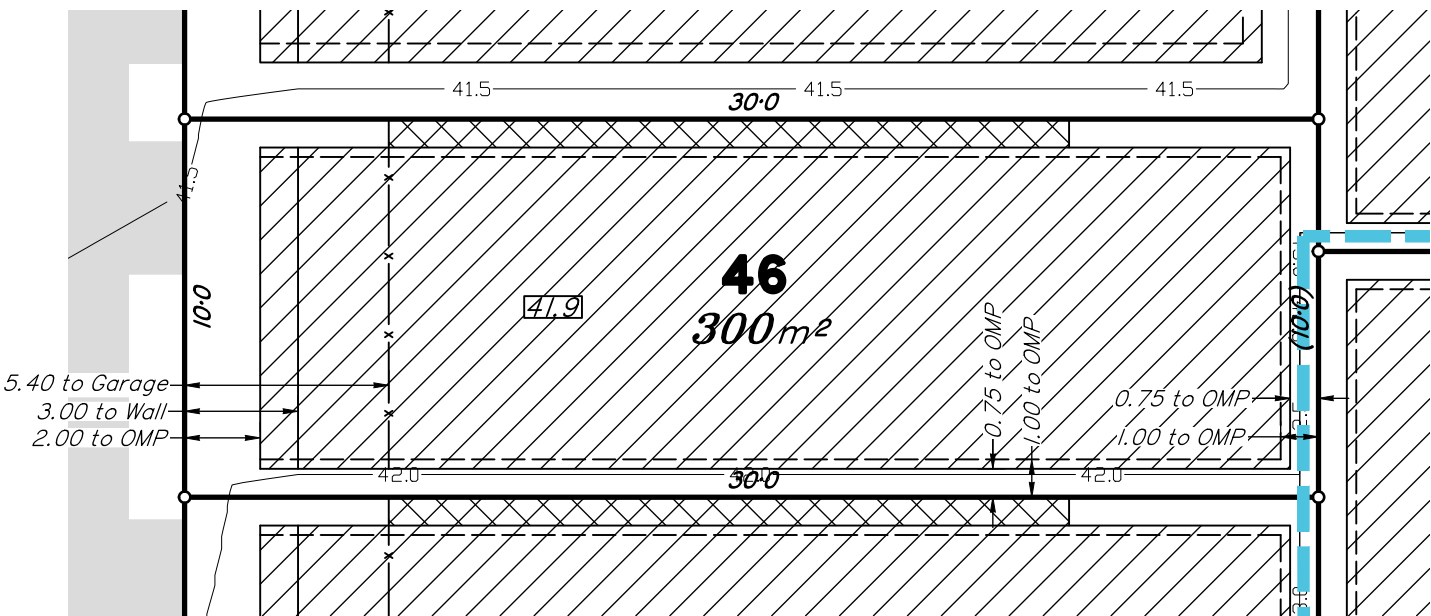
Contour Interval – 0.25 metre

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- Concrete Footpath or Driveway
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- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x—x— Garage Limit

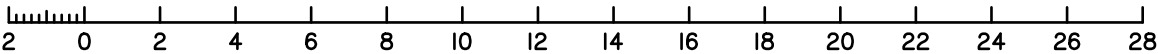
Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD



AMITY STREET



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No: A3-6344/46	Issue: A
Project: BNE150725	
File: BI50725Hs6.dwg	

