638 640 643 029 52 639 642 653 641 644 647 654 557 General **PARK** 9 9 909 558 559 560 665 **658** Approval. **670** 699 999 655 664 663 099 **65**7 662 **661** 65 561 The same of the sa Road No. 25 16m Wide New Road No. 17 STAGE 12A 671 719 780 **9**1/2 ∞ (M) 999 565 781 672 **720 782** 673 **763**≈ 783 740 743 741 33 **12B** 674 **722** 375 m² 450m² 764 675 ${\stackrel{>}{\scriptstyle{\sim}}}\,723$ 320 ${\stackrel{\wedge}{\scriptstyle{\sim}}}$ 784 No. 28 STAGE Wide New 375m² 765% 676 724 450m² 785 ²⁰ **0** 320m² 766° 53 762515m²5 515m²**738** 677 725 375m² 786 320m² 767 678 726 320m² 600m² 3761375m2 **787** 375m² 768 679 2727 320 m² 58 450m² 3760375m² 375m2736 600m² 450m² 769¹² 680 728 450m² 755 754 57 759515m212 515m²**735** 1570m² 12.5 12.5 681 729 450m² 682 ₹730 683 731 Market Drive Extension

Notes Applicable to Small Lots

1. 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.

- 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

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.

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

Site Coverage

17. Site coverage shall not exceed 50% with an additional 10% allowable for additional open structures such as patios verandahs and porticos.

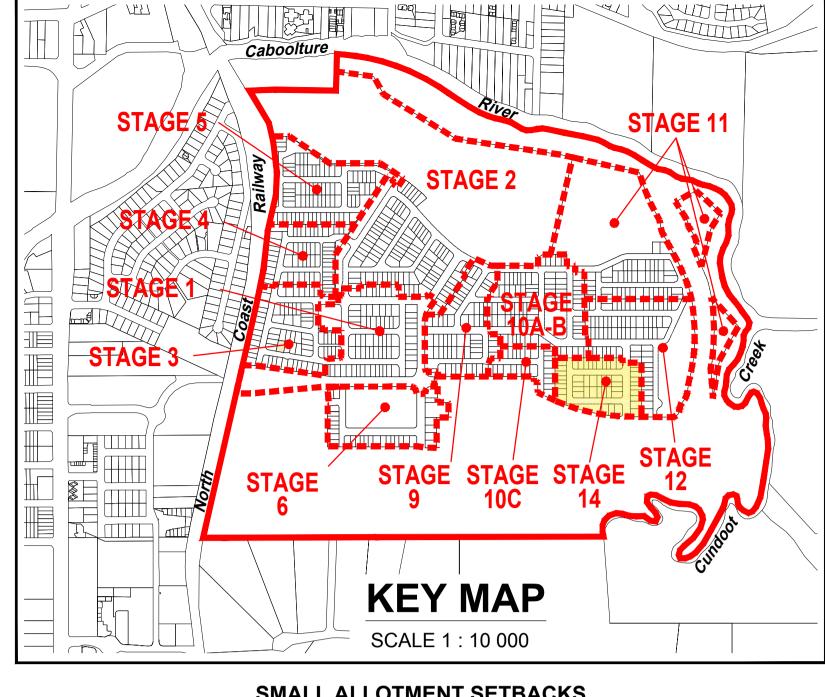


Parking Breakdown

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 All	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%					
Tatal Danidantial Allaton	740	4000/						



	S	MALL A	LLOIMI	ENI SE	BACKS	i		
	Cottage A	llotments	Villa All	otments	Courtyard	Allotments	Traditiona	I Allotments
	10.0 - 12.4	9m 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	Q	DC
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	Q	DC
Garage Location	along built t	be located to boundary appropriate	along built	be located to boundary appropriate	along built	be located to boundary appropriate	Q	DC
On Site Parking Requirements	2		3		3			
	1 space to be covered and enclosed		2 spaces to be covered and enclosed		2 spaces to be covered and enclosed			
	permitted t double gar case 3 on s	dwellings are o include a age. In this site parking e required	require 2 on	otments only site parking ace	require 2 or	otments only n site parking ace	QDC	
Site Cover	50)%	50)%	50	 D%	Q	.DC
			-		<u> </u>			

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 Allotmen	25	24		
Length of New Road				
16.0m Wide New Road		110m	248m	
20.0m Wide New Road		142m	_	

Total Length of New Road

All dimensions and areas are approximate only, and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1

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

Legend

Preliminary Approval Codes.

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

■ ■ 2.0m Shared Pedestrian/Cycle Path 1.5m Pathway

= = 2.5m Shared Pedestrian/Cycle Path

RIVERBANK

SCALE 1:750 @ A1 DWG # 7025 - 181F DATE: 16 August 2016 DWG NAME: 7025-MASTER

PEET



248m

252m