

SMALL ALLOTMENT SETBACKS								
	Cottage Allotments		Villa Allotments		Courtyard Allotments		Traditional Allotments	
	10.0 - 12.49m Width		12.5 - 14.9m Width		15.0 - 19.9m Width		20m + Width	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback								
Living Area	3.0m	3.0m	3.0m	3.0m	4.0m	4.0m	4.5m	4.5m
Garage	5.5m	3.0m	5.5m	3.0m	5.5m	4.0m	5.5m	4.5m
Corner Allotments								
Secondary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Rear Setback								
General Allotments	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m		QDC
Laneway Allotments	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m		n/a
Side Boundary								
Built to Boundary Wall	0.0m (Mandatory)	1.5m	0.0m (Mandatory)	1.5m	0.0m (Nominal)	1.5m		n/a
Non Built to Boundary Wall	1.0m	1.0m	1.0m	1.5m	1.5m	2.0m		QDC
Garage Location	Garages to be located along built to boundary wall where appropriate		Garages to be located along built to boundary wall where appropriate		Garages to be located along built to boundary wall where appropriate			QDC
On Site Parking Requirements	2 1 space to be covered and enclosed Two storey dwellings are permitted to include a double garage. In this case 3 on site parking spaces are required		3 2 spaces to be covered and enclosed Laneway Allotments only require 2 on site parking space		3 2 spaces to be covered and enclosed Laneway Allotments only require 2 on site parking space			QDC
Site Cover	50%		50%		50%			QDC

	A	B	C	D
1	Development Statistics			
2			Stage 11A	Stage 11B
3	Stage Area		1.650 ha	9.180 ha
4				
5	Saleable Area			
6	Single Family Allotments		1.289 ha	0.784 ha
7	Total Area of Allotments		1.289 ha	0.784 ha
8				
9	Open Space			
10	Pedestrian Linkage / Road Reserve		—	0.006 ha
11	Regional Open Space		—	7.724 ha
12	Total Open Space		—	7.730 ha
13				
14	Area of New Road		0.361 ha	0.666 ha
15				
16	Residential Allotments			
17	30m Deep Allotments			
18	Cottage Allotment		Size	Lots
19	Villa Allotment		Size	Lots
20	Courtyard Allotment		Size	Lots
21	Traditional Allotment		Size	Lots
22	Sub-Total 30m Deep Allotments		31	16
23	Total Residential Allotments		31	16
24				
25	Length of New Road			
26	14.0m Wide New Road		208m	88m
27	16.0m Wide New Road		—	311m
28	16.5m Wide New Road		—	59m
29	Total Length of New Road		208m	458m

Residential Allotments Running Total (Stages 1-6 & 9-14)

Residential Allotments			
30m Deep Allotments	Size	Lots	Percentage
Cottage Allotment	10.7m x 30m	82	11%
Villa Allotment	12.5m x 30m	81	11%
Courtyard Allotment	15m x 30m	127	17%
Traditional Allotment	20m x 30m	46	6%
Sub-Total 30m Deep Allotments		336	45%
32m Deep Allotments	Size	Lots	Percentage
Cottage Allotment	10m x 32m	126	17%
Villa Allotment	12.5m x 32m	124	17%
Courtyard Allotment	15m x 32m	102	14%
Traditional Allotment	20m x 32m	52	7%
Sub-Total 32m Deep Allotments		404	55%
Total Residential Allotments		740	100%

Note
All 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.

