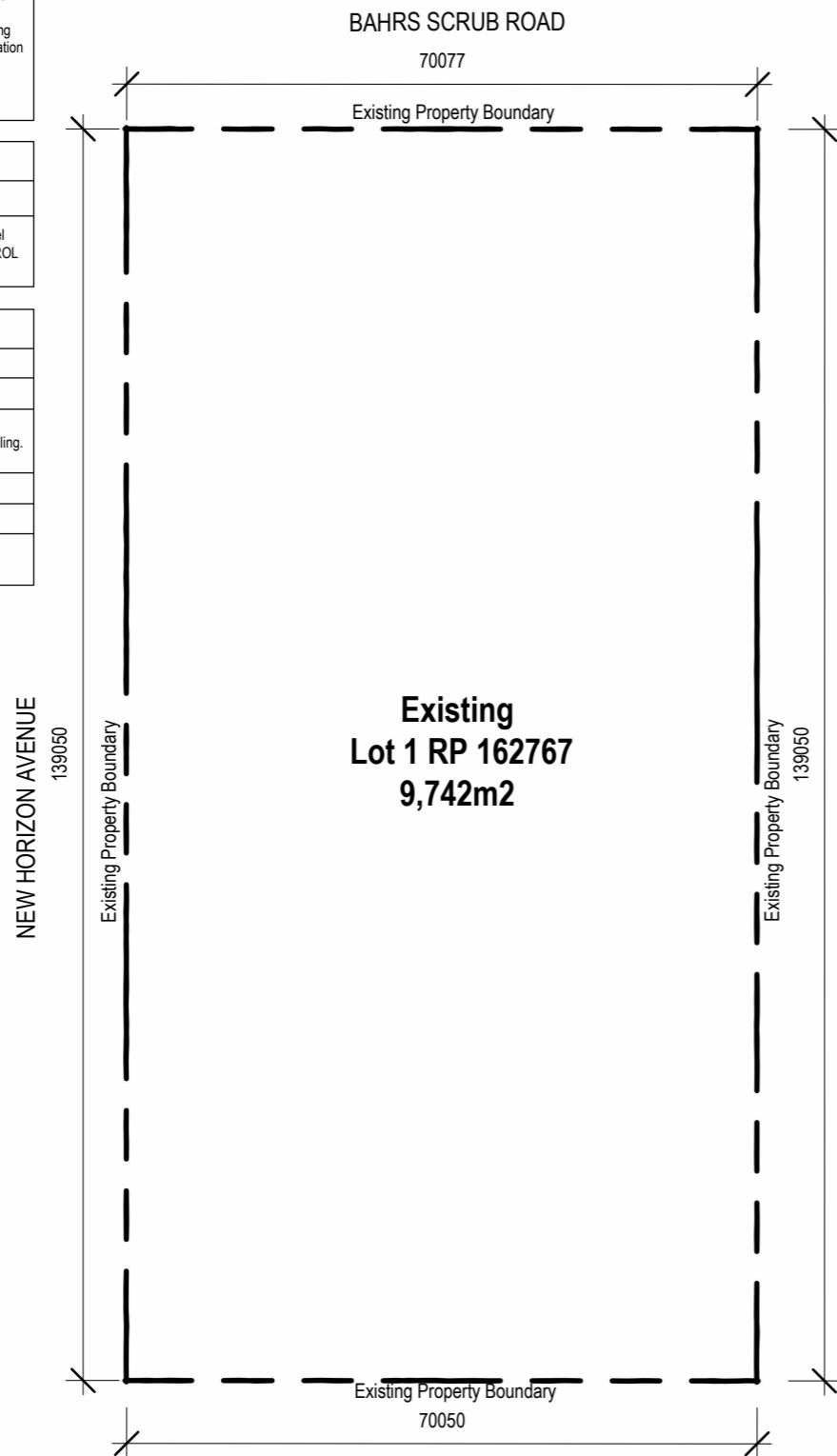


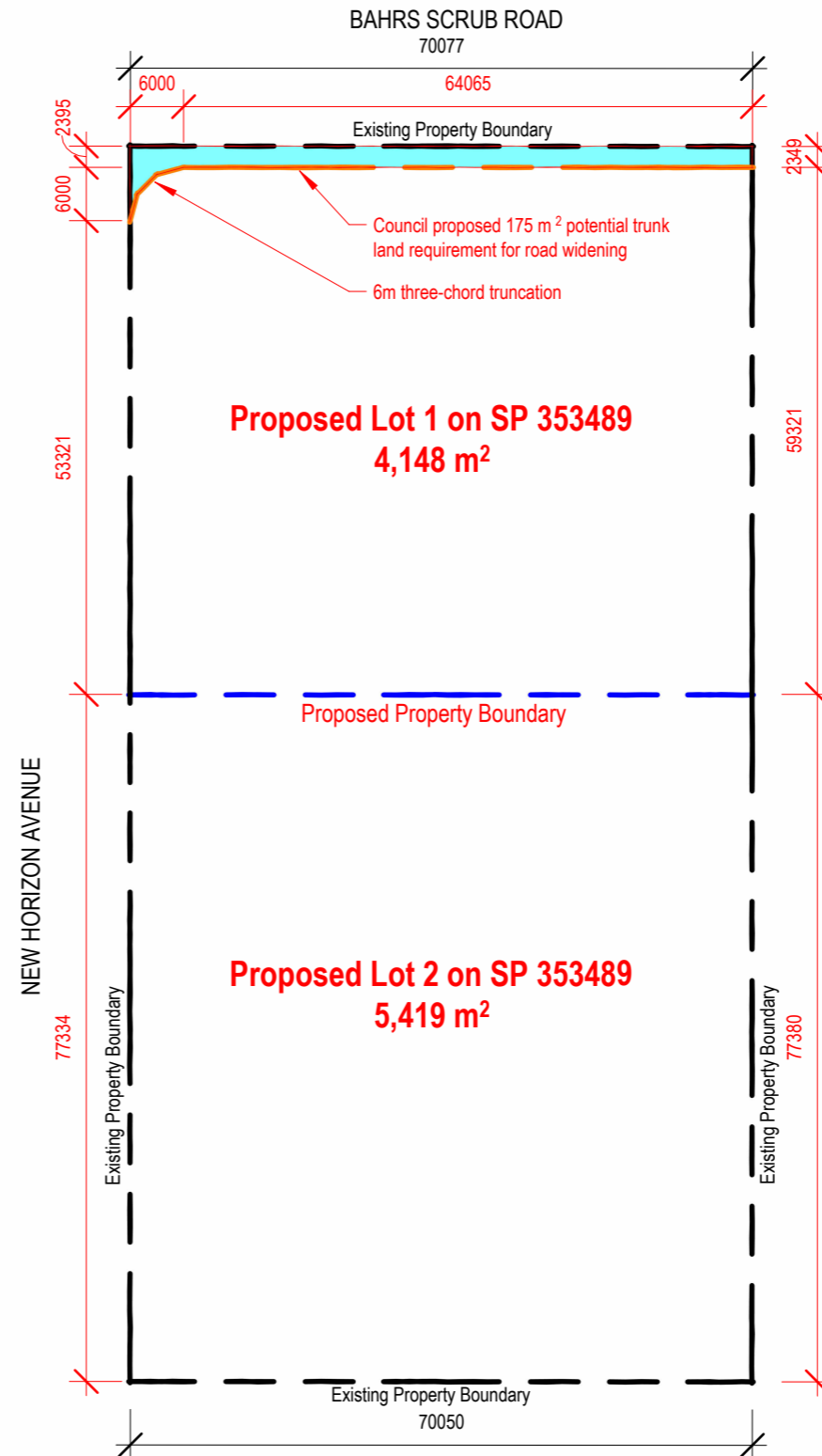
PROPOSED SERVICES	
Lot 1	Existing services are to remain connected to the Lot.
Lot 2:	
Stormwater	Via New Horizon Avenue
Water	Via New Horizon Avenue
Sewer	Via New Horizon Avenue
Electrical	Overhead direct to building via New Horizon Avenue. Evidence at Plan Sealing with a Certificate of Supply. Connection / activation / energisation of power after plan sealing.
Telecommunications	Via New Horizon Avenue. Evidence at Plan Sealing with a Provisioning Certificate. Connection / activation / energisation of Telecommunications after plan sealing.
Natural Gas	NA

