



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
- Alternative Front Setback
- Indicative Basin Location
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- Preferred Driveway Location
- Private Open Space
- Indicative On-Street Parking
- Existing Easement
- Existing Rising Main
- 2.0m Shared Pedestrian/Cycle Path
- 1.5m Pathway

Parking Breakdown

Total On-Street Parking Spaces Required 31
Total On-Street Parking Spaces Provided 40

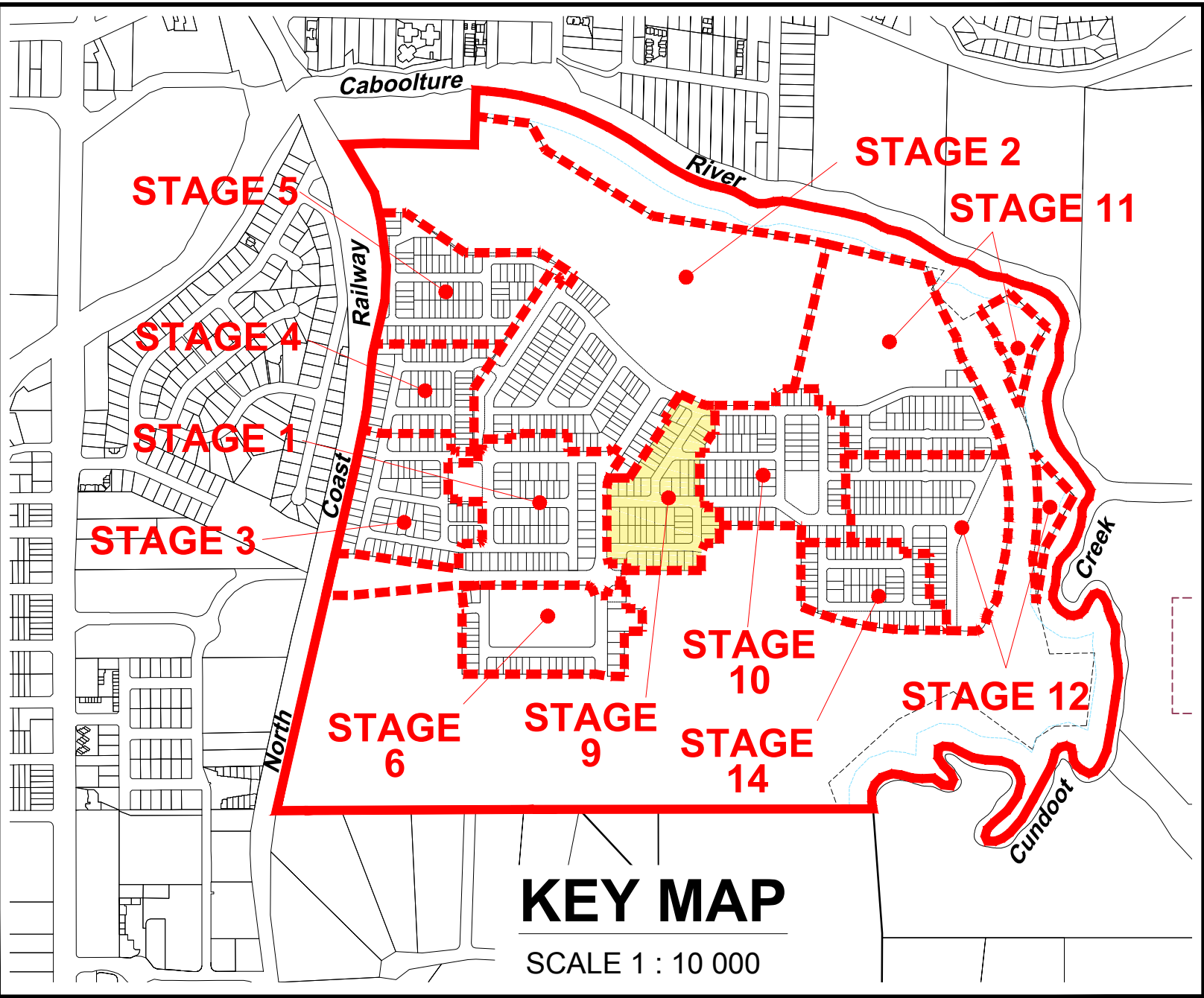
Note
All dimensions and areas are approximate only, and are subject to survey and Council approval.

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.



SMALL ALLOTMENT SETBACKS

	Cottage Allotments 10.0 - 12.49m Width		Villa Allotments 12.5 - 14.9m Width		Courtyard Allotments 15.0 - 19.9m Width		Traditional Allotments 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	

Development Statistics

Stage Area	Stage 9A	Stage 9B	Stage 9C
1.333 ha	1.585 ha	1.323 ha	
Saleable Area			
Single Family Allotments	0.901 ha	1.139 ha	0.909 ha
Total Area of Allotments	0.901 ha	1.139 ha	0.909 ha
New Road			
Area of New Road	0.432 ha	0.366 ha	0.414 ha
Area of Pedestrian Linkage / Road Reserve	—	—	—
Total Area of New Road	0.432 ha	0.366 ha	0.414 ha
Residential Allotments			
Cottage Allotment	Size 10m x 32m	Lots 4	Lots 4
Villa Allotment	12.5m x 32m	6	5
Courtyard Allotment	15m x 32m	8	11
Traditional Allotment	20m x 32m	3	3
Total Residential Allotments	19	24	19
Length of New Road			
14.0m Wide New Road	—	152m	42m
16.0m Wide New Road	48m	48m	137m
18.0m Wide New Road	—	—	76m
20.0m Wide New Road	174m	—	—
Total Length of New Road	222m	200m	255m

PEET

RPS

DATE : 28 Oct 2015

SCALE 1 : 750 @ A1
0 10 20 30 40 50 60 70
DWG NAME : 7025-MASTER DWG # 7025 - 160H

Moreton Bay
Regional Council

Approved as Generally in Accordance with Decision Notice DA/28506/2013/V3RL

RIVERBANK

STAGE 9 PROPOSED SUBDIVISION

RIVERBANK, CABOOLTURE

26/11/2015