Notes Applicable to Small Lots

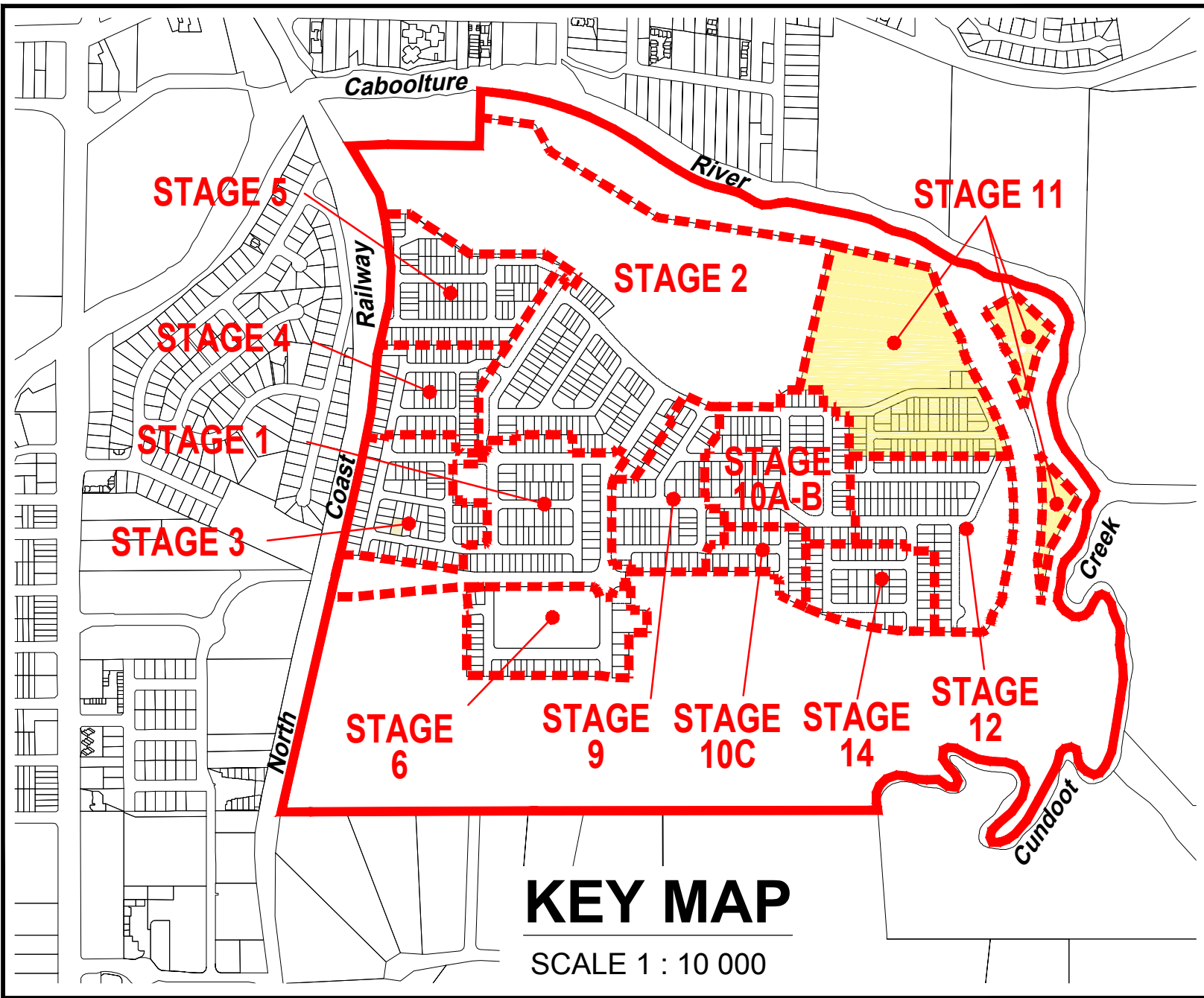
- General
- Small Lot Housing is to be undertaken in accordance with this Building Envelope Plan and the Dwelling House Code of the Caboolture Shire Plan. Where a conflict exists between the approved Building Envelope Plan and the Dwelling House Code the Building Envelope Plan prevails.
 - Maximum building location envelopes are subject to future proposed easements 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 widths are less than 15.0m.
 - Where two storey buildings are proposed, the Dwelling House 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
- The maximum 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 porticos may be located closer to the front property boundary than stated, provided that the portico is located not less than 3.0m from the front property boundary, the height of the portico does not exceed 4.5m, the portico remains open and not enclosed and the width of the portico 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 fully screened bin enclosure accessed 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 10% allowable for additional open structures such as patios, verandahs and porticos.

Legend

- Subject Site
- Stage Boundary
- THG Q5
- THG Q20
- Indicative Basin Location
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- Preferred Driveway Location
- Preferred Bin Collection Zone (for lots 578-579 & 604)
- Private Open Space
- Indicative On-Street Parking
- Existing Easement
- Existing Rising Main
- 2.0m Shared Pedestrian/Cycle Path
- 1.5m Pathway
- Energex Easement
- Existing Overhead Electrical Line

Parking Breakdown
Total On-Street Parking Spaces Required 24
Total On-Street Parking Spaces Provided 29



PEET

RPS

DATE : 16 August 2016 DWG NAME : 7025-MASTER REGIONAL COUNCIL# 7025 - 179F

PRELIMINARY

RIVERBANK

STAGE 11 PROPOSED SUBDIVISION
RIVERBANK, CABOOLTURE

22/09/2016