

General

1. Small Lot Housing is to be undertaken in accordance with the 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.
2. Maximum building location envelopes are subject to future proposed easements and/or other underground services or trees identified for retention.
3. Development on laneway lots is to accord with the Preliminary Approval.

Built to Boundary Walls

4. Built to the boundary walls are mandatory where the road frontage widths are less than 15.0m.
5. 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.
6. Built to boundary walls shall be built with a maximum length of 15.0m and a maximum height of 3.5m.

Private Open Space

7. 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

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

Setbacks

10. 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.
11. 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.
12. 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.
13. Minimum Rear boundary setbacks shall be as per the setback table.
14. 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

15. 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.

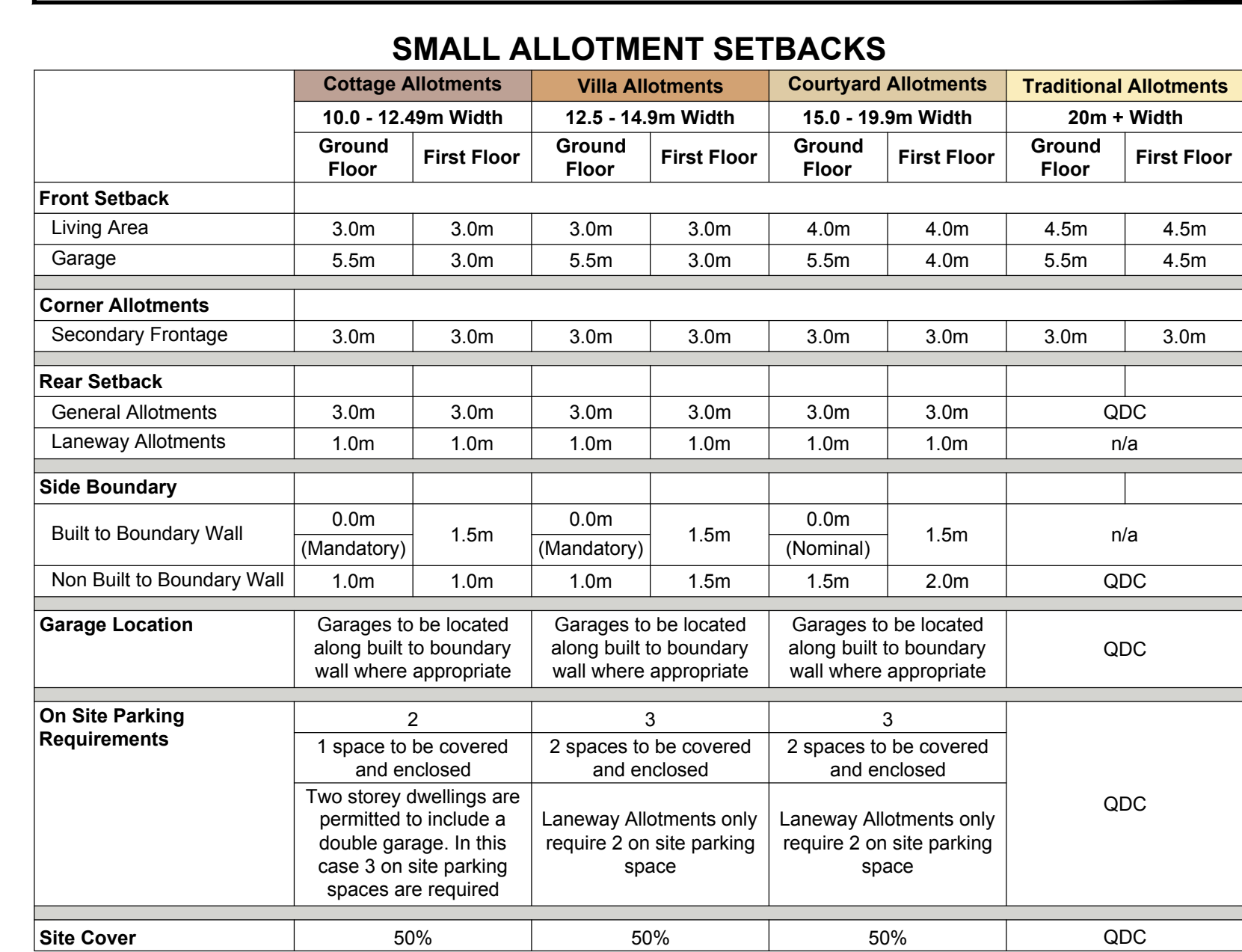
Bin Storage

16. 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

Parking Breakdown	
Total On-Street Parking Spaces Required	25
Total On-Street Parking Spaces Provided	30

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%


















Development Statistics		
	Stage 14A	Stage 14B
Stage Area	1.550 ha	1.660 ha
Saleable Area		
Single Family Allotments	1.085 ha	1.057 ha

Total Area of Allotments		1.085 ha	1.057 ha
Open Space			
Detention Basin	—	0.157 ha	
Total Open Space	—	0.157 ha	
Area of New Road			
	0.465 ha	0.446 ha	
Residential Allotments			
30m Deep Allotments	Size	Lots	Lots
Cottage Allotment	10.7m x 30m	5	4
Villa Allotment	12.5m x 30m	8	7
Courtyard Allotment	15m x 30m	9	9
Traditional Allotment	20m x 30m	3	4
Total Residential Allotments		25	24
Length of New Road			
16.0m Wide New Road	110m	248m	
20.0m Wide New Road	142m	—	
Total Length of New Road	252m	248m	

Legend

- Subject Site
- Stage Boundary
- THG Q5
- THG Q20
- Mandatory Built to Boundary Wall
- - - Nominal Built to Boundary Wall
- Preferred Driveway Location
- Preferred Bin Collection Zone (for lots 763-764)
- ▨ Private Open Space
- Indicative On-Street Parking
- ▨ Existing Easement
- Existing Rising Main
- 2.5m Shared Pedestrian/Cycle Path
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- - - 1.5m Pathway

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