



APPENDIX

A

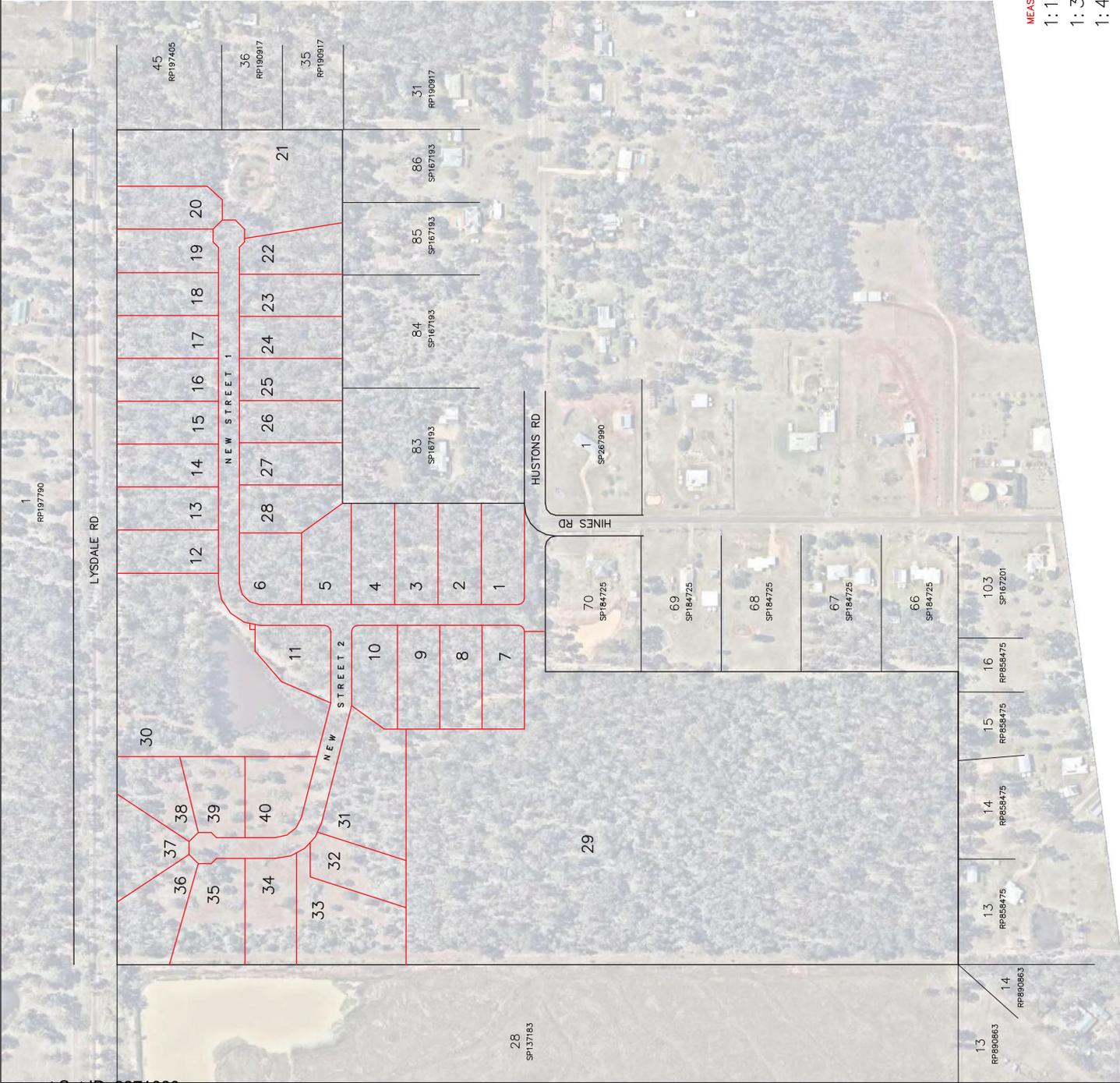
PROPOSED LOT DESIGN

DRAWING INDEX

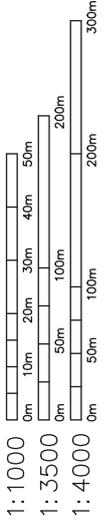
LYSDALE ESTATE – PROPOSAL PLANS

DATE OF ISSUE: 13/8/2025

SHEET	REV	DRAWING TITLE
LYS-01	DRAFT	PROPOSAL PLAN – OVERVIEW
LYS-02	DRAFT	GENERAL LAYOUT AND STAGING
LYS-03	DRAFT	LAYOUT DETAILS
LYS-04	DRAFT	ECOLOGICAL NOTES
LYS-05	DRAFT	STORMWATER CONCEPT
LYS-06	DRAFT	BUILDING CONSTRAINTS AND ENVELOPES
LYS-07	DRAFT	ON-SITE SEWAGE FACILITIES
LYS-08	DRAFT	WATER AND ELECTRICAL SERVICES CONCEPT



MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS



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LYSDALE ESTATE

EXISTING LOT:

L59 SP184725
LYSDALE ROAD, WONDAL, QLD

NUMBER OF LOTS:

40

AREAS:

4,007 m² – 14.3ha

ACCESS:

HINES/HUSTONS ROAD

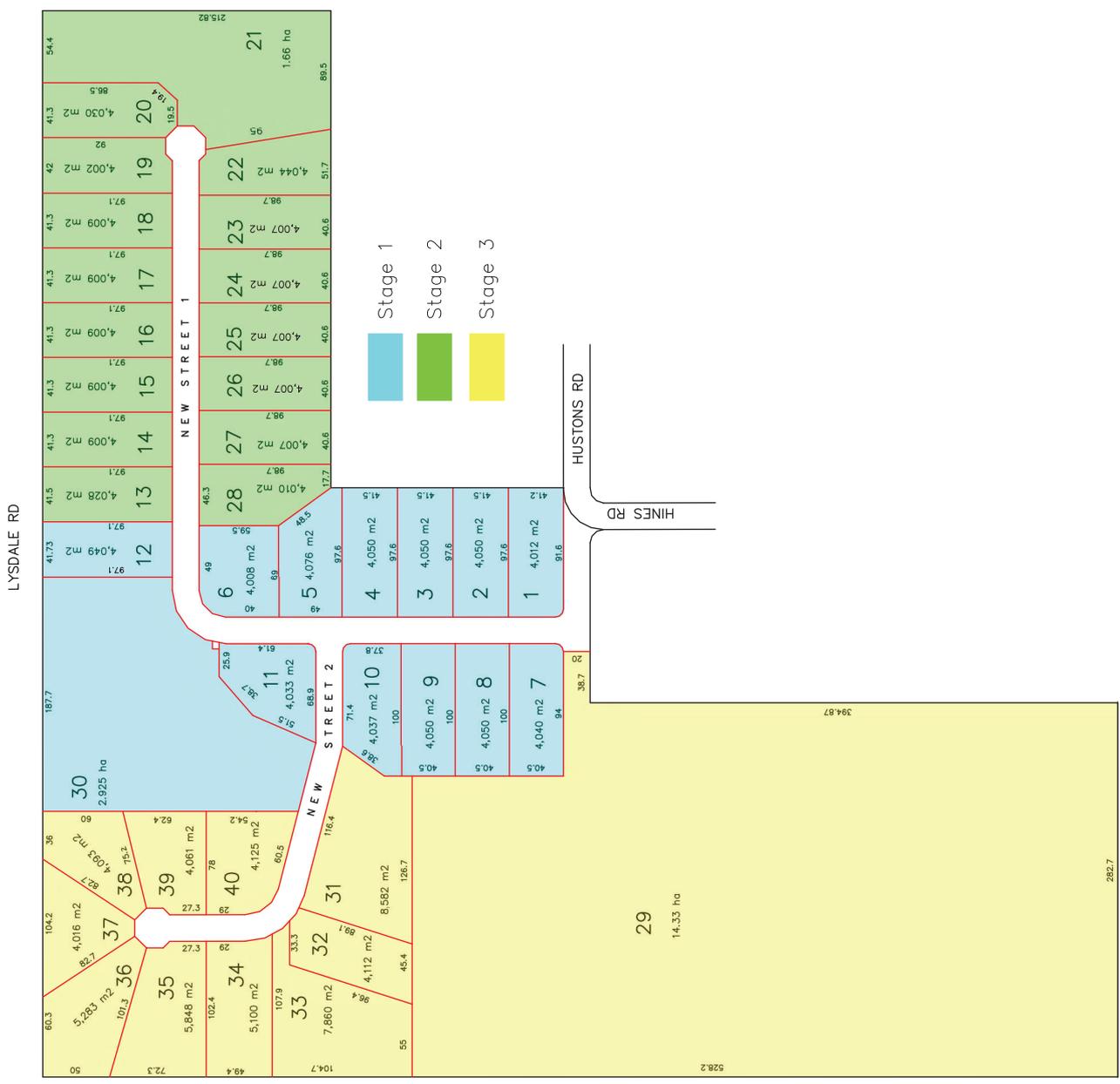
SERVICES:

SEALED ROADS
RETICULATED WATER
UNDERGROUND POWER

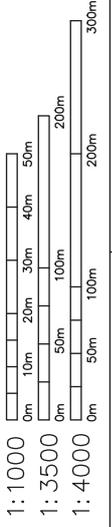


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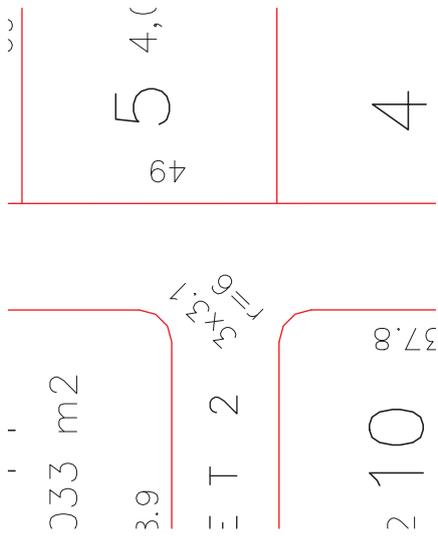
- Existing boundary
- Proposed lots



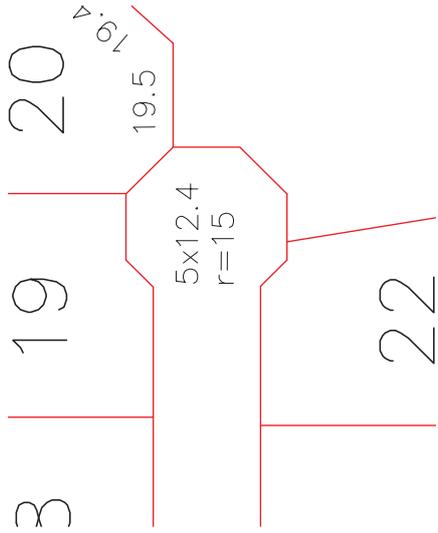
MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS



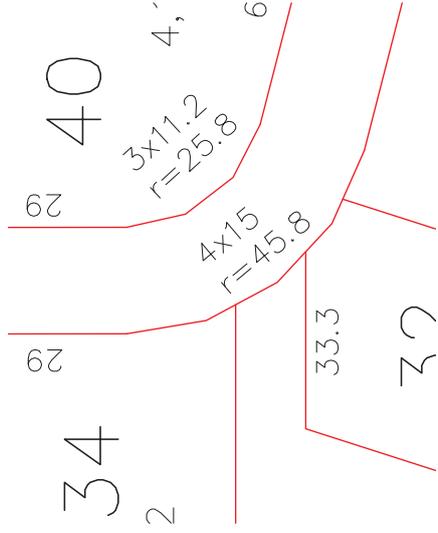
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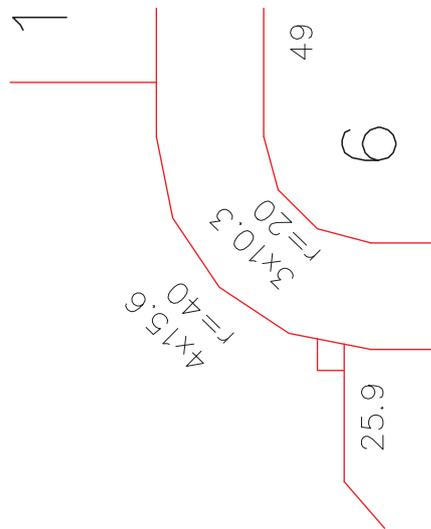
TYPICAL SECTION:
CORNER BLOCK TRUNCATIONS
6m RADIUS, 3 EQUAL CHORDS
SCALE 1:1000



TYPICAL SECTION:
CUL DE SAC
SCALE 1:1000



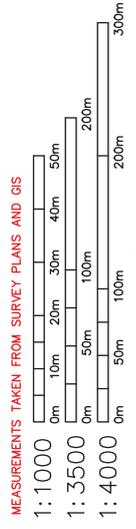
BEND NEW STREET 2
SCALE 1:1000



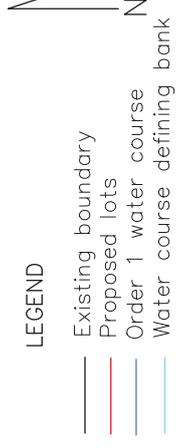
BEND NEW STREET 1
SCALE 1:1000

NOTES

Lot truncations as per
SBRC Planning Scheme
Table SC6.2.6 Location
and Design Standards