PROPOSED PROPERTY LEVELS	
Lot 1	Existing Dwelling as per existing FFL.
Lot 2	In accordance with minimum Flood Planning Level (FPL) & Habitable Floor Level at time of lodging ROL DA

PROPOSED WORKS	
Earthworks	Earthworks are not required for the ROL.
Roadworks	Roadworks are not required for the ROL.
Crossover	Lot 1 Crossovers to be retained. Crossover to Lot 2 may be provided after Plan Sealing.
Fencing	Fencing is not required for the ROL.
Landscaping	Landscaping is not required for the ROL.
Tree Clearing	Tree Clearing is approved under the ROL. No subsequent Tree Clearing Permit is required.



1 Existing ROL Plan  
1 : 800 @ A3



2 Proposed ROL Plan  
1 : 800 @ A3

## DA PLAN

NOT FOR CONSTRUCTION NOT FOR BA

Issue	Date	Description	By
A	20.11.2025	ROL 1 into 2 DA	DE
DA1	2026.02.18	DA Plans in response to IR	DE
DA2	2026.02.26	DA Plans update response to IR	DE

# STAGE 1

project  
**31 Bahrs**

31 Bahrs Scrub Rd, Bahrs Scrub  
QLD 4207 (L1 RP162767)

client

Proposed DA - ROL 1 into 2 -  
Development Summary

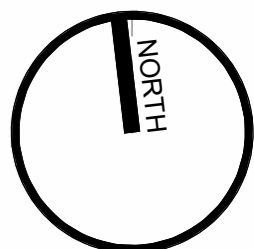
sheet

scale: As indicated

drawn: DE

checked: DE

verified: DE



## DA PLAN

NOT FOR CONSTRUCTION NOT FOR BA

Issue	Date	Description	By
A	20.11.2025	ROL 1 into 2 DA	DE
DA1	2026.02.18	DA Plans in response to IR	DE
DA2	2026.02.26	DA Plans update response to IR	DE

