



Notes Applicable to Small Lots

General

- Small Lot Housing is to be undertaken in accordance with this Building Envelope Plan and the Dwelling House Code of the Caboolture Shire Plan. Where a conflict exists between the approved Building Envelope Plan and the Dwelling House Code the Building Envelope Plan prevails.
- Maximum building location envelopes are subject to future proposed assessments and/or other underground services or trees identified for retention.
- Development on laneway lots is to accord with the Preliminary Approval.

Built to Boundary Walls

- Built to the boundary walls are mandatory where the road frontage width is less than 15.0m.
- Where buildings are proposed, the Dwelling Houses does not have to be built to the mandatory zero lot line boundary as indicated on the Building Envelope Plan. Where two storey Dwelling Houses are not built on the zero lot line, the Dwelling Houses shall be built in accordance with the non built to the boundary setbacks.
- Built to boundary walls shall be built with a maximum length of 15.0m and a maximum height of 3.5m.

Private Open Space

- The private open space is:
 - at least 80m² in size;
 - all dimensions are greater than 2.5m;
 - able to fully contain a circle with a diameter of 5.0m.

Building Design

- Minimum height of buildings shall not exceed two (2) storeys and 8.5m.
- The building must have a window or balcony from a habitable room that facing the street.

Setbacks

- Minimum road frontage boundary setbacks shall be as per the setback table, unless otherwise dimensioned. All garages must be set back a minimum of 5.5m from the front boundary for non Laneway Lots, and 1.0m from the rear boundary for Laneway Lots.

- Front porches may be located closer to the front property boundary than stated, provided that the porch is located not less than 3.0m from the front boundary and the porch remains open and not enclosed and the width of the porch is limited to the front entry area only.

- Setbacks (other than mandatory built to the boundary walls) are measured to the wall of the building or structure. Cottage and Villa allotments must have a minimum side boundary clearance to eaves of 550mm, Courtyard or larger allotments must have a side boundary clearance to eaves of 900mm.

- Minimum Rear boundary setbacks shall be as per the setback table.
- Rear patios may be located closer to the rear property boundary than stated, provided that the patio is located not less than 1.5m from the rear property boundary and the patio remains open and not enclosed.

Garages and Carports

- Where the lot frontage is less than 12.5m, garages or carports with openings of greater than 4.5m in width are not permitted, unless the Dwelling House is two storeys or a Laneway Lot.

Bin Storage

- Where the lot frontage is less than 15.0m, the design shall incorporate a bin enclosure bin enclosure is to be located from the front of the Dwelling House OR the garage shall incorporate a door in its back wall giving access to the rear of the Detached House.

Site Coverage

- Site coverage shall not exceed 50% with an additional 0% allowable for additional open structures such as patios, verandahs and porches.

Parking Breakdown

Total On-Street Parking Spaces Provided 51



Legend

- Subject Site
- Stage Boundary
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- Indicative 1.5m Wide Footpath
- Indicative 2.5m Wide Footpath
- Preferred Driveway Location
- Private Open Space

Note: Dimensions and areas are approximate only and are subject to survey and Council approval.
 Dimensions have been rounded to the nearest 0.1 metres.
 Areas have been rounded down to the nearest 5m².
 The boundaries shown on this plan should not be used for final detailed engineers design.
 All building setbacks other than those noted on the face of the plan are to be in accordance with the Preliminary Approval Codes.