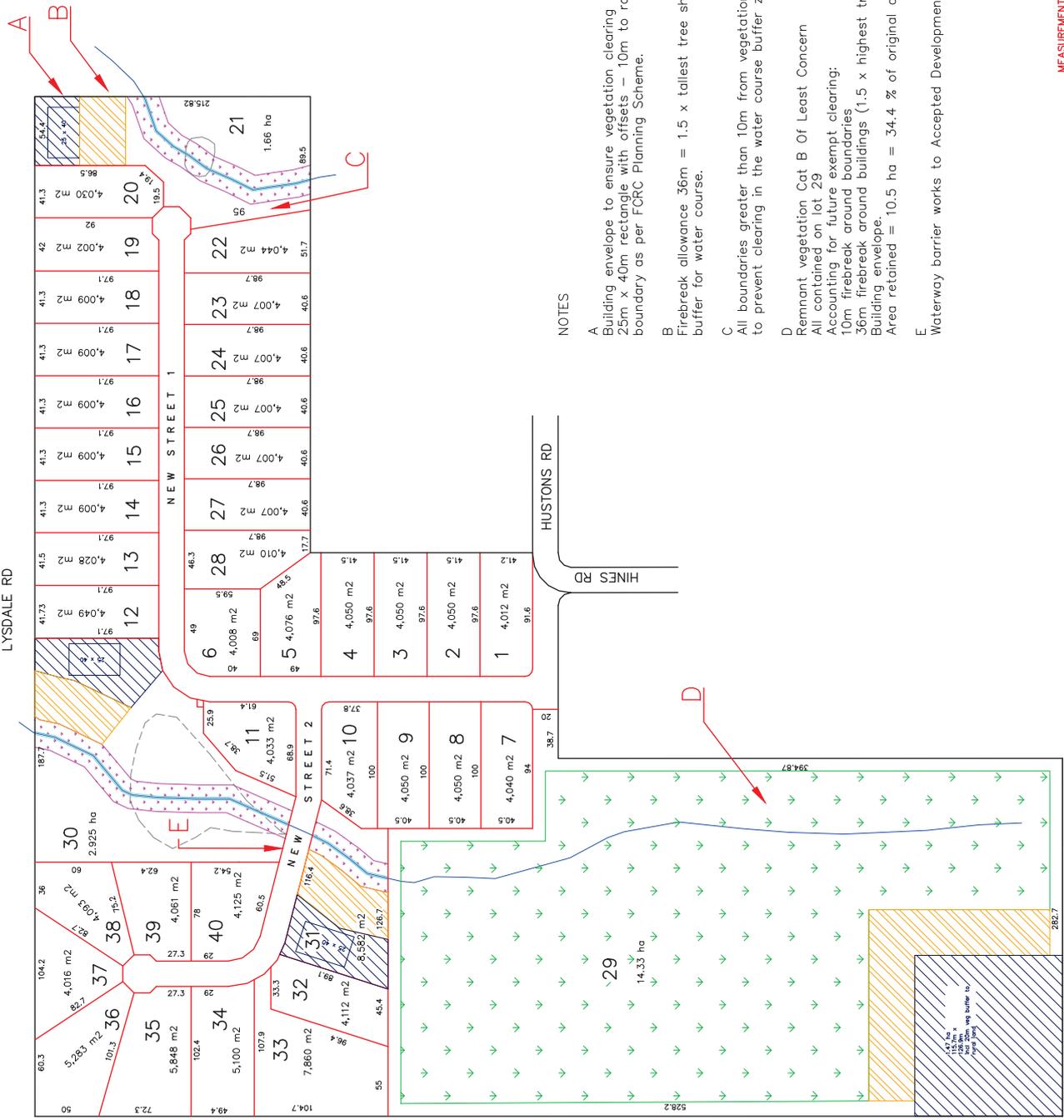


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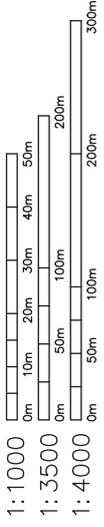
- Existing boundary
- Proposed lots
- Order 1 water course
- Water course defining bank
- Dam
- Firebreak (36m)
- Building envelope/ footprint
- Remnant veg post development
- Remnant veg water course buffer (10m each side)