## STAGE 1

project

### 31 Bahrs

31 Bahrs Scrub Rd, Bahrs Scrub  
QLD 4207 (L1 RP162767)

client

Proposed DA – ROL 1 into 2 -  
Proposal Plan

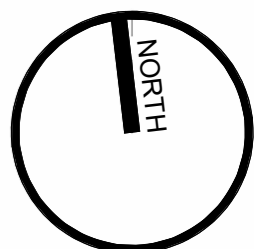
sheet

scale: 1 : 650

drawn: DE

checked: DE

verified: DE

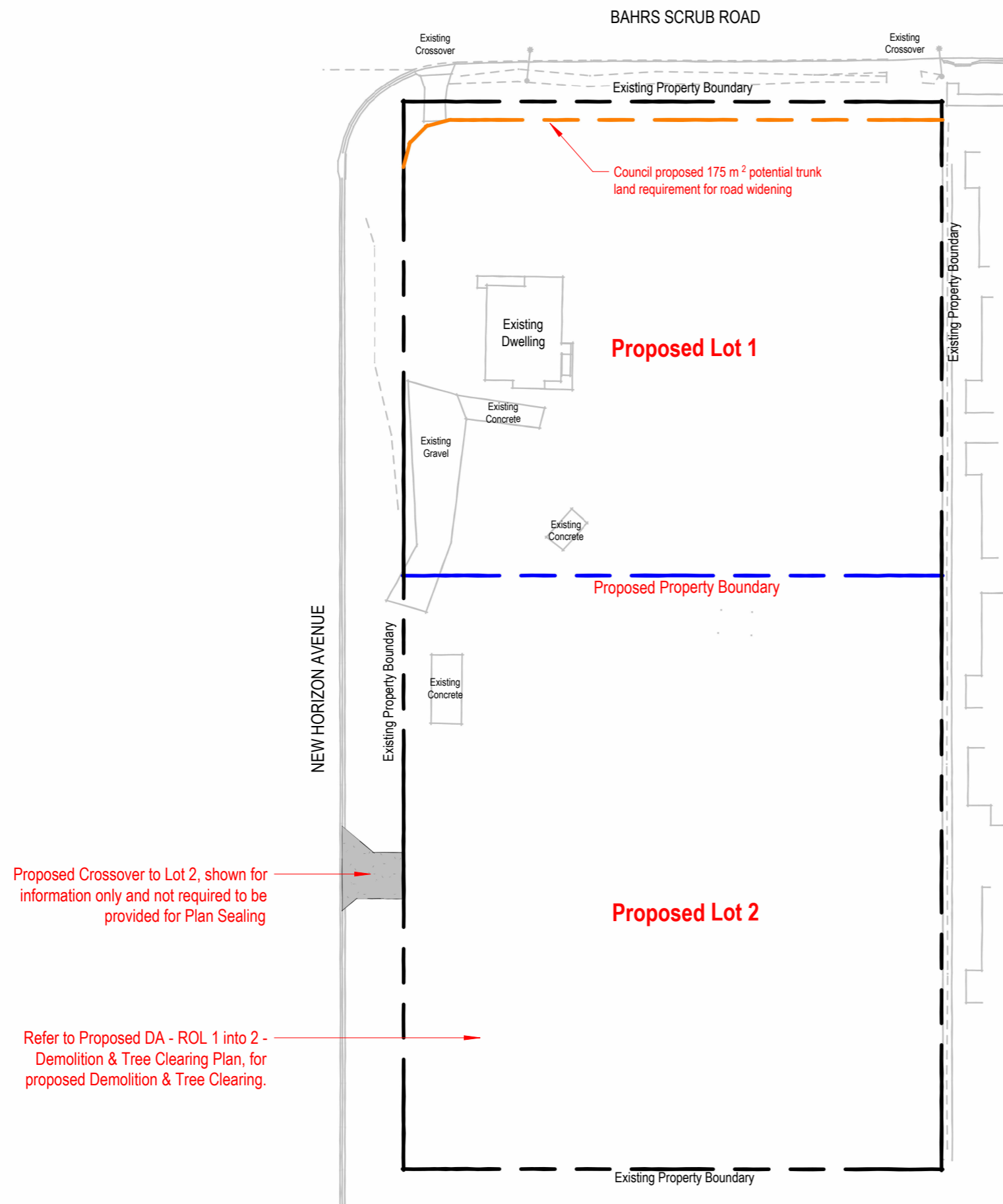


25X18  
project\_no.