HOUSE SITING PLAN
PROPOSED LOT 47

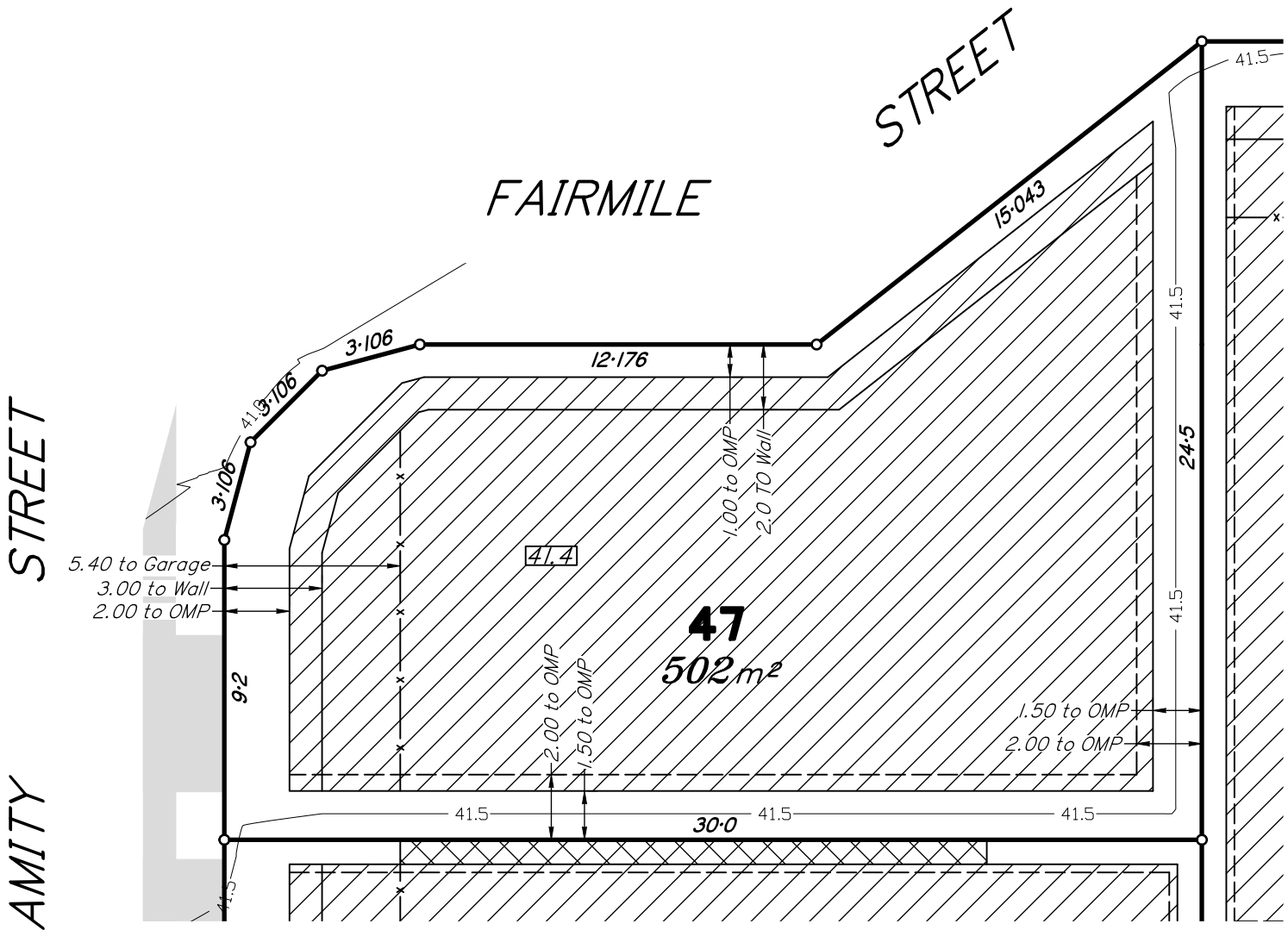
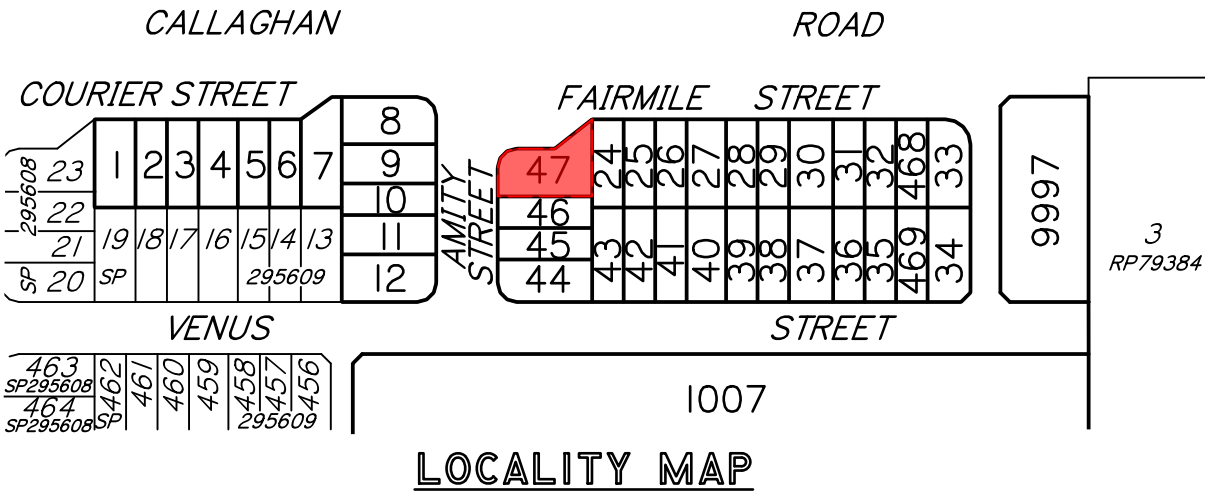
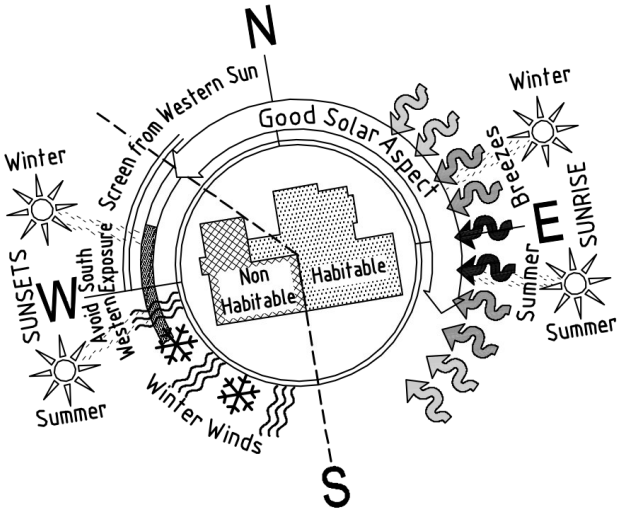
Cancelling part of Lot 1006 on SP317118
Locality of Narangba