NOTES

- A Building envelope to ensure vegetation clearing outcomes are controlled. Accommodates 25m x 40m rectangle with offsets - 10m to road frontage & 6m from side and rear boundary as per FCRC Planning Scheme.
- B Firebreak allowance 36m = 1.5 x tallest tree shown to prevent clearing in vegetation buffer for water course.
- C All boundaries greater than 10m from vegetation buffers associated with water courses to prevent clearing in the water course buffer zone.
- D Remnant vegetation Cat B Of Least Concern All contained on lot 29 Accounting for future exempt clearing: 10m firebreak around boundaries 36m firebreak around buildings (1.5 x highest tree) Building envelope. Area retained = 10.5 ha = 34.4 % of original area (30.53 ha)
- E Waterway barrier works to Accepted Development design criteria

MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS

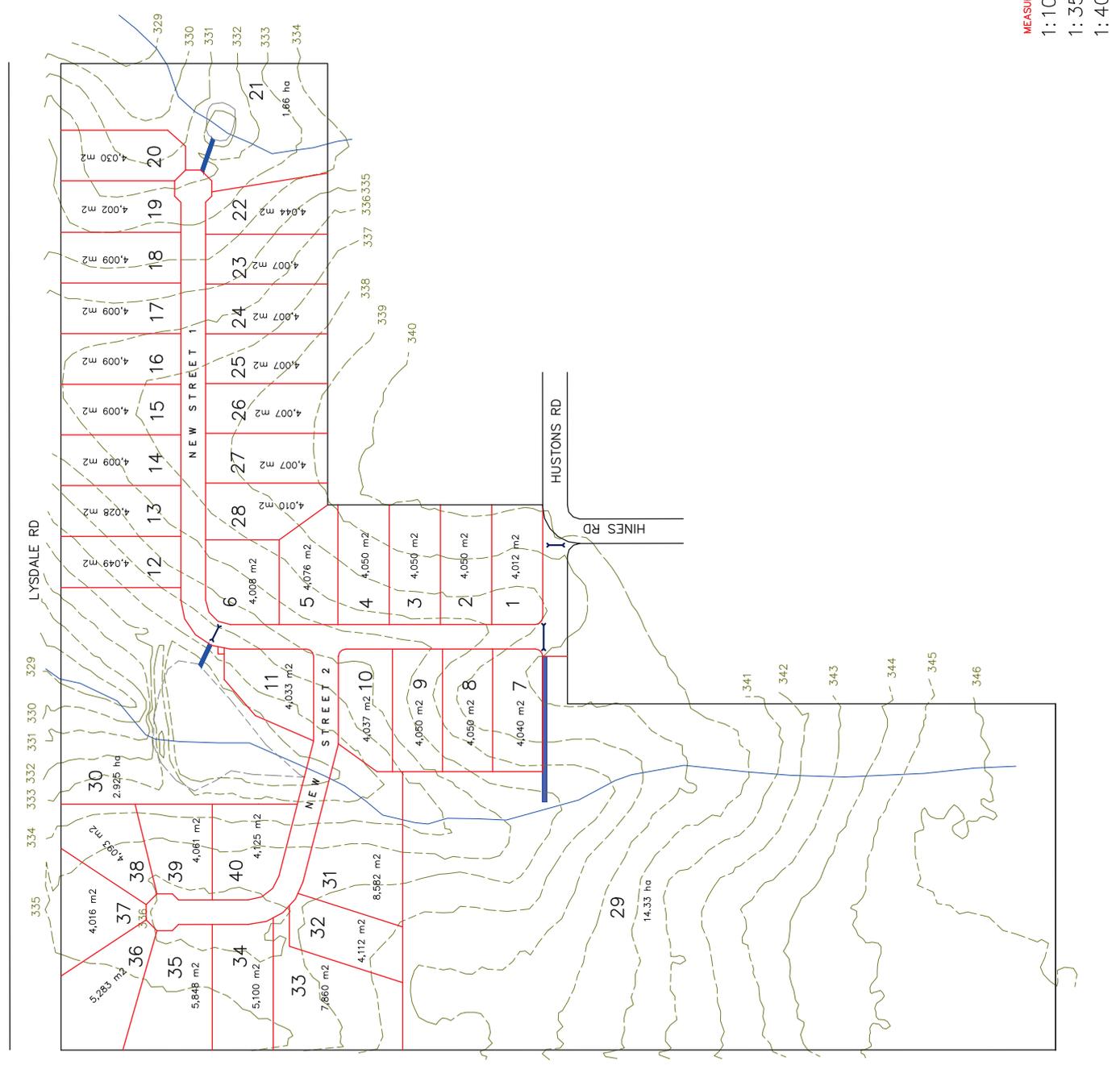


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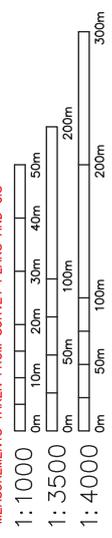


