

# NEIGHBOURHOOD PLAN STAGE 12

## PRECINCT 3 WHITE ROCK-PLAN OF DEVELOPMENT LEGEND

- Staging Boundary
- Linear Park (Open Space)
- Landscape Buffer (Road Reserve)
- Detached House Lot Type
- Townhome Lot Type
- Terrace Lot Type
- Bio Basin
- Corner Lot Building Truncation (Refer to plan of development)
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred 4m Driveway Location
- Preferred 3m or 4m Driveway Location (Narrow Lots)
- Pathway
- Primary Frontage
- Primary Frontage (Reduced Height Fencing)
- Secondary Frontage
- Laneway Frontage
- Bin Collection Location (Laneway Lots)
- ◆ Letter Box + Front Gate Location (Laneway Lots) - Front stair access shared with adjoining property

### DESIGN GUIDELINES LEGEND

- 251 Mandatory 2 Storey
- Nominal POS Location (Private Open Space) Orientation to North or East is preferred where possible on all these Neighbourhood Plans. Not to Scale
- Side Fence Type 1 - by Developer - " 66% of Frontage " Refer to Design Guidelines for Required Details
- Civil Retaining Wall - Built by Developer\_(Single Tier)
- Civil Retaining Wall - Built by Developer\_(Double Tier)
- Building Envelope (setbacks vary from Plan of Development standard setbacks)
- ★ Lots Subject to BAL 12.5 (Refer to Bushfire Management Report)
- Mining Influence Zone - condition 1\*
- Mining Influence Zone - condition 2\*

\*There are two conditions that Mining Influence Zone symbols represent:

1. Very low to negligible potential subsidence impacts could occur. Building type is unconstrained and needs to only cater for the existing soil type, strength and reactivity. (Refer to Moreton Geotechnical Services Report Reference: 2021/ 41 dated 21 May 2024).
2. Allotment is located in the inner half of the influence zone. (Refer to the Structerre Engineering Information Sheet dated 12 September 2024 and the Moreton Geotechnical Services Report Reference: 2021/ 41 dated 21 May 2024).