ROL 1-2 1.002 DA2  
sheet\_no. issue

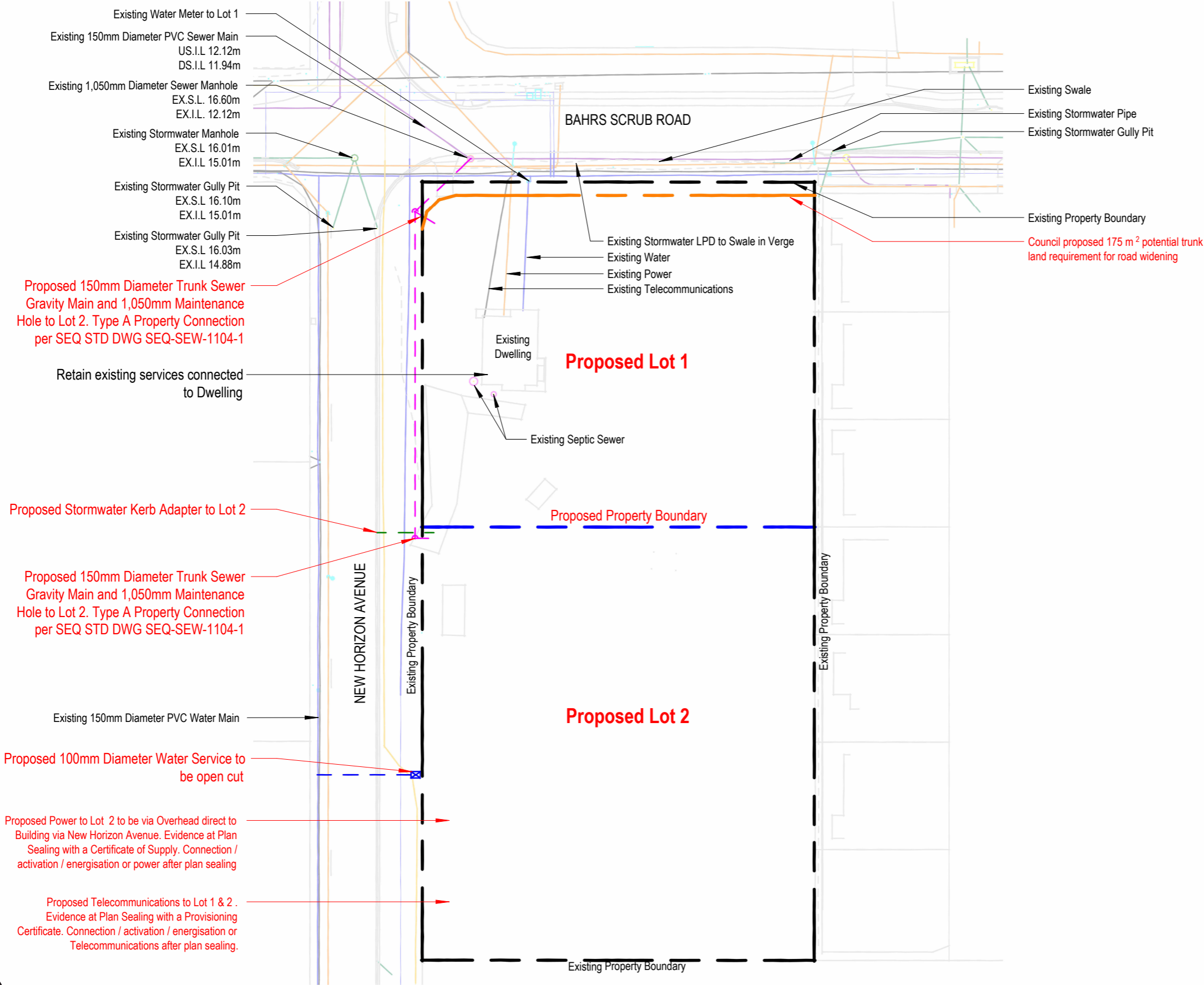
© Copyright

Original Sheet Size A3 - 297 x 420



Proposed Crossover to Lot 2, shown for information only and not required to be provided for Plan Sealing

Refer to Proposed DA - ROL 1 into 2 - Demolition & Tree Clearing Plan, for proposed Demolition & Tree Clearing.



## DA PLAN

NOT FOR CONSTRUCTION NOT FOR BA

Issue	Date	Description	By
A	20.11.2025	ROL 1 into 2 DA	DE
DA1	2026.02.18	DA Plans in response to IR	DE
DA2	2026.02.23	DA Plans in response to IR	DE
DA3	2026.02.26	DA Plans update response to IR	DE

# STAGE 1

project  
**31 Bahrs**

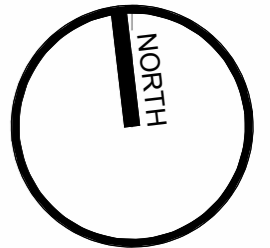
31 Bahrs Scrub Rd, Bahrs Scrub  
QLD 4207 (L1 RP162767)

client

Proposed DA - ROL 1 into 2 -  
Services Concept Plan

sheet

scale: 1 : 750  
drawn: DE  
checked: DE  
verified: DE



**25X18** ROL 1-2 1.003 DA3  
project\_no. sheet\_no. issue



## DA PLAN

NOT FOR CONSTRUCTION NOT FOR BA

Issue	Date	Description	By
DA1	2026.02.18	DA Plans in response to IR	DE
DA2	2026.02.26	DA Plans update response to IR	DE