LEGEND

- Existing boundary
- Proposed lots
- Order 1 water course
- Dam
- Contour (m AHD)
- Storm water pipe
- Stormwater Easement



MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS



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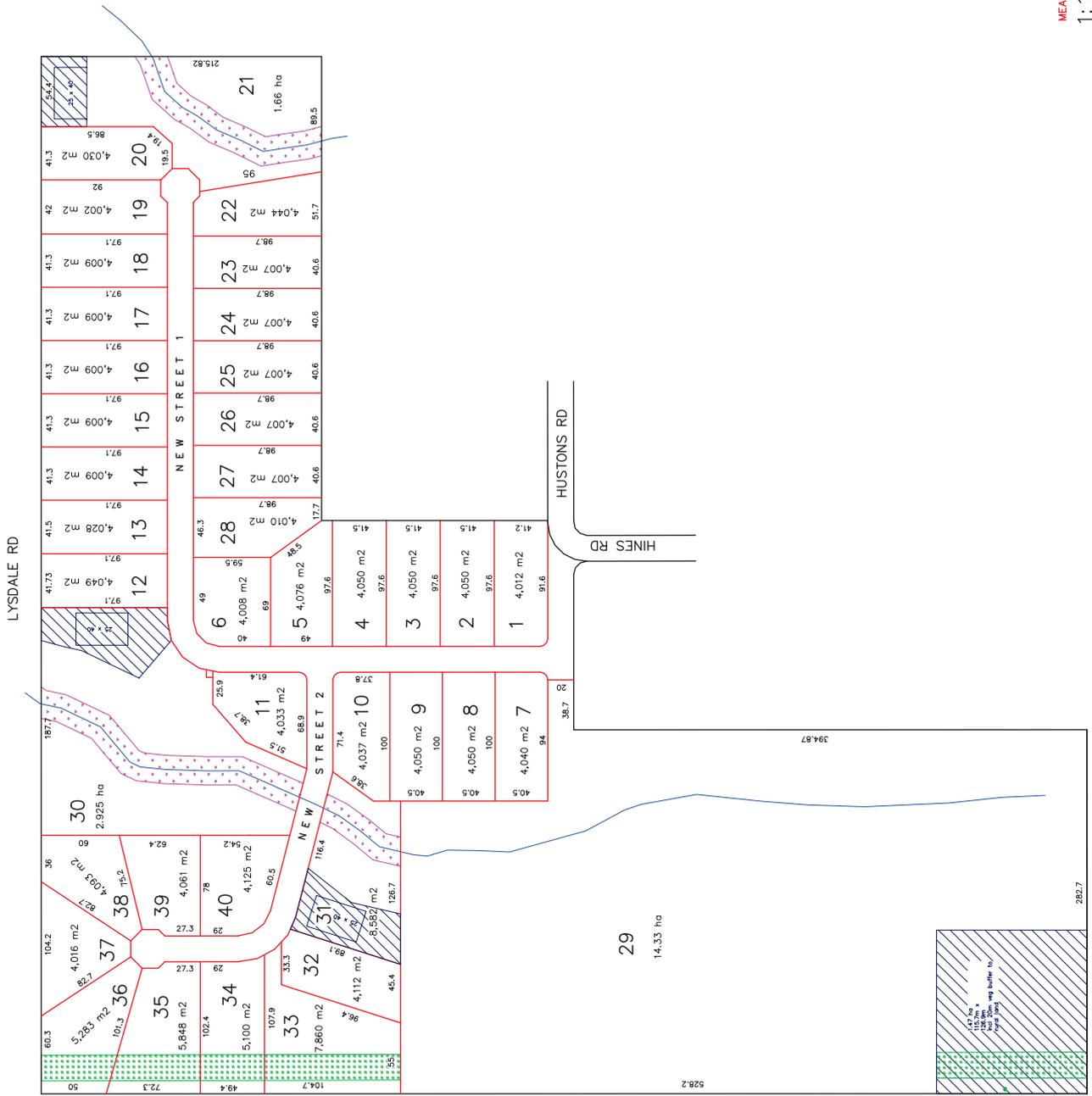
LEGEND