- These notes form an integral part of this plan. No part of this plan may be reproduced without these notes being included.
- This preliminary house siting plan (PHSP) is intended as an aid in forming an appreciation of the house design potential of the site. It provides a diagrammatic representation of the current Moreton Bay Regional Council Planning Scheme (V4) Dwelling House Code and Queensland Development Code setback requirements applying to the proposed lot. Additional siting requirements may be dictated by the local authority planning scheme or imposed by conditions of the development application approval relating to the creation of the proposed lot. The details shown on this plan are general in nature and are not a comprehensive compilation of standards or conditions to which this proposed lot may be subject. Prospective buyers and builders should seek advice from the approving authority regarding the specific house siting and building restrictions applying to this proposed lot. In addition, service locations indicated on this plan are preliminary only and may differ from the as constructed product.
- The PHSP is not a statutory disclosure.

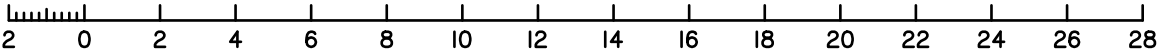
Contour Interval – 0.25 metre

- 50.0— Design Contours
- Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
- #### Pad Level
- S—● Sewer Line/ Manhole
- SW—● Stormwater Line / Manhole
- W—X Water Line / Fire Hydrant/ Stop Valve
- (SR)— Rising Sewer
- X Water Meter
- Easement Boundary
- Concrete Footpath or Driveway
* Driveways shown are indicative only
- Building Location Envelope
- Built to Boundary Mandatory
- Lower Level
- Upper Level
- x—x— Garage Limit

Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD



Scale 1:200 – Lengths are in metres.



A	ORIGINAL ISSUE	03/12/21	SOM	AV
Issue	Details	Date	Drawn	Checked

HOUSE SITING PLAN
DAHUA POINTCORP NARANGBA PTY LTD
STAGE 6 "AMITY"
CALLAGHAN ROAD, NARANGBA

Dwg No:	A3-6344/47	Issue:	A
Project:	BNE150725		
File:	BI50725Hs6.dwg		