# STAGE 1

project

## 31 Bahrs

31 Bahrs Scrub Rd, Bahrs Scrub  
QLD 4207 (L1 RP162767)

client

### Proposed DA - ROL 1 into 2 - Demolition & Tree Clearing Plan

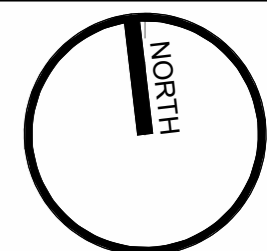
sheet

scale: 1 : 650

drawn: DE

checked: DE

verified: DE

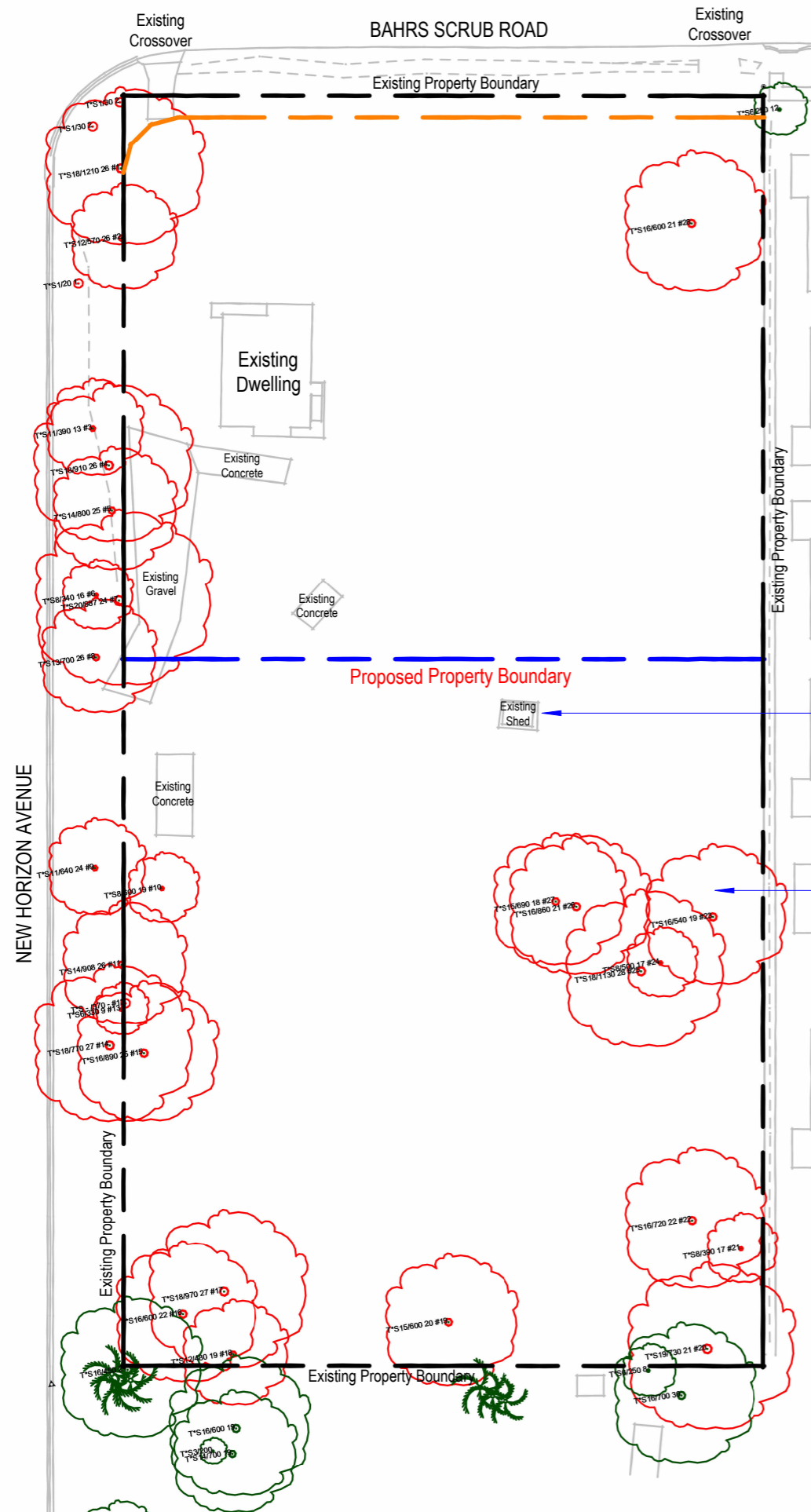


25X18  
project\_no.

ROL 1-2 1.004 DA2  
sheet\_no. issue

© Copyright

Original Sheet Size A3 - 297 x 420



Remove Shed

Existing trees inside of Site and within verge next to Site of Bahrs Scrub Road and New Horizon Avenue to be removed.

Applicant is proposing to pay financial offset for the trees inside the site as follows: removal of the following **8 Native trees**, and **6 Native Habitat Trees** for **\$2,912.46 (calculated as 8 x \$145.62 + 6 x \$291.25)**.

1. Tree ID 10 – Eucalyptus tereticornis – Forest Red Gum – Native
2. Tree ID 15 – Eucalyptus moluccana – Gum Top Box – Native Habitat
3. Tree ID 16 – Corymbia citridora subsp. variegata – Lemon-scented Gum – Native
4. Tree ID 17 – Corymbia citridora subsp. variegata – Lemon-scented Gum – Native Habitat
5. Tree ID 18 – Corymbia citridora subsp. variegata – Lemon-scented Gum – Native
6. Tree ID 19 – Corymbia intermedia – Pink Bloodwood – Native
7. Tree ID 20 – Corymbia intermedia – Pink Bloodwood – Native Habitat
8. Tree ID 22 – Eucalyptus tereticornis – Forest Red Gum – Native Habitat
9. Tree ID 23 – Eucalyptus globulus – Blue Gum – Native
10. Tree ID 24 – Eucalyptus seeana – Narrow Leaf Red Gum – Native
11. Tree ID 25 – Eucalyptus seeana – Narrow Leaf Red Gum – Native Habitat
12. Tree ID 26 – Eucalyptus tereticornis – Forest Red Gum – Native Habitat
13. Tree ID 27 – Eucalyptus tereticornis – Forest Red Gum – Native
14. Tree ID 28 – Eucalyptus siderophloia – Northern Grey Ironbark – Native