- Existing boundary
- Proposed lots
- Order 1 water course

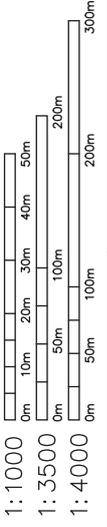
Building envelope/
footprint

Remnant veg water course buffer
(10m each side)

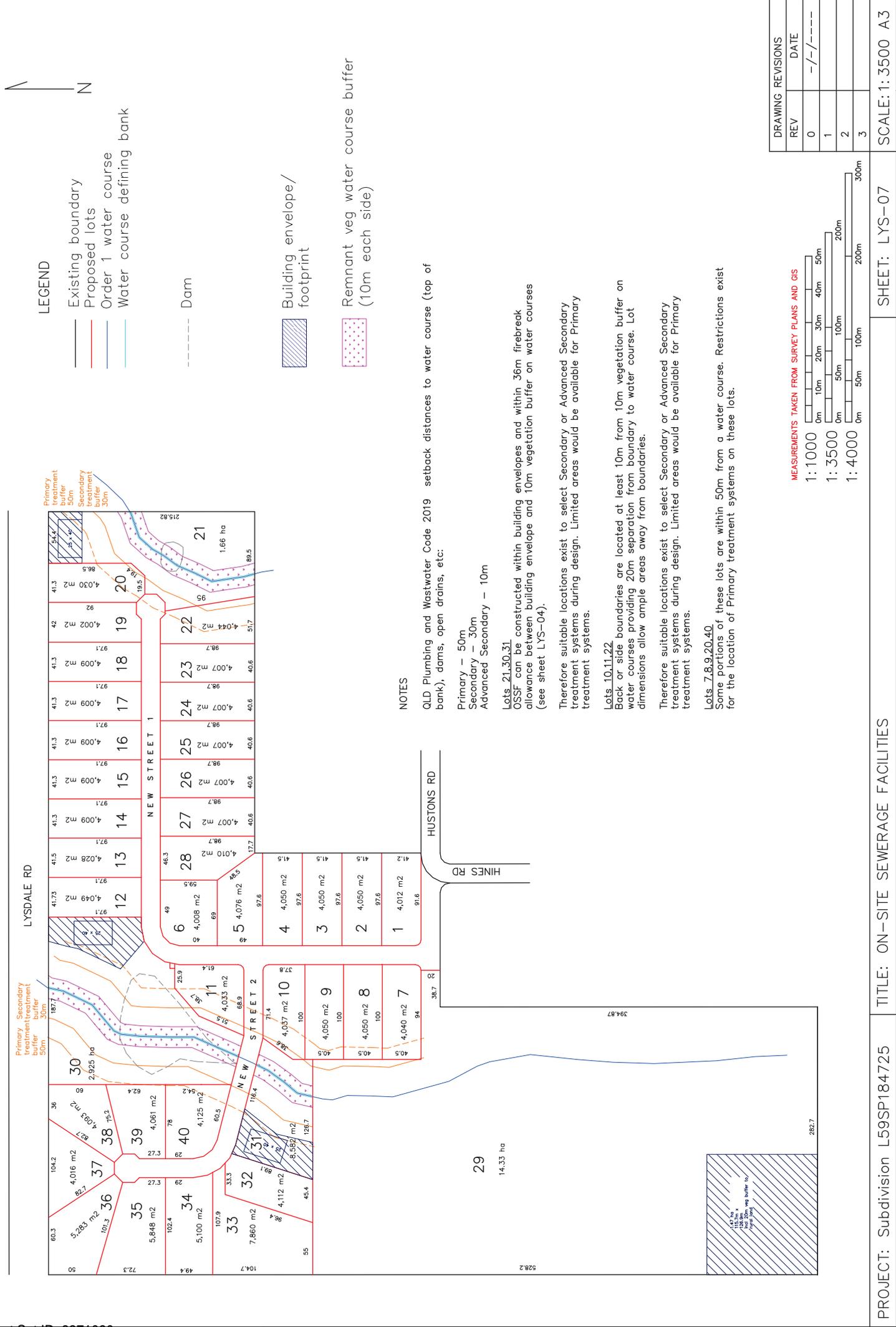
Building Exclusion. Veg buffer to
Rural Land Zone (20m)
Landscaped / Non-remnant