SMALL ALLOTMENT SETBACKS

Villa Allotments	Premium Villa Allotments			Courtyard Allotments			Traditional Allotments		
	10.0 - 12.4m Width	12.5 - 14.9m Width	15.0 - 19.9m Width	15.0 - 19.9m Width	20m + Width	20m + Width	15.0 - 19.9m Width	20m + Width	20m + Width
Garage	Front Floor	Front Floor	Front Floor	Front Floor	Front Floor	Front Floor	Front Floor	Front Floor	Front Floor
3.0m	3.0m	3.0m	3.0m	4.0m	4.0m	4.0m	4.5m	4.5m	4.5m
5.5m	5.5m	5.5m	5.5m	5.5m	5.5m	5.5m	4.0m	4.0m	4.0m
3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	n/a
0.5m (Maxillary)	1.5m (Maxillary)	1.5m (Maxillary)	0.5m (Maxillary)	0.5m (Maxillary)	1.5m (Maxillary)	1.5m (Maxillary)	n/a	n/a	n/a
1.0m	1.0m	1.0m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m	ODC
Garages to be located along the lot boundary, but not to be located closer to the lot boundary than the wall where appropriate	Garages to be located along the lot boundary, but not to be located closer to the lot boundary than the wall where appropriate	Garages to be located along the lot boundary, but not to be located closer to the lot boundary than the wall where appropriate	Garages to be located along the lot boundary, but not to be located closer to the lot boundary than the wall where appropriate	Garages to be located along the lot boundary, but not to be located closer to the lot boundary than the wall where appropriate	Garages to be located along the lot boundary, but not to be located closer to the lot boundary than the wall where appropriate	Garages to be located along the lot boundary, but not to be located closer to the lot boundary than the wall where appropriate	Garages to be located along the lot boundary, but not to be located closer to the lot boundary than the wall where appropriate	Garages to be located along the lot boundary, but not to be located closer to the lot boundary than the wall where appropriate	Garages to be located along the lot boundary, but not to be located closer to the lot boundary than the wall where appropriate
1 space to be covered and 2 spaces to be covered and enclosed	1 space to be covered and 2 spaces to be covered and enclosed	1 space to be covered and 2 spaces to be covered and enclosed	1 space to be covered and 2 spaces to be covered and enclosed	1 space to be covered and 2 spaces to be covered and enclosed	1 space to be covered and 2 spaces to be covered and enclosed	1 space to be covered and 2 spaces to be covered and enclosed	1 space to be covered and 2 spaces to be covered and enclosed	1 space to be covered and 2 spaces to be covered and enclosed	1 space to be covered and 2 spaces to be covered and enclosed
Two storey dwellings are double garage. In this case 3 on site parking spaces are required	Two storey dwellings are double garage. In this case 3 on site parking spaces are required	Two storey dwellings are double garage. In this case 3 on site parking spaces are required	Two storey dwellings are double garage. In this case 3 on site parking spaces are required	Two storey dwellings are double garage. In this case 3 on site parking spaces are required	Two storey dwellings are double garage. In this case 3 on site parking spaces are required	Two storey dwellings are double garage. In this case 3 on site parking spaces are required	Two storey dwellings are double garage. In this case 3 on site parking spaces are required	Two storey dwellings are double garage. In this case 3 on site parking spaces are required	Two storey dwellings are double garage. In this case 3 on site parking spaces are required
50%	50%	50%	50%	50%	50%	50%	50%	50%	50%

Development Statistics

Stage Area	Stage 2A		Stage 2B		Stage 2C		Stage 2D		Stage 2E	
	1,263 ha	1,281 ha	2,080 ha	2,091 ha	2,080 ha	2,091 ha	2,080 ha	2,091 ha	2,080 ha	2,091 ha
Salable Area	0.849 ha	0.922 ha	1.543 ha	1.543 ha	0.967 ha	0.967 ha	0.256 ha	0.256 ha	0.256 ha	0.256 ha
Single Family Allotments	0.849 ha	0.922 ha	1.543 ha	1.543 ha	0.967 ha	0.967 ha	0.256 ha	0.256 ha	0.256 ha	0.256 ha
Total Area of Allotments	0.849 ha	0.922 ha	1.543 ha	1.543 ha	0.967 ha	0.967 ha	0.256 ha	0.256 ha	0.256 ha	0.256 ha
Open Space	—	—	—	—	18,545 ha	18,545 ha	—	—	—	—
Regional Open Space	—	—	—	—	0.738 ha	0.738 ha	—	—	—	—
Drainage	—	—	—	—	—	—	—	—	—	—
Total Open Space	—	—	—	—	19,283 ha	19,283 ha	—	—	—	—
Area of New Road	0.414 ha	0.359 ha	0.637 ha	0.660 ha	0.660 ha	0.660 ha	—	—	—	—
Residential Allotments	—	—	—	—	—	—	—	—	—	—
Cottage Allotment	4	4	12	12	7	7	—	—	—	—
Villa Allotment	6	8	15	15	8	8	—	—	—	—
Courtyard Allotment	5	2	4	4	5	5	—	—	—	—
Traditional Allotment	3	5	4	4	2	2	—	—	—	—
Total Residential Allotments	18	19	35	35	22	22	—	—	—	—
Length of New Road	—	—	—	—	—	—	—	—	—	—
14.0m Wide New Road	—	—	141m	288m	32m	32m	—	—	—	—
18.0m Wide New Road	—	—	75m	87m	78m	35m	—	—	—	—
22.0m Wide New Road	—	—	123m	—	—	—	—	—	—	—
Total Length of New Road	—	—	188m	228m	346m	404m	—	—	—	—