# PLAN PROVIDED FOR INFORMATION ONLY

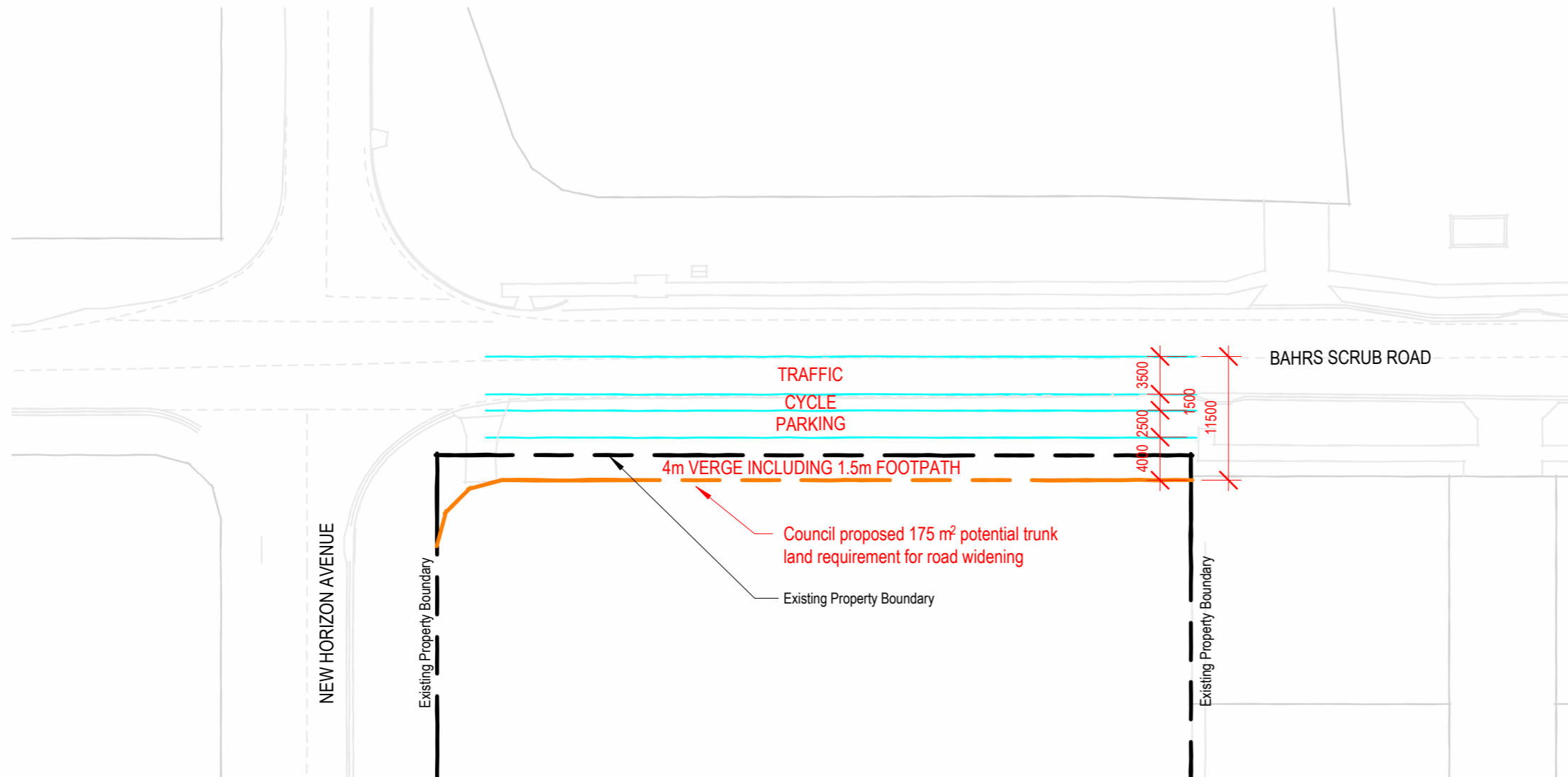


PRE-LODGEMENT | DA PLANS

## DA PLAN

NOT FOR CONSTRUCTION NOT FOR BA

Issue	Date	Description	By
DA1	2026.02.18	DA Plans in response to IR	DE
DA2	2026.02.26	DA Plans update response to IR	DE



## STAGE 1

project

**31 Bahrs**

31 Bahrs Scrub Rd, Bahrs Scrub  
QLD 4207 (L1 RP162767)

client

Proposed DA - Urban Collector  
Road

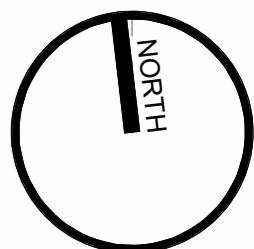
sheet

scale: 1 : 500

drawn: DE

checked: DE

verified: DE



25X18  
project\_no.

ROL 1-2 1.005 DA2  
sheet\_no. issue

© Copyright

Original Sheet Size A3 - 297 x 420



DA plan accept no responsibility for the usability, completeness or accuracy of data transferred electronically. Use figured dimensions in preference to scale. All dimensions to be verified on site. BOAQ No. 5107. These drawings and designs and the copyright thereof are the property of DA plan and must not be used, retained or copied without the written permission of DA plan. A.C.N. 621 325 059 A.B.N. 50 621 325 059

DA @ [DAplan.com.au](http://DAplan.com.au)