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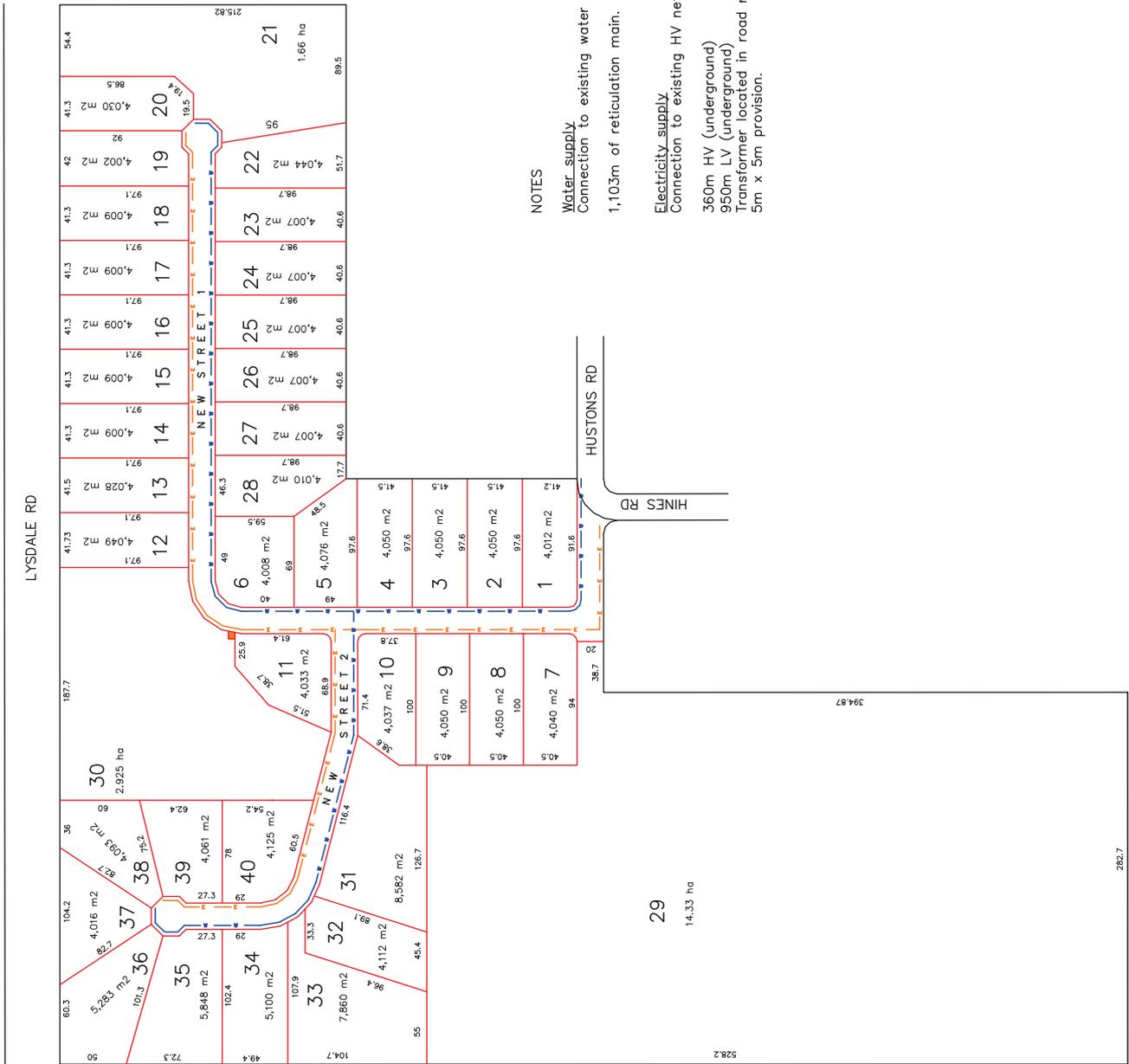
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LEGEND

- Existing boundary
- Proposed lots
- Electricity
- Water Supply



NOTES

- Water supply
Connection to existing water network on Hustons Rd.
1,103m of reticulation main.
- Electricity supply
Connection to existing HV network on Hustons Rd.
360m HV (underground)
950m LV (underground)
Transformer located in road reserve north of Lot 11.
5m x 5m provision.

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